

DSRT SURF SPECIFIC PLAN



City of Palm Desert
May 2019

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I. INTRODUCTION



The DSRT SURF Specific Plan provides the vision for a recreational and resort development that is authentic to the surrounding desert environment while evoking natural surf environments from around the world. The landscape, architecture, and design will celebrate the blending of natural and man-made elements to create a unique destination surf experience on the beach and in the water. The resort atmosphere and added amenities such as restaurants, bars, and outdoor activities make DSRT SURF the perfect desert escape.



*"If you're having a bad day, catch a wave."
Frosty Hesson*

A. Authority and Scope

A Specific Plan is a document allowed under California law which provides cities and counties with a planning tool for master planning project sites. A Specific Plan, when approved, becomes the zoning ordinance for the project area it covers. The Specific Plan is intended to ensure quality development consistent with the goals, objectives, and policies of the Palm Desert General Plan.

The Specific Plan guides the standard of development for the DSRT SURF plan area and is structured to provide a degree of flexibility for future land developers to address market driven changes if necessary. The DSRT SURF Specific Plan establishes and updates the

design and development zoning policies applicable to development within the planning area described herein. This Specific Plan also establishes the regulations and standards which serve as the ordinance and development regulation for the planning area going forward.

i. Enabling Legislation

The authority to adopt and implement the DSRT SURF Specific Plan is granted to the City of Palm Desert by the provisions of California Government Code Section 65450 et seq.

As with General Plans, the Planning Commission must hold a public hearing before it can recommend to City Council the adoption of a Specific Plan or an amendment thereto. The City of Palm Desert may adopt a Specific Plan and/or an amendment to the Specific Plan by either ordinance or resolution. (Palm Desert Zoning Code Chapter 25.78 Decisions by the City Council).

B. Project Location

The Project consists of three Assessor's Parcels: 620-420-023, 620-400-024 and -620-400-008. The Project is located on the west side of Desert Willow Drive, north of Country Club Drive in the City of Palm Desert, Riverside County, California (See Exhibit 1: Regional Location Map and Exhibit 2: Vicinity Map). The irregularly shaped site is bounded by golf course on its west, south and east sides, the Westin Resort Villas on its southwest corner, and by the Desert Willow Clubhouse parking lot on the north. (See Exhibits 3: Project Location Map).

C. Site Background

The City of Palm Desert constructed the Desert Willow Golf Resort in 1997-1998. At the time, it consisted of two 18-hole golf courses and remainder parcels planned for a wide range of resort and residential development on a total of 515± acres. Development within the Project has been governed by the North Sphere Specific Plan, which established multiple planning areas within the Project area. Multiple planning areas have developed, including the hotels and restaurants located at the southwest corner of Frank Sinatra Drive and Cook Street; condominium units on the west side of the golf course and east of Portola Avenue; and resort residential projects in the southern half of the Project area. Four vacant development pads remain today, centered around Desert Willow Drive and generally located east and south of the existing clubhouse. The DSRT SURF planning area generally occurs within Planning Area 7 of the North Sphere Specific Plan.



CALIFORNIA

PACIFIC OCEAN

MEXICO



RIVERSIDE COUNTY







D. Existing Conditions

The DSRT SURF Specific Plan area consists of irregular shaped lots totaling 17.69 acres. The land is partially developed with the Desert Willow Golf Resort clubhouse parking lots in its northwest corner, on approximately 3 acres. The balance of the site (approximately 14.7 acres), is vacant, desert land, bounded by the existing golf course.

The proposed Specific Plan area is designated as "Resort & Entertainment District" on the City's General Plan Land Use Map, which allows for various types of lodging, retail, commercial services, recreational facilities, along with specialized entertainment with a commercial floor area ratio (FAR) of up to 0.10, and multi-family residential land uses of up to 10 dwelling units per acre (DU/AC). According to the General Plan (2016), the purpose of this District is "to provide for a range of entertainment and resort destination uses that require large amounts of land and that draw visitors to the City such as theme parks, hotels, and sports facilities."

The City's Zoning Map currently designates the Specific Plan area as "Planned Residential (PR)." Commercial recreation and hotel land uses are allowed in the PR zone only with the issuance of a conditional use permit when not directly related to a permitted residential development. With regard to hotels in the PR zone, the maximum density must be approved by the Planning Commission or Council (Zoning Code Chapter 25.10 Residential Districts).

E. Project Description

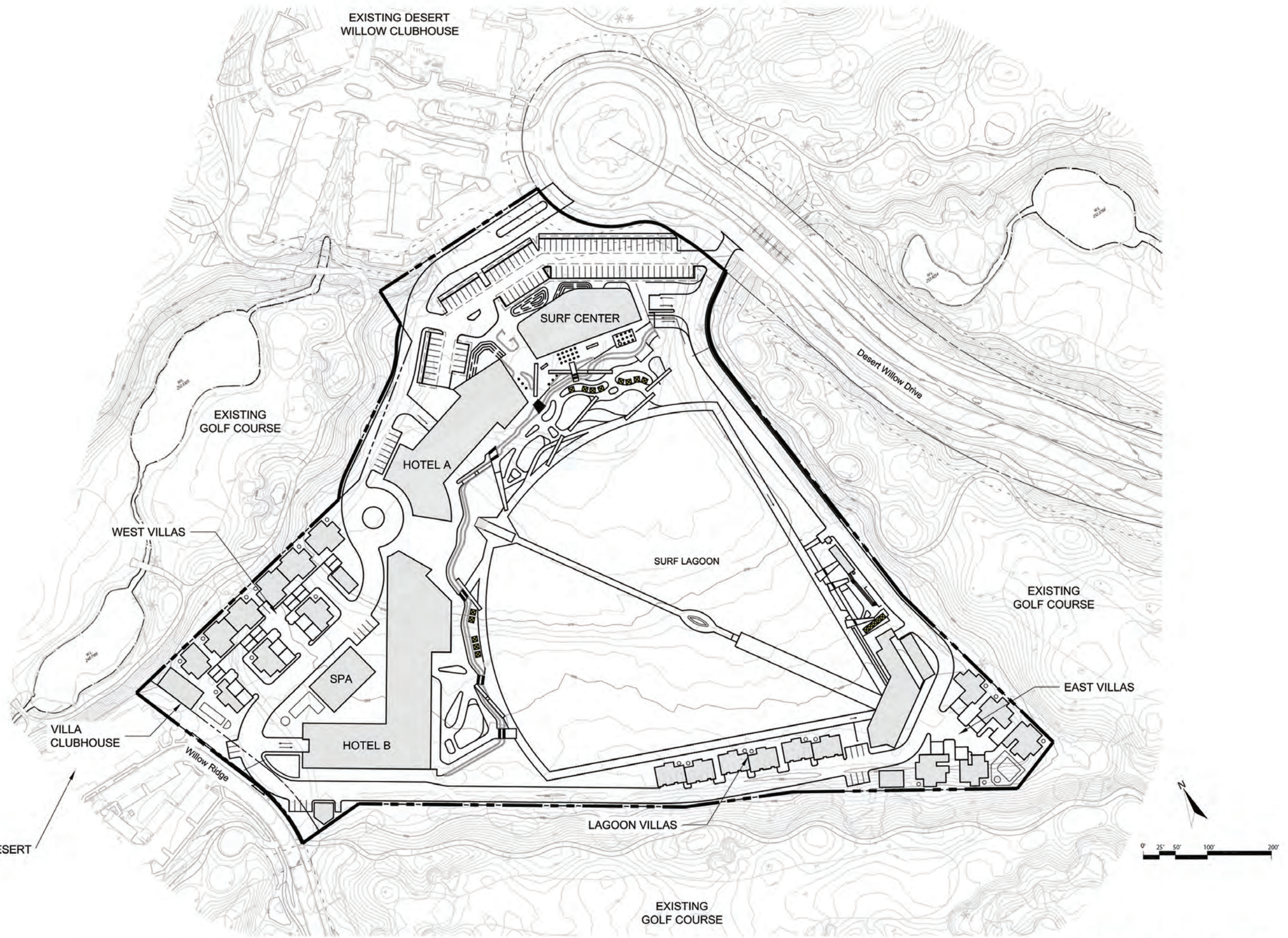
i. Land Uses

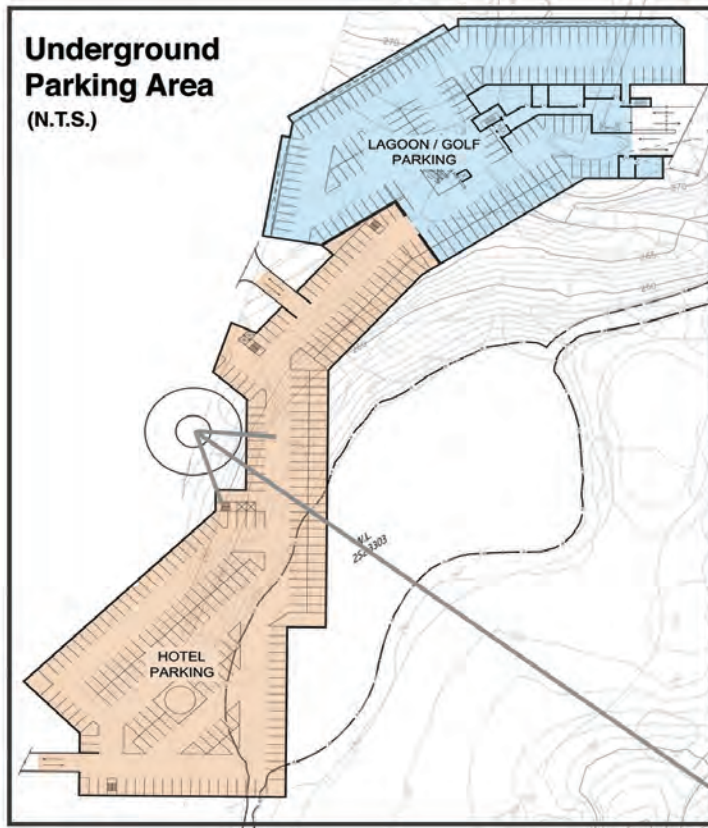
The DSRT SURF Specific Plan establishes building and development standards for the entire 17.69-acre Project area. This Specific Plan proposes the development of a 5.5-acre surf lagoon and surf center facilities to include restaurant, bar, retail and similar facilities, up to 350 hotel rooms, and up to 88 resort residential villas. The Project will be implemented in two phases: The Surf Lagoon Planning Area (Planning Area 1) will include the development of the surf lagoon and associated amenities on 11.85 acres. The Hotels and Villas Planning Area (Planning Area 2) will result in the construction of the hotel(s) and villas on approximately 5.84 acres. (See Exhibit 4: Overall Site Plan and Exhibit 5: Project Planning Areas)

Table 1
DSRT SURF Specific Plan
Land Uses

| Surf Lagoon Planning Area (11.85 acres) | Max/Min Allowed |
|---|----------------------------------|
| Surf Lagoon | Max 6 acres |
| Surf Center Building | Max 35,000 SF |
| Restaurant/Bars/Cafés | 8,000 SF* |
| Retail | 4,000 SF |
| Meeting/Event Rooms | 6,000 SF |
| Ancillary Restrooms/Changing Rooms/Locker Buildings | Max 1,500 SF |
| Ancillary Rental Building(s) | Max 1,500 SF |
| East Lagoon Café and Bar | Max 2,750 SF |
| Maintenance and Equipment Buildings | Max 15,000 SF |
| Landscaping/OS/Pool /Recreational Space | Minimum 20% Planning Area |
| Hotel and Villas Planning Area (5.84 acres) | Max/Min Allowed |
| Hotels | Max 350 rooms |
| Hotel Spa | Max 12,500 SF |
| Villas | 15 units per acre/88 villas max. |
| Villa Clubhouse | Max 3,125 SF |
| Maintenance and Equipment Buildings | Max 2,500 SF |
| Landscaping/OS/Pool /Recreational Space | Minimum 25% Planning Area |

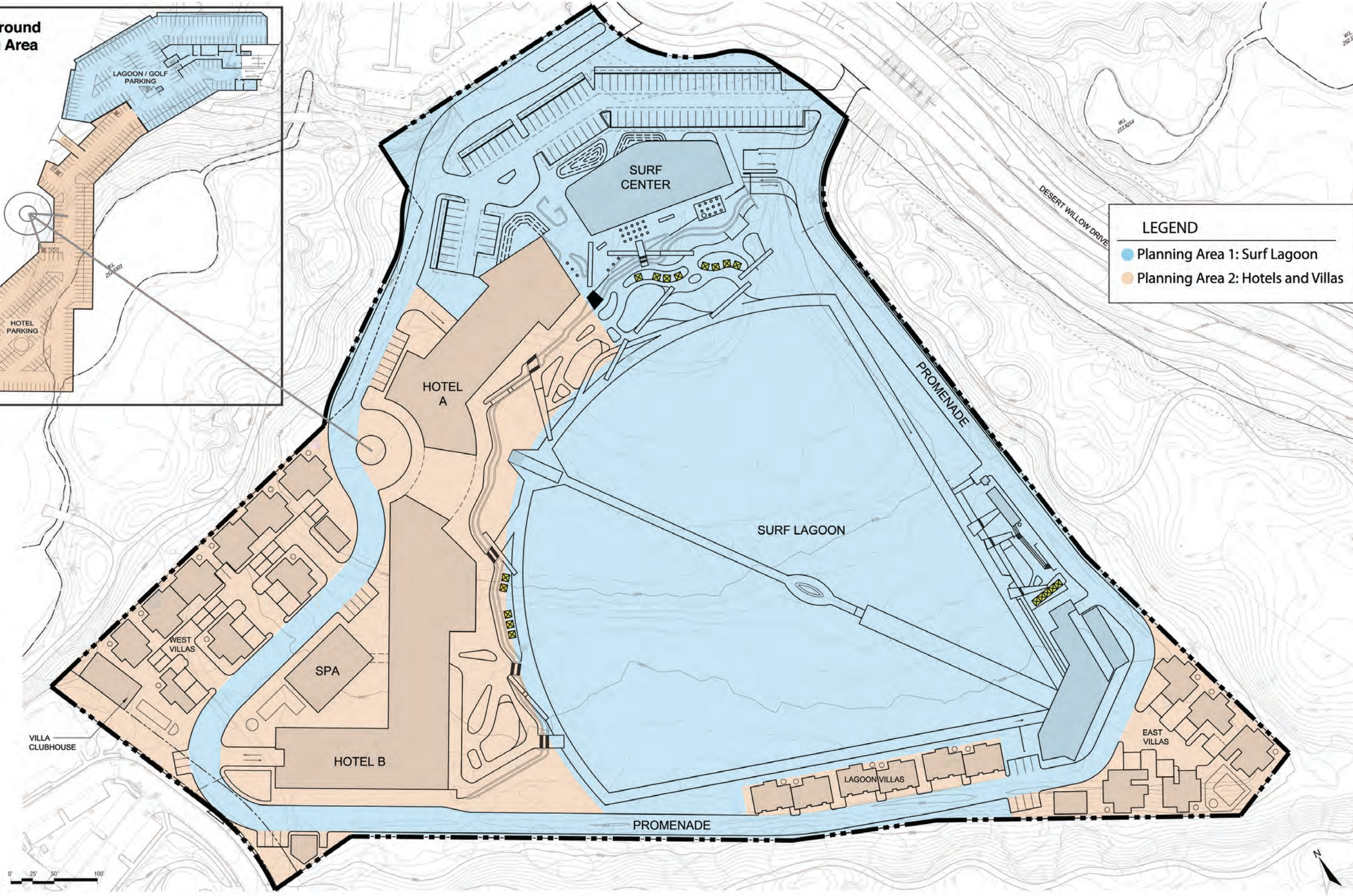
* Seating areas only. Does not include kitchens, storage, etc.





LEGEND

- Planning Area 1: Surf Lagoon
- Planning Area 2: Hotels and Villas



ii. Operations

In addition to overall Project design, it is essential that the operational function of Planning Areas 1 and 2 complement each other to achieve Project cohesion. Both Planning Areas will provide a variety of recreational and commercial opportunities that tie into the surf resort theme envisioned for the Project. The following section lists potential amenities for each Planning Area.

Surf Lagoon Planning Area

Site Program and Recreational Amenities

The following are representative of but not limited to the amenities in the Surf Lagoon Planning Area:

- Surf Lagoon
- Surf Academy
- Lifeguard Stations
- Pools and Spa/Jacuzzis
- Cabanas and Palapas
- Fire Pits
- Exterior Movie Projection
- Shade Hammocks
- Open Lawn Space
- Boardwalk/Pier
- Art Gallery
- Pickle Ball
- Restaurants/Bars/Cafes
- Stage/Event Amphitheater
- Sand Beach Areas
- Yoga, Stretching, Workout Space
- Adventure Course (Ropes/Climbing)
- Bouldering Features
- Bocce Courts
- Beach Volleyball
- Bike Racks (Rentals and Public Use)
- Retail/Merchandise
- Outdoor Showers
- Tennis/Beach Tennis



Surf Lagoon Hours of Operation

Surf Lagoon (surfers in water):

Summer Hours (May 15-September 30): 6am-12pm

Winter/Spring Hours (November 1-May 14): 6am-10pm on weekdays; 6am-12am on weekends, during Holidays¹ and special events (special events may be on week days or weekends).

Surf Center: 6am – 2am

Music Events: Friday -Sunday Outdoor music/event to end at 12am, indoor music/event to end at 2am.

Ticketing/Admission

To access the surf lagoon, pool areas, recreational areas, and surf shack/bar, all guests will be required to purchase a Beach Pass. To participate in surf lessons/surf sessions, guests will be required to purchase an additional Surf Pass. The surf center building, shopping, and surf center restaurants will be open to the public.

Lagoon Capacity

The surf lagoon will accommodate, on average, 75 surfers at any one time with the ability to accommodate 95 surfers for special events. Lagoon use will be sold in 1-hour increments with the average surf sessions lasting 1-4 hours.

Special Events

Special Events may also be held that could result in 3,500 ticketed spectators. Parking overflow during special events will be located off-site at location(s) to be approved by the City. A shuttle service will be provided during special events to transport visitors to and from offsite parking to the Surf Center.

Lagoon Maintenance

The surf lagoon will require daily cleaning and may require one annual full-drain for maintenance purposes. In the event of a maintenance emergency, the lagoon will be drained as necessary and heavy equipment may be required to repair damage and/or replace equipment.

Hotels and Villas Planning Area

This Specific Plan allows for one or multiple hotels to occupy Planning Area 2 with a maximum of 350 rooms total. Proposed villas and/or condominiums (maximum of 88 villas total) may be owned and operated by the future hotels, timeshares, fractional ownerships or vacation villas, or be developed for private ownership. All future Precise Plans proposed for the Hotels and Villas Planning Area are required to adhere to the standards and guidelines set forth in this Specific Plan. This will include preparation of a Parcel Map if villas are developed for private lot ownership.

¹ Holidays/Holiday periods include the week of Christmas, week of New Years, Martin Luther King Day, Presidential holidays, Memorial Day, Labor Day, the week of Thanksgiving, and Spring Breaks (March 1-April 15).

Site Program and Recreational Amenities

The following are representative of but not limited to the amenities in the Hotel and Villa Planning Area:

- Shaded Hotel Terraces
- Spa and Wellness Center
- Pools and Spas/Jacuzzis
- Cabanas and Palapas
- Fire Pits
- Exterior Movie Projection
- Bocce Ball Courts
- Kids Club
- Conference Rooms
- Business Center Work Space
- Restaurants/Bars/Cafes
- Event Lawn
- Barbecue Areas
- Pickle Ball Courts
- Volley Ball Courts
- Bike Racks
- Retail/Merchandise
- Outdoor Showers



F. CEQA Compliance

In compliance with the California Environmental Quality Act (CEQA), the City identified the preparation of this Specific Plan as a “Project” under CEQA and prepared an Initial Study. The Initial Study found that the Specific Plan had a potential to significantly impact the environment, and that an Environmental Impact Report (EIR) must be prepared. The City circulated to all responsible and trustee agencies a Notice of Preparation (NOP) of an EIR. All comments received in response to the NOP were considered and incorporated into the EIR. The EIR was circulated to all responsible and trustee agencies, and all other interested parties, for a period of 45 days. All comments received in response to the EIR were considered in the Response to Comments prepared for the Planning Commission and City Council. The City Council certified the EIR prior to adopting this Specific Plan, on XXXX.

II. DEVELOPMENT STANDARDS



This section of the Specific Plan serves as the Specific Plan Area’s Zoning Ordinance. Standards and guidelines which are applied to the Specific Plan Area are described in detail below. When Zoning Ordinance standards and guidelines apply, a reference is made to the appropriate Section of the Zoning Ordinance.

A. Surf Lagoon Planning Area

The Surf Lagoon Planning, also known as Planning Area 1, will consist of a surf center, 5.5-acre surf lagoon, surf rentals and lesson space, pool and spa amenities, outdoor activity space, restaurants, bars, and event space. The following table provides a comparison of existing development standards per the PR zoning district and proposed development standard modifications for the DSRT SURF Specific Plan.

Table 2
SURF LAGOON PLANNING AREA
DEVELOPMENT STANDARDS

| MEASUREMENT/STANDARD | EXISTING | DSRT SURF |
|--|--------------------------|------------------------|
| Residential Density | | |
| PR: Density (du/ac), min – max | 4 – 40 | No dwelling units |
| Building Measurements | | |
| PR: Height / Number of Stories, max | 40' / 3 | 50' / 4 |
| PC-4: Height / Number of Stories, max | 55' / 4 | |
| Coverage | | |
| PR: Building Coverage, max % of Planning Area | 50% | 50% |
| PC-4: Floor Area Ratio | 0.10 | |
| Recreational/Lagoon Coverage, min % of Planning Area | -- | 40% (currently 50%) |
| Landscaping/Open Space/Recreation | | |
| PR: Planning Area Coverage, pervious surface, min | 25% (total Res lot area) | NA |
| PR: Front Yard Coverage, non-pervious surface, max | 40% (front yard) | NA |
| PC-4: Commercial Landscaping (other) coverage, min | 20% | 20% |
| Landscaping, Specific Plan Perimeter, min | -- | 5' |

Table 2
SURF LAGOON PLANNING AREA
DEVELOPMENT STANDARDS

| Building Setbacks | | |
|-----------------------------|-----|-----|
| Setback from golf course | -- | 25' |
| PR: Front Yard, min | -- | -- |
| PR: Side Yard, min | -- | -- |
| PR: Street Side Yard, min | -- | -- |
| PR: Rear Yard, min | -- | -- |
| PC-4: Front Yard, min | 30' | -- |
| PC-4: Side Yard, min | 15' | -- |
| PC-4: Street Side Yard, min | -- | -- |
| PC-4: Rear Yard, min | 20' | -- |

Source: Palm Desert Municipal Code: Zoning.
Surf Lagoon Planning Area = 11.85 acres
PR = Planned Residential (planning area existing zoning/land use)
PC-4 = Planned Commercial: Resort and Entertainment. Reference for comparable land use standards proposed under DSRT SURF.

| | |
|--|--|
| | PR Development Standards, PDMC Ch. 25.10.050 and/or Residential Landscaping PDMC Ch. 25.52.030 |
| | PC-4 Development Standards PDMC Ch. 25.16.050. |

B. Hotels and Villas Planning Area

The Hotels and Villas Planning, also known as Planning Area 2, will consist of resort style hotels and villas with access to pool and spa amenities, restaurants, bars, and retail uses. The following table provides a comparison of existing development standards (Existing (PR)) and proposed development standard modifications for the DSRT SURF Specific Plan (DSRT SURF).

Table 3
HOTELS AND VILLAS PLANNING AREA
DEVELOPMENT STANDARDS

| MEASUREMENT/STANDARD | EXISTING | DSRT SURF |
|---------------------------------------|--------------|---------------|
| DENSITY | | |
| Villa Density | 4 – 40 du/ac | 15 du/ac max |
| Hotel Density | -- | 350 rooms max |
| BUILDING MEASUREMENTS | | |
| PR: Height / Number of Stories, max | 40' / 3 | 50' / 4 |
| PC-4: Height / Number of Stories, max | 55' / 4 | |

Table 3
HOTELS AND VILLAS PLANNING AREA
DEVELOPMENT STANDARDS

| MEASUREMENT/STANDARD | EXISTING | DSRT SURF |
|--|---|-------------------------|
| Villa size, max bedrooms per villa | -- | 4 bedrooms |
| Hotel Room/Suite size, (min SF/ avg. SF per room) | 330 SF / 375 SF | 330 SF, 375 SF |
| COVERAGE | | |
| PR: Building Coverage, max % of Planning Area | 50% | 50% |
| VILLA SETBACKS | | |
| Setback from golf course, min | -- | 5' |
| PR/PC-4: Front Yard, min | -- | -- |
| PR: Side Yard, min | -- | 5' |
| PR: Combined both sides, min | -- | 10' |
| PR: Street Side Yard, min | -- | 5' |
| PR: Rear Yard, min | -- | 10' |
| HOTEL SETBACKS | | |
| Setback from golf course, min | -- | 25' |
| PC-4: Front Yard, min | 30' | 30' |
| PC-4: Side Yard, min | 15' | 15' |
| PC-4: Street Side Yard, min | -- | -- |
| PC-4: Rear Yard, min | 20' | 20' |
| LANDSCAPING | | |
| PR: Lot Coverage, pervious surface, min | 25% (total lot area) | 25% (total lot area) |
| PR: Lot Coverage, non-pervious surface, max | 40% (front yard) | 40% (front yard) |
| PC-4: Landscape/Recreational Space, min % of lot area | 25% | 25% |
| Landscaping, SP Project Perimeter, min | -- | 5' |
| Source: Palm Desert Municipal Code; Zoning. Hotel and Villa Planning area = 5.84 acres PR = Planned Residential (planning area existing zoning/land use) PC-4 = Planned Commercial: Resort and Entertainment. Reference for comparable land use standards proposed under DSRT SURF. | | |
| | <u>PR Development Standards</u> , PDMC Ch. 25.10.050 and/or Residential Landscaping PDMC Ch. 25.52.030 | |
| | <u>PC-4 Development and Landscaping Standards</u> PDMC Ch. 25.16.050 (Table 25.16-4: Commercial and Industrial District Development Standards, Note 9): For hotels, a minimum of 25% of the site area must be usable landscaped open space and outdoor living and recreation area with an adequate irrigation system | |
| | <u>PC-4 Setbacks</u> PDMC Ch. 25.16.050.A: On interior lots in the PC zone districts, setbacks shall be the lesser of the setback requirement listed in above under "Hotel Setbacks." For exterior lots or projects perimeter adjacent to public streets the setback standards below shall apply. Said setbacks shall be measured from the property line. | |
| | <u>Special Use Provisions</u> : Hotels Minimum room size PDMC Ch. 25.34.070 | |

C. Allowable Uses

The DSRT SURF Specific Plan area is designated as Resort and Entertainment District on the City’s General Plan Land Use Map, which allows for various types of lodging, retail, commercial services, recreational facilities, along with specialized entertainment with a commercial floor area ratio (FAR) of up to 0.10, and multi-family residential land uses of up to 10 dwelling units per acre (DU/AC).

The City’s Zoning Map currently designates the Specific Plan area as “Planned Residential (PR).” Commercial recreation and hotel land uses are allowed in the PR zone only with the issuance of a conditional use permit when not directly related to a permitted residential development. With regard to hotels in the PR zone, the maximum density shall be approved by the Planning Commission or Council (Zoning Code Chapter 25.10 Residential Districts).

A comparison of existing and proposed allowable land uses are listed in Table 4, below. If a proposed use is not listed in the Table, the Community Development Director, upon written request and in conformance with the provisions of Section 25.72 of the Palm Desert Zoning Ordinance, review the proposed unlisted use and determine whether it is Permitted, requires a Conditional Use Permit or is prohibited.

Table 4
ALLOWABLE USES

| Land Use | Existing (PR) | PA1 Surf Lagoon | PA2 Hotel and Villas | Special Use Provision |
|---|---------------|-----------------|----------------------|-----------------------|
| Residential Uses | | | | |
| Assisted living | C | N | N | |
| Condominium | C | N | P | |
| Dwelling, duplex | N | N | P | |
| Dwelling, multifamily | C | N | P | 25.10.040.A |
| Dwelling, second | P | N | P | 25.34.030 |
| Dwelling, single-family | P | N | P | |
| Guest dwelling | P | N | P | |
| Home-based business | P | N | C | |
| Planned unit development, residential | C | N | P | 25.10.040.C |
| Retail, Service, and Office Uses | | | | |
| Bed and breakfast | N | N | C | |
| Condominium hotel | C | N | P | |
| Hospital | C | N | N | |
| Hotel | C | P | P | 25.10.040.J |
| Resort hotel | C | P | P | 25.10.040.J |
| Timeshares* | C | C | P | |
| Ancillary commercial | -- | P | P | |
| Art gallery | -- | P | P | |
| Art studio | -- | P | P | |
| Business support services | -- | N | P | |
| Health club, gyms or studios | -- | P | P | |
| Liquor, beverage and food items shop | -- | P | P | |

Table 4
ALLOWABLE USES

| Land Use | Existing (PR) | PA1 Surf Lagoon | PA2 Hotel and Villas | Special Use Provision |
|---|---------------|-----------------|----------------------|-----------------------|
| Personal services | -- | P | P | |
| Restaurant | -- | P | P | |
| Retail | -- | P | P | |
| Spa | -- | P | P | |
| Recreation, Resource Preservation, Open Space, and Public Assembly Uses | | | | |
| Amusement facility, indoors | -- | P | P | |
| Amusement facility, outdoors | -- | P | P | |
| Club, private | C | P | P | |
| Nightclub | -- | P | P | |
| Open space (developed or natural) | -- | P | P | |
| Public park | P | P | P | |
| Recreational use, commercial | C | P | P | 25.10.040.G |
| Recreation facility, commercial | N | P | P | |
| Recreation facility, incidental | C | P | P | 25.10.040.H |
| Recreation facility, private | P | P | P | |
| Recreation facility, public | C | P | P | |
| Theater/auditorium | -- | C | C | |

P=Permitted;

C=Conditional Use Permit;

N=Not Permitted;

-- = Use not listed under existing (PR) land use designation.

* = The City requires buildout and operation of a hotel prior to buildout timeshares.

D. Parking Standards

Primary parking for the Surf Lagoon Planning Area shall be provided immediately adjacent to the surf center building. Through mutual agreement with the City of Palm Desert, 130 parking spaces will be shared with the Desert Willow golf clubhouse. Parking for the Hotel and Villas Planning Area shall also be provided adjacent to the proposed buildings and must be provided within the Hotel and Villas Planning Area. Underground or structure parking is allowed for both Planning Areas.

Parking and loading spaces, including off-site parking for special events, shall be designed in conformance with Section 25.46.030.D of the Palm Desert Zoning Ordinance, with the following exceptions:

- Tandem parking is permitted for villa areas, however, no more than two tandem spaces are allowed with one access to a drive aisle.
- Tandem parking is permitted in parking structures; however, a valet service must be required at all times the use is open for business, and the valet parking area is accessible only by the valet service.

The following table provides parking standards for the entire Specific Plan area.

Table 5
PARKING AND LOADING STANDARDS

| Measurement/Standard | Existing | DSRT SURF |
|--|---------------------------|---|
| Commercial/Recreational Parking | | |
| Restaurants/Bars/Lounges | 8 per 1,000 SF | 8 per 1,000 SF |
| Surf Lagoon | -- | 130 Shared Golf + 1.5 per surfer (95 max. surfers) |
| Off-site/Special Events | -- | 500 stalls |
| Condominium/Villa Parking | | |
| Studio and one bedroom | 2 stalls per unit | 2 per unit |
| Two or more bedrooms | 2.5 stalls per unit | |
| Hotel/Resort Parking | | |
| Hotels | 1 stall per guest unit | 1 stall per guest unit |
| Resort Hotels | 1.1 stalls per guest unit | |
| Off-Street Loading | | |
| Loading Berth, min L x W | 45' x 12' | 45' x 12' |
| Setback to residential, min | 50' | 10' |

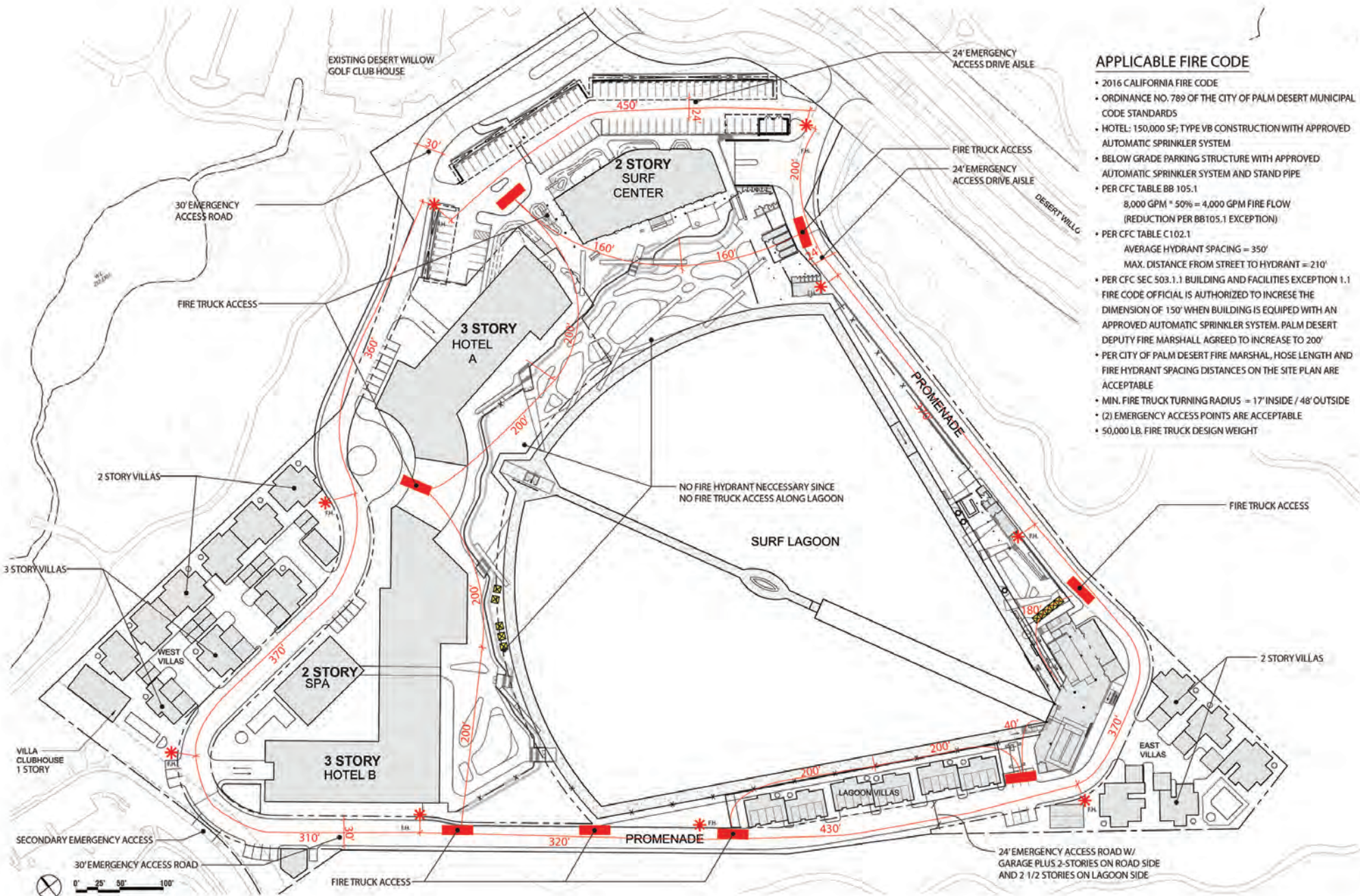
Source: Palm Desert Municipal Code; Zoning, PDMC CH. 25.46.040 Parking Requirements.

E. Circulation and Emergency Access

Vehicular connectivity between Planning Areas will be from a perimeter Promenade that will have gated access points to and from the Lagoon Villas and East Villas planning areas. The Promenade also provides emergency access to the entire planning area, with access points shown in Exhibit 6: Emergency Access Site Plan. Internal circulation will primarily be designed for pedestrians with the exception of emergency life guard vehicles, which will have access to the Lagoon area and boardwalk for emergencies and maintenance vehicles for transporting equipment and daily upkeep of the lagoon and surrounding area. All on-site Planning Areas shall be accessible for pedestrians, bikes, and golf carts. The East Villas, Lagoon Villas, wave machine equipment, and general mechanical/maintenance areas will be gate guarded requiring a key card for vehicular access. In addition, it is anticipated that all hotel/commercial buildings and many of the villas within the Specific Plan area will have their own individual private security systems and/or security monitoring.

Circulation plans for both planning areas shall adhere to the design guidelines set forth in this Specific Plan. Street improvements, including curbs, gutters, paving and sidewalks, shall adhere to requirements and development standards set forth in Zoning Code Chapter 25.10.B.13, which states:

"Required Width of Private Roads. With no parking, the private roads shall be 20 feet wide. With parking on one side, 32 feet wide. With parking on two sides, 40 feet wide. The roadways shall be a minimum of asphaltic concrete with concrete curbs and gutters as approved by the Director. Standards of design and construction of roadways, both public and private, within the project may be modified as is deemed appropriate by the City, especially where it is found that the development plan provides for the separation of vehicular and pedestrian circulation patterns and provides for adequate off-street parking facilities."



APPLICABLE FIRE CODE

- 2016 CALIFORNIA FIRE CODE
- ORDINANCE NO. 789 OF THE CITY OF PALM DESERT MUNICIPAL CODE STANDARDS
- HOTEL: 150,000 SF; TYPE VB CONSTRUCTION WITH APPROVED AUTOMATIC SPRINKLER SYSTEM
- BELOW GRADE PARKING STRUCTURE WITH APPROVED AUTOMATIC SPRINKLER SYSTEM AND STAND PIPE
- PER CFC TABLE BB 105.1
8,000 GPM * 50% = 4,000 GPM FIRE FLOW (REDUCTION PER BB105.1 EXCEPTION)
- PER CFC TABLE C 102.1
AVERAGE HYDRANT SPACING = 350'
MAX. DISTANCE FROM STREET TO HYDRANT = 210'
- PER CFC SEC 503.1.1 BUILDING AND FACILITIES EXCEPTION 1.1
FIRE CODE OFFICIAL IS AUTHORIZED TO INCREASE THE DIMENSION OF 150' WHEN BUILDING IS EQUIPED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM. PALM DESERT DEPUTY FIRE MARSHALL AGREED TO INCREASE TO 200'
- PER CITY OF PALM DESERT FIRE MARSHAL, HOSE LENGTH AND FIRE HYDRANT SPACING DISTANCES ON THE SITE PLAN ARE ACCEPTABLE
- MIN. FIRE TRUCK TURNING RADIUS = 17' INSIDE / 48' OUTSIDE
- (2) EMERGENCY ACCESS POINTS ARE ACCEPTABLE
- 50,000 LB. FIRE TRUCK DESIGN WEIGHT



III. DESIGN GUIDELINES

A. Architecture



All buildings constructed onsite shall maintain a consistent character carried out by quality materials and design that are evocative of the surf resort theme proposed within this Specific Plan. Architecture must embrace and incorporate authentic materials, curated in a way that is not overly designed - such as a natural weathered look found in genuine surf environments. It is encouraged that building design features be multi-functional, including shade structures that change with the season and creative seating designs that are integrated into the landscape and building features.



Building design shall be unique to the site in that the configuration shall take advantage of and preserve the surrounding vistas while integrating into the existing character of the surrounding Desert Willow property. Various architectural characteristics include:

- Blending artificial and natural elements for functional purposes (shade, seating, etc.) to integrate into the environment;
- Embrace and integrate the beach into the desert, think dunes to surf;
- Encourage intuitive and organic wayfinding designs;
- Consider irregular roof lines that encourage unique designs with added functionality for shade and place-making;
- Incorporate dynamic and seasonal shading strategies for exterior occupied space;
- Encourage the use of eco-friendly materials that have been recycled and upcycled reminiscent of the natural and relaxed feeling of the property.

i. Architectural Themes

DSRT SURF reflects the natural environment and the Desert Modern theme, which blends contemporary and Mid-Century styles. Buildings must have clean lines, play off horizontal and vertical planes, and incorporate natural materials.

Desert Mid-Century Modern

Desert Mid-Century Modern is an architectural style characterized by clean simplicity with the intention of blurring the lines between indoor space and outdoor living. This blending with nature is achieved by emphasizing the use of windows and open floor plans when designing indoor spaces.

What makes “Desert Mid-Century Modern” unique is the opportunity to design buildings tailored to the warm California climate by incorporating passive cooling techniques, such as the use of open breezeways, ample glazing, angular construction, light facades, and outdoor living space. Simple post-and-beam steel-framed buildings are often used due to the material’s resilience in the harsh desert climate, which also promotes a sleek modern design.



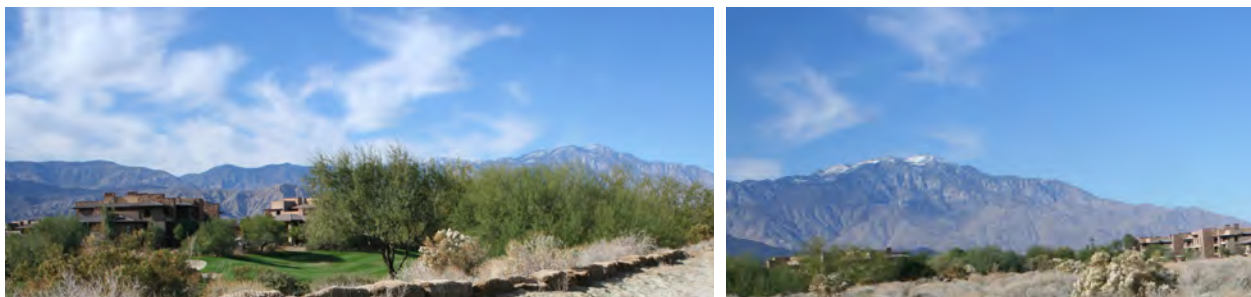


While in accordance with the prevailing architectural theme, arrival points and building entrances must receive special treatments consistent with the materials discussed in this document. Generous use of desert landscaping, natural materials, and interesting monument signage assist in the creation of a distinctive sense of place that will be carried out throughout the Project.

Architectural elements that provide shade and create shadow lines, such as building projections, covered walkways, arcades, and other human scale openings shall be included to reduce the impact of building mass and create visual interest. The means of enclosure to courtyards and balconies shall be visually permeable where appropriate and the stepping back of upper floors should also be utilized to further reduce the visual impact of building mass and maximize view corridors and viewsheds of the mountain vistas. It is also common to see rooflines echoing the surrounding mountains with “butterfly roofs,” or “V roofs,” which are characterized by an inversion of a standard form roof, with two roof structures sloping down from opposing edges towards a middle point of the roof.

Preserving and Enhancing Viewsheds

The Specific Plan area enjoys views of the surrounding San Bernardino and San Jacinto mountain ranges. As building heights within the Specific Plan generally exceed those previously existing in the surrounding area, it is essential that architectural elements and building components be varied to reduce the overall perception of mass, resulting in graduated frontages that allow generous view corridors. A particularly distinctive viewshed will be created by the opening of the arrival plaza between the surf center building in Planning Area 1 and the hotel building(s) in Planning Area 2. Views from the arrival plaza looking southeast between the two Planning Areas shall be unobstructed to the greatest extent possible to preserve the viewshed of the surf lagoon against the dramatic mountain backdrop.



Creating Gathering Space

One of the overarching goals of this Specific Plan is the thoughtful creation of public gathering space to encourage friendly interactions between guests. This playful comingling is achieved by both passive and intentional design. Landscaping will be utilized as a functional seating design element within both Planning Areas by encouraging the use of low-rise block and/or stone walls that serve to define landscaped areas while also providing casual seating throughout the property. Open lawn and sandy beach areas will be strategically placed throughout the property in proximity to the lagoon and pools to encourage guests to create their own hangout space, which is reminiscent of an authentic beach experience. Other Project components that provide intentional

hangout space include restaurants and bars, cabanas, lounge chairs, fire pits, and recreational activity space. The combination of designed gathering points and freeform hangout space promotes a destination resort atmosphere envisioned for the Project.



Sustainable Building and Energy Efficiency

Conservation and sustainability are common values amongst the surf community and encouraged throughout the DSRT SURF Project. Green building techniques and design principles should be implemented throughout DSRT SURF. DSRT SURF structures shall utilize passive design principles that are unique to the site and thus minimize the consumption of energy and maximize user comfort as much as is practicable. Roof overhangs, supplemental shading, strategic glazing ratios, building orientation and daylighting shall be considered in concert. Materials shall be chosen for resiliency as much as for aesthetics. Interior spaces shall be designed to be an extension of the outside and not require conditioning where (and when) practicable.

Passive solar design has been implemented in Palm Desert and the Coachella Valley for a number of years, through the use of shade structures and building orientation. Passive solar design should be part of building design to the greatest extent possible through deep recesses for balconies which shield building interiors; window placement on exposed wall faces; and use of structures and trees to shade public or private open spaces, and limit heat sink effects. As technology continues to expand and improve, solar energy can be harnessed to lower the energy demand of the Project. Active solar panel design should also be considered throughout the Project.

The surf lagoon wave machine technology is designed to perform at the highest level and as efficiently as possible. In terms of performance, the system runs at an efficiency level of 92%, thus using the energy at the most efficient levels to generate waves within the lagoon. The versatility of the technology permits the number of waves to be adapted

to the number of surfers at any given time. In this way, the fixed consumption of the installation is reduced to a minimum, and electricity consumption has a direct correlation to wave generation without unnecessary energy waste. DSRT SURF also promotes the use of products and materials that have a positive economic, social and environmental impact and focuses on minimizing the energy involved in extracting, processing, transporting, maintaining and disposing of materials associated with construction of the machinery.

The landscaping palette for DSRT SURF is designed to minimize the use of water for irrigation through the installation of highly efficient irrigation systems, plant-specific emitters, and using drought tolerant desert landscaping.

Recycling of materials within DSRT SURF should be made as simple and accessible as possible. Although centralized solid waste disposal is likely throughout the Project, each building should be designed to make the recycling of materials easy and convenient. If trash chutes or centralized sorting areas are designed in buildings, they must include a recycling component.

Finally, open spaces within the Project will include furnishings and finishes which should to the greatest extent possible be made of sustainable and/or recycled materials. A broad range of products are now available, with more being introduced every year, which reuse materials in their construction.

ii. Building Heights and Mass

The Specific Plan allows for development where careful attention to appropriate building height, scale and massing will be essential to creating space and enhancing the surf resort experience. The majority of the planning area will be pedestrian oriented, and all buildings should be sensitively designed to the human scale with active, pedestrian friendly frontages and pathways.

The DSRT SURF Specific Plan allows for a maximum building height of 50 feet without articulation for both Planning Areas. Elements such as awnings, balconies, roof overhangs, or trellises that protrude from the building elevations are encouraged to provide a unique design and additional shade.



The following exhibits provide architectural inspiration for the surf center, hotels and villas, and should be considered during the precise planning process.

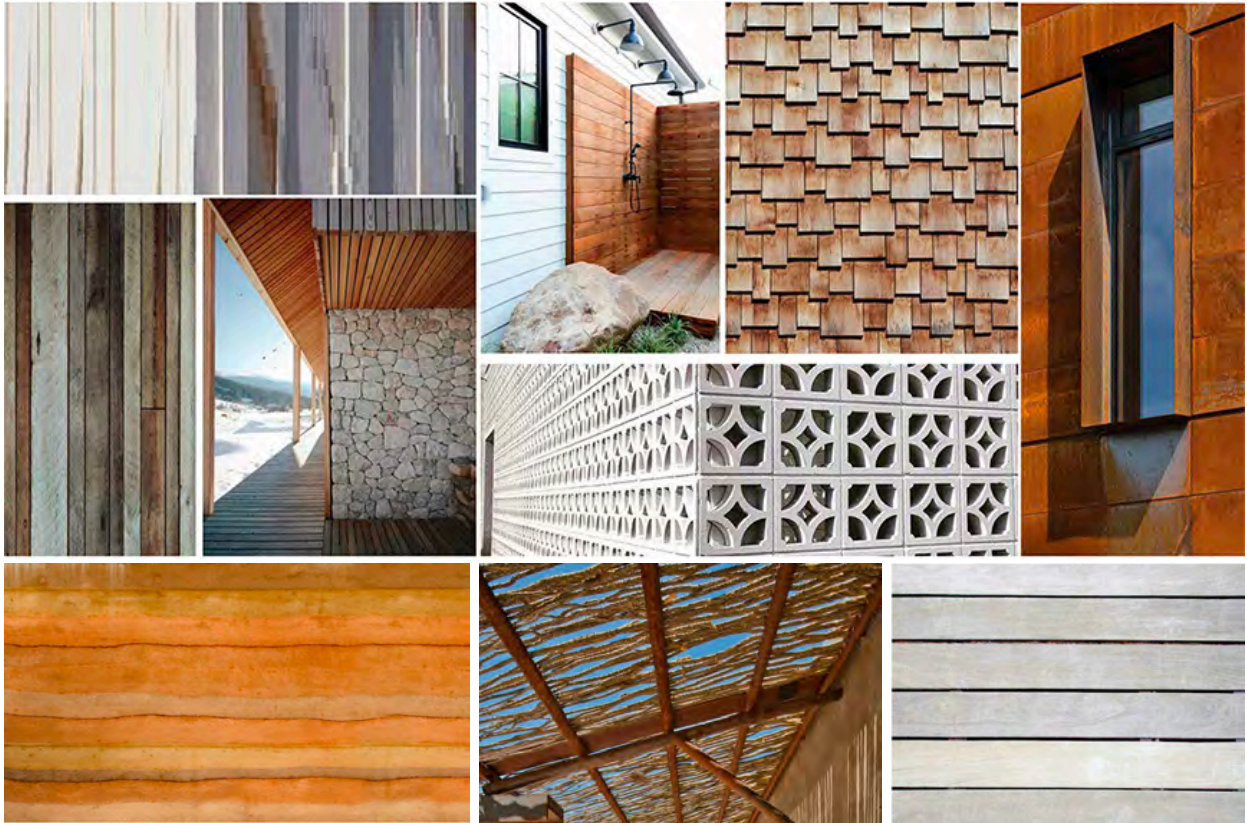






iii. Building and Design Materials

The DSRT SURF architectural style is defined by an authentic and organic palette of complementary materials and finishes. While consistent with the broader theme, it is essential that materials, colors and finishes are appropriate to the architectural style of individual buildings. Intense sunshine is a prevailing feature of the desert environment and textured surface finishes on which interesting shadow effects can be achieved will contribute much to distinctive local character.



The following materials are encouraged in building design:

- Weathered tropical hardwoods such as ipe for pathways and walls;
- Rammed earth walls create an interesting focal point;
- Ocotillo branch screens and trellises to provide shade with natural materials and interesting textures;
- Stacked stone for walls, fencing, and seating;
- Sand finished concrete for pathways to create a beachy texture;
- Wood siding commonly used for coastal buildings;
- Painted steel, Rusting steel, and metal roofs will naturally weather creating an authentic look.

B. Pathways and Wayfinding

The streetscape and wayfinding concepts are intended to unify the Planning Areas in a cohesive manner. The goal of the internal pathway theme is to encourage organic wayfinding designs with natural materials juxtaposed with artificial materials (such as boardwalks, sand, grass, and concrete) to suggest organic circulation. Haphazard path directions promote the feel of natural wayfinding consistent with natural beach environments. Examples of creative wayfinding include:

- A mix of pathway materials, such as concrete, boardwalks, sand, and grass;
- Playful pathway directions that avoid 90-degree angles;
- Interesting wayfinding signage using natural and/or weathered materials;



C. Landscaping

The landscape design character at DSRT SURF will project the relaxed surfing beach character of Baja California, where the desert meets the ocean. At DSRT SURF, the use of rustic stone, wooden boardwalks, and casual arrangements of desert compatible plants creates a setting for guests to unwind and engage with the dynamic surfing lagoon.

Another goal of the landscape is to complement the character of the landscape at Desert Willow, with an emphasis on desert compatible plant species. The plant species selected at the perimeter of the Project will be species that are currently being grown in the adjacent landscape areas at Desert Willow. The goal is to blur the landscape line between the two Planning Areas and have DSRT SURF fold seamlessly into the overall landscape character of Desert Willow. The perimeter landscaping will subtly provide screening between DSRT SURF and the golf course, while maintaining views outward to the San Jacinto Mountains. The perimeter landscaping will also use wind tolerant plantings to buffer the Project from the northwesterly winds and mitigate the potential for wind-blown sand.

The landscape at DSRT SURF has been designed to celebrate the bold forms, textures, and blooms of succulents and cacti that are adapted to the climate of the Coachella Valley. Varied plant species have been selected and placed to create organic compositions that display the unique colors, textures and forms of novel and memorable plant species.

i. Conceptual Landscape Plan Zones

The landscape for DSRT SURF has been broken down into five Conceptual Landscape Plan Zones.



ZONE 1: PERIMETER LANDSCAPE

The perimeter landscape will be comprised of evergreen trees and shrubs that are either native or native adaptive. Plants that are currently growing in adjacent landscaped areas at Desert Willow will be incorporated into the plant palette. Plants will have dense evergreen foliage to create a vegetative windbreak or to screen selective views into and outward from the site. Evergreen groundcover plants and angular crushed gravel will be placed to assist in bank stabilization and to reduce wind-blown sand.

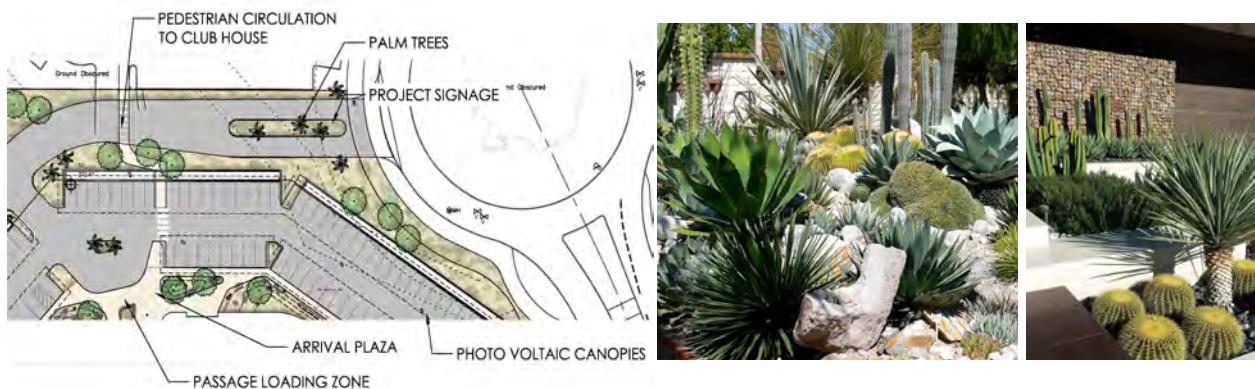
ZONE 2: PROJECT ENTRY

The landscape at the Project entry at Desert Willow Drive will have native California Fan Palms that provide vertical punctuation to create a sense of arrival and assist with wayfinding. A landscaped median will include additional native California Fan Palms that will be held back from the intersection so that views of on-coming traffic are not blocked. Project signage will be incorporated into the entry landscape along with LED low voltage up-lights on the palm trees and entry sign.



ZONE 3: ARRIVAL PLAZAS

There are two arrival plazas at DSRT SURF; one for the Surf Center and one shared by the two hotel sites. Upright palm trees will visually cue the visitor that they have arrived, and wayfinding signage will assist in directing them to their destination. Both arrival plazas include vehicular drop off zones for loading and unloading with wide accessible sidewalks and comfortable benches. Each plaza includes an architectural porte cochère extending over the entry drive to announce the 'front door' and to offer welcomed shade for pedestrians and vehicles during arrivals and departures. Given the northern exposure for the arrival plazas, the plants are selected for shade tolerance, bold textures, and minimal plant litter.



ZONE 4: LAGOON BEACH

The zone between the lagoon and the Surf Center and Hotel sites is referred to as the 'Lagoon Beach'. There is a thirty-inch grade change from the rear of the hotels/surf center and the edge of the surf lagoon. The thirty-inch grade change will be taken up in a pair of eighteen-inch-high stone seat walls. The walls have a soft, curved, organic alignment. There are wooden stairs and a wooden accessible ramp to access the beach level. The pool fencing, and gates are subtly incorporated into the walls to provide the required pool fencing security. The concrete paving will have a sand finish to provide the needed slip resistance and 'sand beach' character. To strengthen the beach character of the landscape, tropical hardwood decking is inlaid flush into the pavement to suggest beach boardwalks. The decking will be used to create gathering zones and subtle circulation corridors. The beach zone will also include small zones of sand or lawn, to support the beach character and to create cool surface zones for bare feet. Large boulders will be judiciously placed to direct foot traffic and create casual seating opportunities. Crushed gravel will cover the planting areas to reduce potential blown sand.



Located at the Lagoon Beach zone are pools and spas for each hotel site and for the surf center. All pools will have a zero-entry edge to offer an accessible entry for each pool. Blue Mexican Fan Palms are planted in small clusters along the lagoon to add to the Baja California landscape concept. Most of the trees at the Lagoon Beach will be small textured, evergreen trees located to provide the maximum afternoon shade. The trees will be desert compatible, with minimal litter or pollen production. A variety of tree sizes will be planted to offer varied tree heights and tree ages. Desert shrubs and succulents will have bold textures, colorful blooms, and a variety of foliage colors; variegated, blue-green, or olive-green colors. Shrubs with spines or thorns will be set back from the edge of walkways.



ZONE 5: VILLAS

The landscape character at the villa sites will have a more intimate, residential scale as compared with the other landscape zones. Palm trees are limited to just the pool/spa patios at the villas. Large canopy, small textured evergreen trees are located to shade the parking stalls and the pedestrian walkways from the afternoon sun. Shrubs and accent plants will display a variety of colorful foliage and flowers. Pedestrian paving will be a sand finished concrete that will complement the native stone and gravel and provide slip resistance.



ii. Landscape Palette

a) Plants

Plant material has been selected using WUCOLS water use calculations with preference given to low water use plants. Plant material native to tropical regions on the planet have been excluded due to their irrigation requirements and the 'tropical' character of their foliage. Given the surfing, swimming focus of this Project, plants and trees that produce excessive leaf, flower, seed and pollen litter that could end up in a water filtration system are to be avoided. Exhibit 11 provides the full list of landscape plant materials discussed in the following sections.

Trees



Entry Plaza tree species were selected for their upright, vertical form that will assist visitors with wayfinding. The trees will be placed to frame views of the mountains and of the lagoon.

Parking lot trees will be evergreen and tolerant of seasonal winds and provide shade to parking stalls and pedestrian walkways. The placement of trees will avoid casting shade onto the photo voltaic panels on the parking lot canopies.

Promenade trees will have an informal alignment and spacing. Their locations will be selected to buffer views both into and out from the site. The varieties will be evergreen and wind tolerant.

Lagoon Beach tree species will include both evergreen shade trees and clusters of Blue Mexican Fan Palms. The shade trees will have small textured evergreen foliage and will produce minimal litter. They are placed in informal groves with varied tree heights at time of planting. The Blue Mexican Fan Palms are limited to small groves adjacent to the lagoon or at circulation nodes to assist in wayfinding.

Perimeter Landscape tree species have been chosen to complement or mimic the golf course landscaping. They will be evergreen, tolerant of seasonal winds and provide judicious screening as required. They will be placed in informal, natural appearing groves comprised of a variety of heights.

Exhibit 12 provides a visual list of tree species representative of the palette envisioned for the Project.

| LANDSCAPE PLANT MATERIAL LIST | | | | |
|-------------------------------|--------------------------------------|------------------------------|---------------|--------------------------|
| LANDSCAPE ZONES | BOTANICAL NAME | COMMON NAME | SIZE | WATER USE CLASSIFICATION |
| PALMS | | | | |
| C - D - E | BRAHEA ARMATA | BLUE MEXICAN PALM | 12 FT. BTH | M |
| C - D - E | CHAMAEROPS HUMILIS | MEDITERRANEAN FAN PALM | 48 IN. BOX | M |
| B - D - E | CHAMAEROPS HUMILIS CERIFERA | BLUE MEDITERRANEAN FAN PALM | 48 IN. BOX | M |
| A - D - E | WASHINGTONIA FILIFERA | CALIFORNIA FAN PALM | 12 FT. BTH | M |
| TREES | | | | |
| A | ACACIA ANEURA | MULGA | 24 IN. BOX | L |
| A - C - D - E | ACACIA SALICINA | WILLOW ACACIA | 24 IN. BOX | L |
| D | ALOE HERCULES | HERCULES ALOE | 36 IN. BOX | L |
| A - E | CHILOPSIS LINEARIS | DESERT WILLOW | 24 IN. BOX | M |
| A - B - D - E | EBENOPSIS EBANO | TEXAS EBONY | 48 IN. BOX | L |
| C - D - E | OLEA EUROPAEA SWAN HILL | FRUITLESS OLIVE | 48 IN. BOX | L |
| C - D - E | OLEA EUROPAEA SWAN HILL | FRUITLESS OLIVE | 36 IN. BOX | L |
| A - D - E | PROSOPIS CHILENSIS | THORNLESS CHILEAN MESQUITE | 24 IN. BOX | L |
| D - E | QUERCUS VIRGINIANA | SOUTHERN LIVE OAK | 48 IN. BOX | M |
| C - D - E | TIPUANA TIPU | TIPU TREE | 36 IN. BOX | M |
| SHRUBS | | | | |
| A - E | ASCLEPIAS SUBULATA | DESERT MILKWEED | 5 GAL. | L |
| C - D - E | BOUGAINVILLEA TORCH GLOW | TORCH GLOW BOUGAINVILLEA | 15 GAL. | M |
| B - D - E | CALLISTEMON LITTLE JOHN | DWARF BOTTLEBRUSH | 5 GAL. | M |
| C - D - E | CARISSA BOXWOOD BEAUTY | BOXWOOD BEAUTY NATAL PLUM | 5 GAL. | M |
| A - B - D - E | DALEA FRUTESCENS SIERRA NEGRA | BLACK DALEA | 5 GAL. | L |
| A - C - E | GOSSYPIUM HARKNESSII | SAN MARCOS HIBISCUS | 5 GAL. | L |
| C - D - E | HESPERALOE PARVIFLORA PINK PARADE | PINK PARADE HESPERALOE | 5 GAL. | L |
| B - C - D - E | HESPERALOE PARVIFLORA YELLOW | YELLOW HESPERALOE | 5 GAL. | L |
| A - B - D - E | LEUCOPHYLLUM ZYGOPHYLLUM CIMARRON | TEXAS RANGER | 5 GAL. | L |
| A - B - C - D - E | OLEA EUROPAEA 'LITTLE OLLIE' | DWARF OLIVE | 5 GAL. | L |
| A - D - E | ROSMARINUS OFFICINALIS 'TUSCAN BLUE' | TUSCAN BLUE ROSEMARY | 5 GAL. | M |
| D - E | TECOMA SIERRA APRICOT | SIERRA APRICOT ESPERANZA | 5 GAL. | M |
| C - D - E | TEUCRIUM X LUCIDRYS PROSTRATUM | GERMANDER | 1 GAL. | M |
| ACCENTS | | | | |
| A - B - C - D - E | AGAVE ANGUSTIFOLIA MARGINATA | VARIEGATED CARIBBEAN AGAVE | 5 GAL. | L |
| D - E | AGAVE BLUE GLOW | BLUE GLOW AGAVE | 5 GAL. | L |
| A - B - C - D - E | AGAVE DESMETTIANA | SMOOTH AGAVE | 5 GAL. | L |
| C - D - E | AGAVE OCAHUI | OCAHUI AGAVE | 5 GAL. | L |
| D - E | AGAVE PARRYI TRUNCATA | ARTICHOKE AGAVE | 5 GAL. | L |
| A - B - D - E | ALOE BARBADENSIS | MEDICINAL ALOE | 5 GAL. | L |
| D | ALOE FEROX | CAPE ALOE | 15 GAL. | L |
| C - D - E | DASYLIFION WHEELERI | DESERT SPOON | 24 IN. BOX | L |
| A - C - D - E | FOUQUIERIA SPLENDENS | OCOTILLO | 15 GAL. | VL |
| A - C - D - E | HESPERALOE FUNIFERA | GIANT HESPERALOE | 15 GAL. | L |
| C - D | LOPHOCEREUS SCHOTTII MONSTROSE | TOTEM POLE CACTUS | 15 GAL. | L |
| A - C - D - E | OPUNTIA CACANAPA ELLISIANA | HARDY SPINELESS PRICKLY PEAR | 5 GAL. | VL |
| A | OPUNTIA VIOLACEA SANTA RITA | SANTA RITA PRICKLY PEAR | 5 GAL. | VL |
| C - D - E | PACHYCEREUS MARGINATUS | MEXICAN FENCE POST | 15 GAL. | VL |
| C - D - E | YUCCA BREVIFOLIA | JOSHUA TREE | 4-10 FT. | VL |
| C - D - E | YUCCA ROSTRATA | BEAKED YUCCA | 5-8 FT. | L |
| GROUND COVER | | | | |
| A - E | ACACIA REDOLENS 'LOW BOY' | PROSTRATE ACACIA | 1 GAL. | L |
| B - C - D - E | CARISSA MACROCARPA GREEN CARPET | GREEN CARPET NATAL PLUM | 5 GAL. | M |
| A - E | EREMOPHILA MACULATA OUTBACK SUNRISE | OUTBACK SUNRISE EMU | 1 GAL. | L |
| C - D - E | MUHLENBERGIA RIGIDA 'NASHVILLE' | NASHVILLE DEER GRASS | 1 GAL. | M |
| C - D - E | WEDELIA TRILOBATA | TRAILING DAISY | 1 GAL. | M |
| LANDSCAPE ROCK | | | | |
| A - B - C - D - E | BOULDERS | SURFACE SELECT BOULDERS | 2-5 FT. DIAM. | |
| A - B - C - D - E | COBBLE | SANTA FE COBBLE | 2-4 INCH | |
| A - B - C - D - E | GRAVEL | INDIAN SUMMER CRUSHED GRAVEL | 3/8 INCH | |



TREES



ACACIA ANEURA



ACACIA SALICINA



ALOE HERCULES



BRAHEA ARMATA



CHAMAEROPS HUMILIS



CHAMAEROPS HUMILIS VAR CERIFERA



CHILOPSIS LINEARIS



EBENOPSIS EBANO



OLEA EUROPAEA WILSONII



QUERCUS VIRGINIANA



TIPUANA TIPU



WASHINGTONIA FILIFERA



PROSOPIS CHILENSIS



Shrubs

The shrub species have been selected for their ability to tolerate wind and afternoon heat. Shrubs that are sensitive to afternoon heat have been placed in shaded north or east facing exposures. Wind tolerant shrubs have been used to create vegetative windbreaks along the perimeter of the Project. In areas of greater visibility, plants have been selected for their variety of foliage colors and forms. At the lagoon beach, shrubs have been chosen for their cleanliness and compatibility with hardscape surfaces.



Exhibit 13 provides a visual list of shrub species representative of the palette envisioned for the Project.

Accent Plants

Accent plants will comprise heat and drought tolerant succulents and cacti. Accent plants will be primarily located in high traffic areas of the Project. Preference has been given to plants with bold sculptural form, large texture and dramatic blooms. Spineless varieties of cacti have been incorporated into the palette. Any accent plant with sharp spines or thorns will be kept away from walking paths.



Exhibit 14 provides a visual list of accent plant species representative of the palette envisioned for the Project.

SHRUBS



ASCLEPIAS. SUBULATA



BOUGAINVILLEA TORCH GLOW



CALLISTEMON LITTLE JOHN



CARISSA BOXWOOD BEAUTY



DALEA FRUTESCENS SIERRA NEGRA



GOSSYPIMUM HARKNESSII



HESPERALOE PINK PARADE



HESPERALOE PARVIFLORA YELLOW



LEUCOPHYLLUM 'LYNNS LEGACY'



OLEA EUROPAEA LITTLE OLLIE



ROSMARINUS OFFICINALIS 'TUSCAN BLUE'



TECOMA SIERRA APRICOT



TEUCRIUM X LUCIDRYS PROSTRATUM



ACCENT PLANTS



AGAVE ANGUSTIFOLIA MARGINATA



AGAVE BLUE GLOW



AGAVE DESMETTIANA



AGAVE SISAL



AGAVE PARRYI TRUNCATA



ALOE VERA



ALOE FEROX



DASYLIRION WHEELERI



YUCCA BREVIFOLIA



HESPERALOE FUNIFERA



LOPHOCEREUS SCHOTTII MONSTROSE



FOQUIERIA SPLENDENS



OPUNTIA CAKANAPA ELLISIANA



PACHYCEREUS MARGINATUS



YUCCA ROSTRATA



GROUNDCOVER PLANTS



ACACIA REDOLENS



CARISSA MACROCARPA GREEN CARPET



EREMOPHILA MACULATA OUTBACK



MUHLENBERGIA RIGIDA 'NASHVILLE'



WEDELIA TRILOBATA

LANDSCAPE CHARACTER



Groundcover

Groundcover is used in large, sloped planting areas to help retain soil and control surface erosion. These plants will not exceed 18 inches in height. They were chosen for their drought tolerance and ability to set new roots as they spread.

Exhibit 15 provides a visual list of groundcover plant species representative of the palette envisioned for the Project.



iii. Irrigation

The irrigation system will be computer controlled and extremely water efficient. The irrigation controller will communicate with a weather station so that the frequency and duration of the irrigation will be adjusted to hourly changes in the weather. The irrigation layout will be zoned to isolate landscapes with similar sun exposures and plant communities. All shrub beds will be irrigated by drip irrigation emitters and trees will be irrigated on zones separate from the shrubs. The water use calculations for this system will be prepared and submitted per CVWD irrigation design requirements.

iv. Public Space Furniture

The furniture selected for DSRT SURF will be durable and user friendly. Benches will include benches with and without backs. The furniture seating surfaces will be either tropical hardwood or aluminum chosen for its high durability and low heat retention. Movable chairs and tables, incorporated into areas adjacent to food and beverage service, will allow guests to customize the furniture arrangements. Casual seating is encouraged on eighteen-inch-high seat walls and stone boulders located throughout the Lagoon Beach. Customized canvas shade sails are located adjacent to architecture or screen walls to create areas of shade at high volume use areas. Trash receptacles will be durable stainless steel and easy to service. Bicycle racks will be located at prominent access points and will be made of tubular stainless steel.

Exhibit 16 provides a visual list of furniture, stone, fencing, and lighting representative of the palette envisioned for the Project.

FURNITURE / STONE / FENCING / LIGHTING



BENCH



TRASH RECEPTACLE



BIKE RACK



RETAINING WALL



STONE WALL



STONE



CRUSHED ROCK



BOULDERS



COBBLE



BOARDWALK



CABLE RAIL FENCE



OUTDOOR FIRE PITS



ACCENT LIGHT



DOWN LIGHT



PATH LIGHT



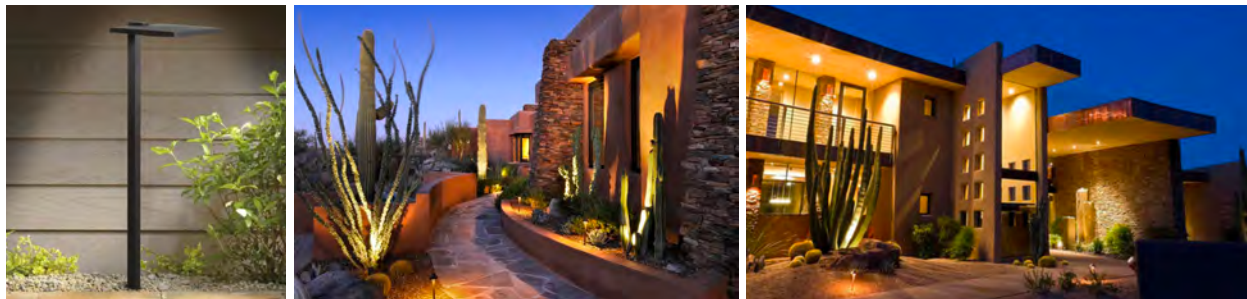
v. Stone

Native stone boulders will be placed strategically within the planting beds to provide a native landscape character and to assist in soil retention. Some boulders are located to provide casual seating for guests. The boulders will be sized between two and six feet across. The landscape beds will be covered in either round river cobble or angular crushed rock. This will provide additional texture to the landscape and assist in limiting blowing sand. Native stone will also be used in retaining walls and eighteen-inch-high seat walls. The stone will be either dry set, mortar set, or used in a gabion wall retention system.



vi. Landscape Lighting

Landscape lighting will include tree and shrub up lights, path lights, and step lights. All lighting will be low voltage and have low maintenance LED fixtures. The selective use of up lights will limit their numbers to only high-profile specimen tree and shrubs. The lights will be angled to reduce glare and hot spots. The goal is to showcase the lighted element and not the light source.



D. Signage

To ensure a cohesive overall Project design, both Planning Areas will be subjected to these same signage program standards and guidelines. Materials will be consistent with the overall Project material palette and in keeping with the desert modern theme established in this Specific Plan. The overall intent of this section is to describe signage that appears consistent with the materiality of the Project and will weather over time.

All signage will be located in a manner that provides optimal efficacy of the overall signage program balancing the need for identification and wayfinding while maintaining a discreetly curated sense of place. Care shall be exercised to minimize the overuse of signage and thus reduce visual clutter around the Project.

All Project signage will comply with the local building code and the Americans with Disabilities Act (ADA) and will be approved by the City. Signage will comply with the City's Zoning Code, Chapter 25.56 and building code pertaining to clearances and sizes, except where provided below. Typography shall be coordinated across the entire Project.

Creative design in signage is encouraged. Variations to the standards and materials provided below can be permitted with approval of the Community Development Director. Corporate logos and typestyles are permitted within the parameters set forth below.

i. Project Identity and Monument Signage

a) Location

Project Identity Monument Signage will be located at the primary entrance at Desert Willow Drive in the separated median, or immediately adjacent to the separated median. Signage at the secondary drive onto Desert Willow Drive shall be treated as Project Wayfinding Signage thus ensuring the majority of vehicular traffic enters the Project off the primary entrance at Desert Willow Drive's roundabout.

b) Materials

Monument signs shall be constructed in rammed earth, stone or weathering steel or a combination thereof. Narrative content shall be cast or carved into the primary material or shall be additive in the form of individual cast letters on stand-offs or shall be subtracted (e.g. laser cut) from a weathering steel plate placed over the primary material. Rammed earth walls and stone walls with signage shall be reserved for Project identity signage or principal Project component signage (e.g. The Surf Center, Hotel identity, Villa identity) and shall be grand in scale.



c) Sizing

Primary narrative content, either positive or negative shall be a minimum of 9" and a maximum of 24" and secondary narrative content shall be no larger than 60% of the height of the primary content. The overall size of the Project monument signage shall be no taller than 7' measured from adjacent grade and shall be no wider than a maximum proportion of 2.5 times the height.

ii. Project Wayfinding Signage

Project wayfinding signage is an opportunity to reinforce the overall cohesion of the Project across all phases and programs.

a) Location

Wayfinding signage shall be located at all major transitions between Project programs (e.g. Surf Lagoon, Hotel, Spa, Villas) and minor Project programs (e.g. Restrooms, changing areas, pools, etc.) Wayfinding signage shall be pole or building mounted and narrative content shall be placed within 3' and 5' elevation above adjacent grade so that the content is easily read by standing pedestrians. Wayfinding signage shall be placed adjacent to traffic areas in landscaped areas such that it is readily visible. However, care shall be taken to avoid obstructing primary view corridors of the Lagoon or other Project amenities.

b) Materials

Project wayfinding signage shall be weathering steel plate or post that provides information at different scales. Alternately, Project wayfinding signage shall be steel, or aluminum painted black. Primary wayfinding information (e.g. directions or simplified descriptors for program) can be reduced to simple graphics or letters that are cut into the plate/post. Secondary wayfinding information may be printed on a contrasting (white) element mounted to the primary weathering steel plate or may be etched into the weathering steel plate.



iii. Primary Building Signage

a) Location

Primary building signage shall be located at, or proximate to, the primary public entrance to the building in question.



b) Materials

Primary building signage shall be of the same or similar materials as the Project identity signage.

c) Sizing

Primary narrative content, either positive or negative shall be a minimum of 9" and a maximum of 24" and secondary narrative content shall be no larger than 60% of the height of the primary content. Primary building signage may be graphically incorporated into the building skin provided the building skin is a natural material (e.g. rammed earth, natural wood siding, stone, etc.). Graphically incorporated signage shall not be limited in size.

Narrative content that is subtracted from other materials in the "field" from which it is subtracted shall be no taller than 3' and no wider than a maximum proportion of 2.5 times the height.

The overall size of the Primary Building Signage shall not be limited.

iv. Retail Signage

a) Location

Retail Signage shall be mounted directly to buildings in the form of letters on standoffs or directly applied rather than integrated into a complete sign. This allows the building façade material to read behind the sign. Blade signs may be considered. Plate or sheet material may be considered if the narrative content is subtracted from the sign and the building façade material is the relief.

b) Materials

Retail signage shall be of natural materials consistent with this section or painted black, grey or white.



v. Signage Lighting

Cast surfaces or additive content shall be face illuminated from concealed sources. Laser or otherwise cut narrative content shall be illuminated from behind the material from which the content was subtracted.

Wayfinding signage shall be illuminated internally, or by concealed illumination, or by general building illumination if available.

vi. Signage Approval Process

Signage program(s) shall be approved by the Architectural Commission. Signage program(s) can be submitted with Precise Plan applications, or subsequent to Precise Plan applications.

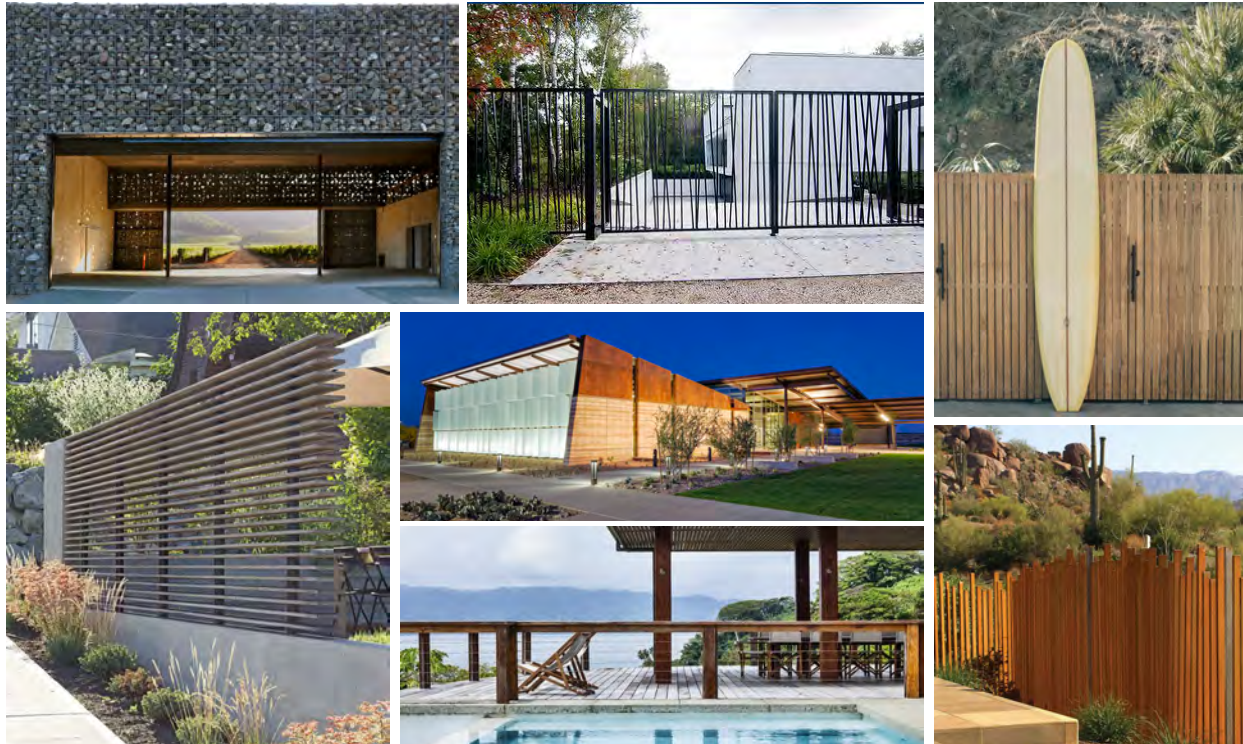
E. Walls and Fences

DSRT SURF is being developed as a unified, single Project. Perimeter walls between Planning Areas, or between components within Planning Areas, are prohibited. Screen walls are to be limited to only those required for privacy or to block views into service areas, loading docks and similar back of house facilities.

Surf Lagoon Planning Area

A 5-foot high cable or rail fence will be located at the perimeter of the surf lagoon and the Surf Center/Hotel beach area. Gates that satisfy the current pool fence code requirements will be located at each entry point to the surf lagoon/beach area. There will be a minimum 4-inch on-center spacing for the rails or cables for security purposes. There are locations where a building, structure, or wall will provide the required security in lieu of the fence. The fence will occur between any gaps between these structures. A minimum 4-foot clear zone between the top or bottom riser of a staircase and the fence gates is required to address ADA accessibility code.

Within Planning Area 1, walls shall be permitted at the ground level only to screen loading dock facilities, pool and lagoon maintenance equipment, and trash enclosures. Walls shall not be allowed to exceed 6 feet in height, as measured from finished grade. Walls shall be constructed of split faced block, precision block, wood, stucco or stone.



Wrought iron fencing, decorative block/rock walls or tubular steel fencing no higher than 3-feet in height shall be permitted to enclose outdoor use areas, such as restaurant terraces and lounge areas.

Within underground garage and service areas, chain link fencing shall be permitted to enclose equipment or storage areas only. The chain link fencing shall not exceed 6-feet in height.

Hotels and Villas Planning Area

Adjacent to hotel land uses, walls shall be permitted at the ground level only to screen loading dock facilities. Walls shall not be allowed to exceed 6 feet in height, as measured from finished grade. Walls shall be constructed of split faced block, precision block, stucco or stone. No other material shall be permitted. Wrought iron fencing, decorative block/rock walls or tubular steel fencing no higher than three feet in height shall be permitted to enclose outdoor use areas, such as restaurant terraces and lounge areas. As previously discussed, a 5-foot high stainless-steel cable rail fence will be located at the perimeter of the surf lagoon and the Surf Center/Hotel beach area. Gates that satisfy the current pool fence code requirements will be located at each entry point to the surf

lagoon/beach area. There will be a minimum 4-inch on-center spacing for the stainless-steel cables for security purposes. No chain link fencing shall be permitted at or above ground level in any part of the hotel development.



Within underground garage and service areas, chain link fencing shall be permitted to enclose equipment or storage areas only. The chain link fencing shall not exceed 6-feet in height.

Adjacent to residential/villa development, walls and fences shall be permitted at the ground level to screen entryways and courtyards. Walls and fences adjacent to a street may not exceed 6-feet in height, as measured from finished grade. Walls and fences on the interior of a building, adjacent to common area open space may not exceed 3 feet in height as measured from finished grade. Walls and fences may be constructed of wrought iron, tubular steel, split face block, precision block, stucco, wood, or decorative metal siding (non-reflective). No chain link fencing shall be permitted at or above ground level in any residential/villa development.

F. Lighting

Lighting will be used for landscaping, pathways and stairways, monuments and signs, and security. With the exception of the surf lagoon, all developments within the Specific Plan area are subject to the outdoor lighting requirements set forth in Chapter 24.16 of the Palm Desert Municipal Code. Requirements include architectural outdoor lighting, public street lighting, light trespass standards, holiday exceptions, and time of operation. The following images are example fixtures proposed for the planning area.



Surf Lagoon Lighting Standards

Lighting for the surf lagoon will require both in ground lighting (flush with the lagoon bottom), lighting in the lagoon side walls, as well as stadium-like lighting above ground to ensure all portions of the lagoon are properly lit for night surfing. The following lighting standards have been developed specific to the surf lagoon to ensure minimal light and glare spillage onto surrounding properties, while optimizing surfer safety.

Technology: LED technology positioned in a manner that focuses light directly onto the lagoon to prevent excess light and glare spillage onto neighboring land uses.

Light Pole Height: 80 feet maximum.

Hours of Operation – Pole Lighting: In Summer (May 15-September 30), pole lighting will be permitted from dusk until 12 AM 7 days a week. In Winter/Spring (November 1-May 14), pole lighting will be permitted from dusk until 10 PM on weekdays, and until 12 AM on weekends, Holidays and during special events. For safety purposes, lighting within the lagoon will be required after hours until dawn. Pole lighting will be permitted in the early hours of operation (6-7am) in the event that natural lighting conditions are inadequate for surfer safety.

A lighting plan will be submitted to the City prior to the issuance of building permits to ensure swimmer/surfer safety and that light trespass onto neighboring land uses is minimized.



IV. INFRASTRUCTURE



The DSRT SURF Project occurs in an area of Palm Desert which is fully developed. As such, most infrastructure, including roadways, water, sewer, and utilities, are in place in the area. It is expected that with implementation of the Specific Plan, the majority of existing trunk lines will remain with minor relocations, and on-site extensions will occur to service individual development components throughout the site. A detailed description of all existing and proposed infrastructure for the Project is provided below.

A. Roadways

Primary Project entrance ingress and egress will occur at the northeast corner of the site from the existing Desert Willow Drive roundabout. A secondary driveway will be provided approximately 240 feet southeast of the primary access point but will only be used for guest egress and emergency access. Primary vehicular circulation within the Specific Plan area will be from a perimeter roadway or "Promenade" that connects both Planning Areas. The Promenade right of way will range from 24 to 30 feet wide with a single lane of traffic in each direction. Parking will be provided in designated driveways (villas), parking lots and/or structures within the appropriate Planning Area. On-street parking will not be permitted. Two emergency access points will be provided; one from the secondary driveway located southeast of the site entrance, and one gated access point from the neighboring Desert Willow Westin Villas property to the west via Willow Ridge Drive.

B. Drainage and Flood Control

Storm runoff generated on-site is designed to be conveyed to the adjacent South Golf Course via an underground storm drain piping system in a similar manner to the systems employed by existing adjacent resort developments. The Project will connect to existing 24-inch storm drain lines and proposed underground systems to outlet on-site runoff to the adjacent golf course consistent with the existing South Golf Course Runoff Management Plan. Disposal of accumulated water will take place by infiltration, assisted by the installation of drywells.

The surf lagoon will require regular cleaning and maintenance resulting in the need to dispose of lagoon water. Lagoon water will be drained in a similar fashion to stormwater, in that it will be directed to the adjacent South Golf Course via an underground storm drain piping system. Stormwater and lagoon water will be discharged into an existing lake on the golf course that is currently used for stormwater retention and landscape irrigation.

C. Public Utilities

The infrastructure that will serve the development is described below and is designed to provide a coordinated system of infrastructure and public services to adequately serve the plan area at full build out. The infrastructure and utilities plan identify standards relative to land use for the plan area and establishes the infrastructure and public service policies.

i. Sewer

The development is located within the jurisdiction of the Coachella Valley Water District (CVWD) for sewer and wastewater service. The Project will connect to existing 8-inch sewer lines located within Willow Ridge Drive to the west. Wastewater will be conveyed to and treated at CVWD's wastewater treatment plant WRP-10, which also generates recycled water that is primarily used for irrigation of golf courses and large landscaped areas, including the Desert Willow property.

ii. Water

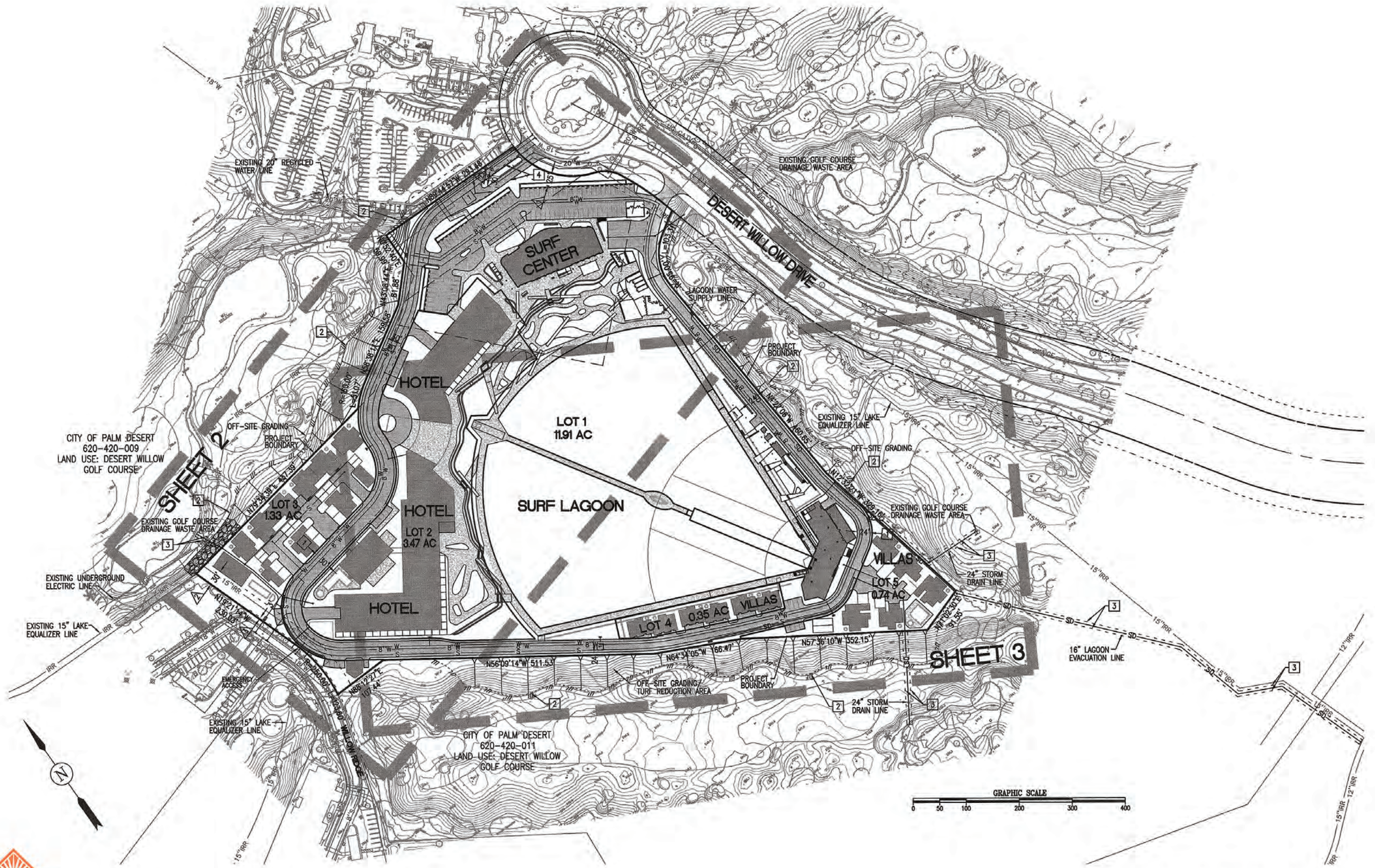
The development is located within the jurisdiction of the Coachella Valley Water District (CVWD) for water service. As shown in Exhibits 17-19, existing 8-inch, 12-inch, and 18-inch water lines are located adjacent to the site in both Desert Willow Drive and Willow Ridge Drive. An on-site well is proposed for the southeastern portion of the Project site by the lagoon wave machine infrastructure and will supply water for the lagoon. Alternatively, the Project could connect to an existing well, located south of the Project site within the golf course. A Water Supply Assessment will be prepared prior to Project approval to ensure CVWD has adequate water supply and infrastructure to serve the site.

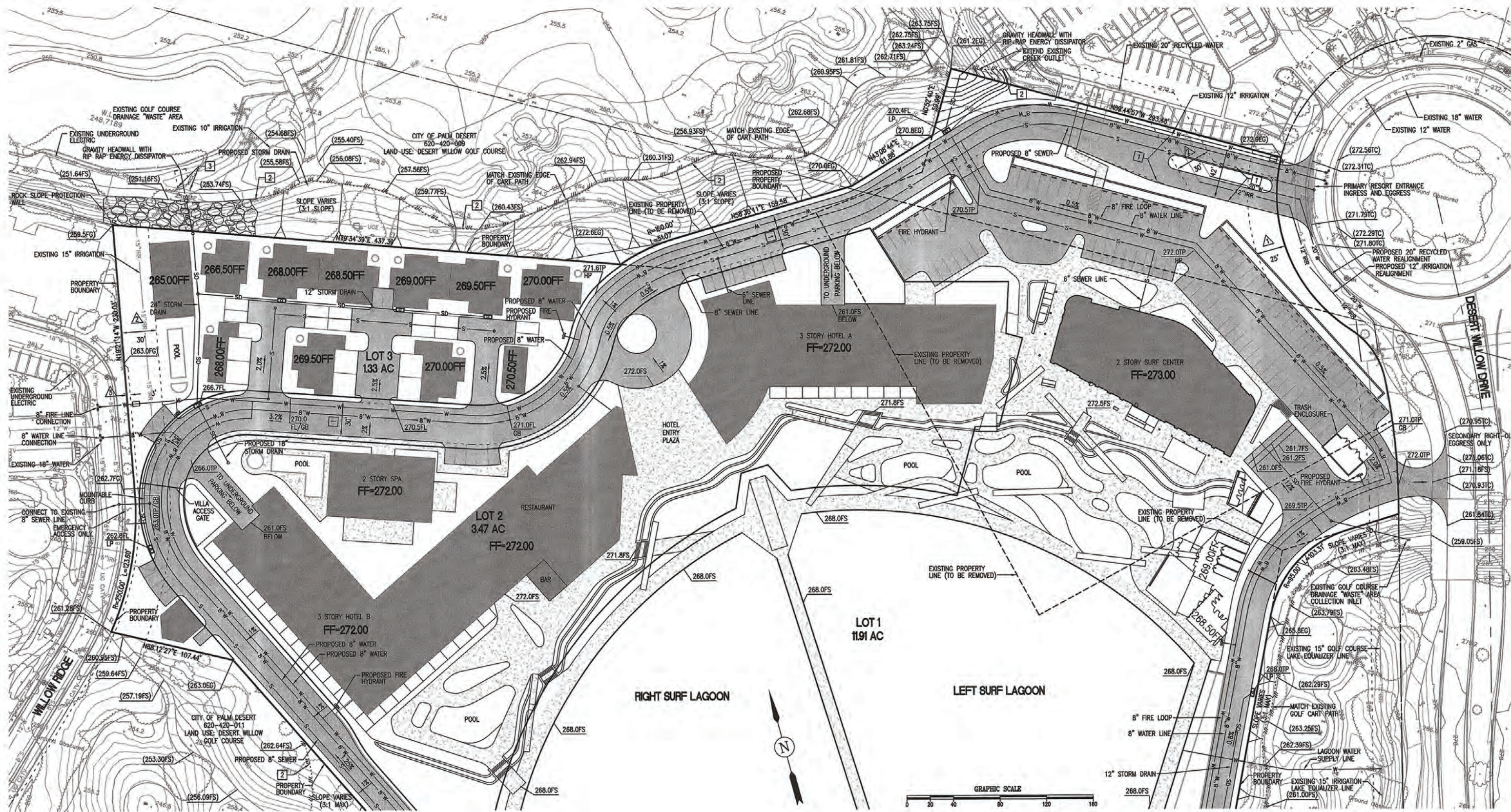
On-site irrigation will connect to existing 10-inch, 12-inch, and 15-inch irrigation lines adjacent to the property. Fire flow water would be provided from the proposed 8-inch pipe located in Willow Ridge Drive, and onsite fire hydrants will be provided per Riverside County Fire Department standards.

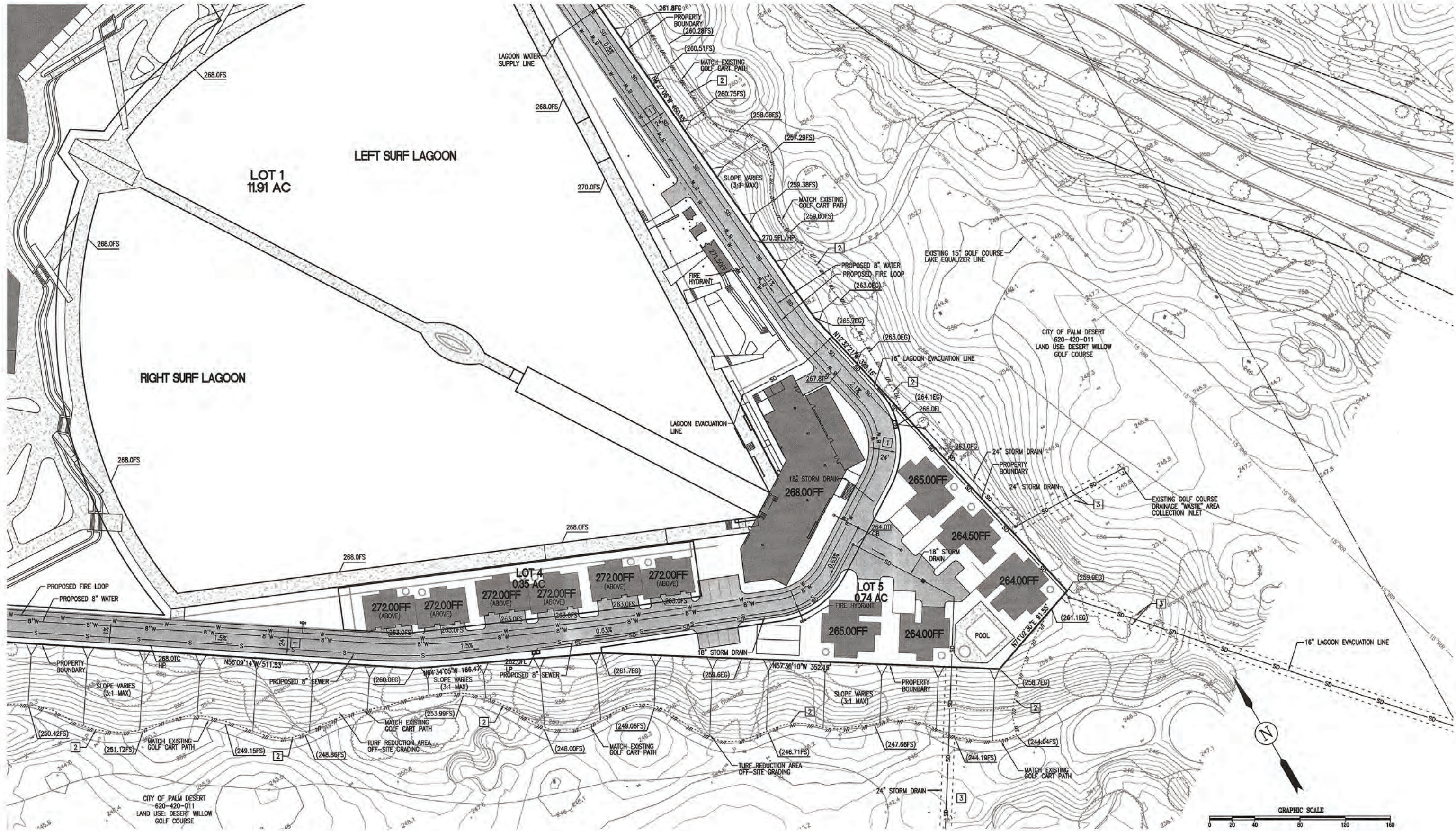
Two infrastructure realignments are required in proximity to the Desert Willow Drive roundabout and Project entrance. These include the realignments of a 20-inch recycled water line and a 12-inch irrigation line (See Exhibits 17-19).

iii. Other Utilities

The site is served by Southern California Edison (SCE) for electrical services and by Southern California Gas Company for natural gas. Solid waste and recycling services will be provided by Burrtec Waste and Recycling. Telecommunication services will be provided by Frontier Communications and cable television services will be provided by Spectrum.







V. ADMINISTRATION and IMPLEMENTATION

A. Application Review Process



This Specific Plan is designed to provide guidance to the public, City staff, and decision makers in realizing the objectives of the DSRT SURF Project. According to the Palm Desert Zoning Code, Chapter 25.78, the following findings shall be made by the Council prior to approval of any specific plan or specific plan amendment:

1. Consistent with the General Plan. The specific plan or amendment is consistent with the goals, objectives, and policies of the General Plan.
2. Public Welfare. The specific plan or amendment will not create conditions materially detrimental to the public health, safety, and general welfare.
3. Land Use Compatibility. The specific plan or amendment is compatible with zoning on adjacent properties and ensures development of desirable character that will be harmonious with surrounding properties.
4. Property Suitability. The specific plan or amendment is suitable and appropriate for the location, access, and topography for the development of the subject property.
5. CEQA. The specific plan or amendment has been reviewed in compliance with the provisions of the California Environmental Quality Act. (Ord. 1303 § 3, 2016).

Future development within the planning areas will require a Precise Plan application which shall adhere to requirements and review criteria set forth in Palm Desert Zoning Code, Chapter 25.72.030.

B. Specific Plan Amendments

Specific Plan Amendments required to clarify standards or guidelines, make interpretations of permitted uses, or otherwise required which do not change development standards in this Specific Plan may be made by the Planning Director.

Any amendment which changes uses, density, maximum square footage or units, development standards or circulation within the Specific Plan shall require review by the Planning Commission and City Council.

C. Financing

The majority of Project costs will be financed via investor funds. Other methods of financing infrastructure may be considered.

VI. APPENDIX A: GENERAL PLAN CONSISTENCY

California Government Code §65450-§65453 permits the adoption and administration of Specific Plans as an implementation tool for elements contained within the local General Plan. The City of Palm Desert General Plan provides guidance for long-term growth and development in the City through comprehensive plans for future development. Consistency with the General Plan is achieved when the various land uses within the Specific Plan are compatible with the goals, policies, and general pattern of land uses contained in the General Plan. Consistency is defined as follows: “An action, program, or project is consistent with the General Plan if, considering all its aspects, it will further the objectives and policies of the General Plan and not obstruct their attainment.” This statement from the Governor’s Office of Planning and Research (OPR) describes how a Specific Plan should be consistent with the General Plan.

The discussion below details the DSRT SURF Specific Plan’s consistency with the goals and policies that are set forth in the City of Palm Desert General Plan.

2035 GENERAL PLAN LAND USE AND ZONING DESIGNATIONS

LAND USE and COMMUNITY CHARACTER

GOAL 1. Quality Spaces. A beautiful city with a balance of high-quality open spaces and high-quality urban areas.

Policies

- 1.1 Scale of development. Require new development along the city’s corridors use design techniques to moderate height and use and ensure compatible fit with surrounding development.
- 1.2 Open space preservation. Balance the development of the city with the provision of open space, and especially the hillsides surrounding the City, so as to create both high quality urban areas and high quality open space.
- 1.3 Traffic generation. Balance medium and high intensity/density development with pedestrian-oriented and bicycle friendly design features so as to maximize trip and VMT reduction.
- 1.5 Community Amenities. Balance the impacts of new development, density, and urbanization through the provision of a high-level of neighborhood and community amenities and design features.

Consistency

The development of the DSRT SURF Specific Plan (DSSP) will result in improvements the area’s existing environment. These improvements will be in the form of new sidewalks and enhanced landscape areas as well as the construction of a recreational resort center on a currently vacant lot.

In addition, the architectural style will be reflective of the desert mid-century modern aesthetic. The aesthetic character of the DSSP, including architecture, landscaping, walls and fences, and signage, are described in the design guidelines defined by Chapter III of the Specific Plan.

The integration of a signature surf theme with related recreational amenities also supports the goals of the General Plan. The high-quality design attributes of the DSSP, such as enhanced streetscapes and pedestrian walkways, have the potential to increase surrounding property values and create positive fiscal impacts in the City.

GOAL 2. Human-Scaled Design. A city designed for people, fostering interaction, activity, and safety.

Policies

- 2.3 Landscaping. Require development projects to incorporate high quality landscaping in order to extend and enhance the green space network of the city.
- 2.6 Lighting. Require all new street lights in commercial areas to be pedestrian-oriented and scaled, attractively designed, compatible in design with other street furniture, and to provide adequate visibility and security in accordance with best practices for night sky protection.
- 2.12 Destination Accessibility. Direct the development of new centers, parks, schools, and similar destinations so as to provide all residences within town $\frac{1}{4}$ mile to at least two amenities.

Consistency

The DSSP's carefully designed landscaped buffers and parkway improvements along perimeter will blend into the existing Desert Willow landscapes. Landscape treatments, theme walls, and entry monumentation will visually enhance the currently vacant area. All lighting within the DSSP, with the exception of the surf lagoon, will be subject to the City's Municipal Code to reduce impacts to the night sky. Specific lighting standards have been developed for the surf lagoon to ensure minimal light spillage onto offsite properties. Since the DSSP is located within the Desert Willow resort development, resort guests may access the DSSP amenities and vice versa.

GOAL 4. Districts. A series of unique, destination-oriented districts that provide space for large-format retail, industrial and resort uses in order to increase access to jobs, provide amenities for residents, and enhance the fiscal stability of the City.

Policies

- 4.1 Resorts. Encourage the development of unique resort complexes. Locate resorts in areas of the city where citywide connectivity will not be negatively affected by the design of the project.
- 4.2 Resort design and connectivity. Allow resorts to be designed as isolated and gated developments as long as through traffic and external connectivity occurs at distances of no greater than 1,300 feet. Exceptions to this may be made where external connection is not possible because of steep slopes, or natural or man-made barriers.

Consistency

The DSSP's uses will support balanced growth in the area since it adds to the existing Desert Willow amenities in a unique format by creating surf community in the center of a desert resort city. Unlike any other resort development, the DSRT SURF Specific Plan area will create a different resort complex within an existing resort and maintain the overall image of the site.

GOAL 8. Economic Development. A diverse, growing, and resilient local economy.

Policies

- 8.1 Long-term economic development. Support the development and implementation of long-term economic development strategies that seek to establish and keep new businesses.
- 8.7 Natural environment. Maintain and enhance the natural environment as critical to the attraction of tourists and ensure that new development does not adversely affect the natural environment as a tourist draw.
- 8.8 Recreational amenities. Strategically utilize City recreational investments to create and enhance development opportunities.

Consistency

The DSSP contributes to the economic well-being of the City by offering quality development that will provide a diversity of resort and commercial businesses to the employment pool.

GOAL 9. Fiscal Stability. A fiscally sound and sustainable city.

Policies

- 8.1 Fiscal impact assessment. For all major development projects, including but not limited to specific plans, annexations and changes in General Plan designations for areas over 5 acres in size, require a fiscal impact

assessment to determine possible fiscal impact of the development project and use the information to formulate conditions of approval for the project.

- 8.2 Efficient growth. Manage growth in a manner that is fiscally sustainable and protects and/or enhances community value.
- 8.3 Diverse tax base. Guide development and public investments to maintain a fiscally sound city with a sustainable tax base and user fees including property tax, sales tax, transient occupancy tax, utilities user tax and user fees that pay for cost of services.

Consistency

The City has required performance and market feasibility assessments to be prepared for the DSSP in order to evaluate these impacts to the City. The assessments will also outline the projected growth of the immediate area as a result of the DSSP. Since the DSSP proposes a hotel and commercial uses such as restaurants and retail uses taxes from these services will create a diverse tax base from the implementation of the DSSP.

MOBILITY

GOAL 2. Parking. An actively managed system of public and private parking facilities that supports future development.

Policies

- 2.1 Public Parking Facilities. Provide new public parking facilities only after applying appropriate techniques to manage parking demand and ensure efficient use of all public and private parking facilities.
- 2.5 Innovative Parking Approaches. Allow the use of innovative parking supply and demand strategies such as shared parking, unbundling parking, and other related items within privately owned parking facilities to allow an appropriate level of flexibility for these private land owners.
- 2.6 Formal Parking Evaluations. Perform formal evaluations of parking capacity on a biannual basis to identify areas where parking is under- or over-utilized.

Consistency

Primary parking for the commercial component (PA 1) of the DSSP will be provided immediately adjacent to the surf center building. Parking for the residential component (PA 2) will be provided adjacent to the corresponding buildings. Underground or structure parking is allowed for both Planning Areas. The Parking standards stipulated by the City of Palm Desert were used in order to design the required parking spaces. Table 4 of the DSSP further breakdowns the standards.

ENVIRONMENTAL RESOURCES

Goal 1. Water Resources. Protected and readily available water resources for community and environmental use.

Policies

- 1.1 Water conservation technologies. Promote indoor and outdoor water conservation and reuse practices including water recycling, grey water re-use and rainwater harvesting.
- 1.2 Landscape design. Encourage the reduction of landscaping water consumption through plant selection and irrigation technology.
- 1.3 Conservation performance targeted to new construction. Incentivize new construction to exceed the state's Green Building Code for water conservation by an additional 10 percent.
- 1.4 Greywater. Allow the use of greywater and establish criteria and standards to permit its safe and effective use (also known as on-site water recycling).
- 1.5 Waterways as amenities. When considering development applications and infrastructure improvements, treat waterways as amenities, not hazards, and encourage designs that embrace the waterways.

Consistency

As stipulated by SB 610 and SB 221 under Water Code Section 10910(a) the DSSP is required to produce a water supply assessment and water supply verification in order to document the sufficiency of the CVWD water supply to meet the demand associated with the proposed land use. CVWD adopted the DSSP WSA in 2019. The DSSP WSA determined that CVWD has sufficient water supplies to meet the demands of the Project for the next 20 years and the anticipated water demand will not substantially deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.

The DSSP will also encourage water conservation through techniques such as the use of low volume irrigation systems and drought-tolerant landscaping. Any water features, such lagoons or pools, built in the specific plan area will be designed to minimize the use of excessive amounts of water. In addition, the Project applicant proposes to offset the lagoon's water demand by participating in the Golf Course Turf Reduction Plan developed by the City of Palm Desert that will replace approximately 1,035,325 square feet of turf with drought-tolerant landscaping

Goal 6. Energy. An energy efficient community that relies primarily on renewable and non-polluting energy sources.

Policies

- 6.1 Passive solar design. Require new buildings to incorporate energy efficient building and site design strategies for the desert environment that include appropriate solar orientation, thermal mass, use of natural daylight and ventilation, and shading. Masquerade
- 6.2 Alternative energy. Continue to promote the incorporation of alternative energy generation (e.g., solar, wind, biomass) in public and private development.
- 6.3 Energy Efficient Buildings. Encourage new buildings and buildings undergoing major retrofits to exceed Title 24 energy efficiency standards.
- 6.11 Energy-efficient infrastructure. Whenever possible, use energy-efficient models and technology when replacing or providing new city infrastructure such as streetlights, traffic signals, water conveyance pumps, or other public infrastructure.

Consistency

A cornerstone of the surf community is conservation and sustainability. In addition to the solar panel design features included in the surf center, passive solar design such as the use of shade structures and building orientation will be used throughout the DSSP area. The DSSP intends to uphold those values by creating structures and spaces that implement green building techniques and design principles, such as using recycled building material where appropriate. The surf lagoon wave machine technology is designed to perform at the highest level and as efficiently as possible. In terms of performance, the system runs at an efficiency level of 92%, thus using the energy at the most efficient levels to generate waves within the lagoon.

SAFETY

Goal 3. Flood hazards. A community where flooding and inundation hazard are contained within areas reserved for open spaces.

Policies

- 3.1 Flood Risk in New Development. Require all new development to minimize flood risk with siting and design measures, such as grading that prevents adverse drainage impacts to adjacent properties, on-site retention of runoff, and minimization of structures located in floodplains.

- 3.2 Flood Infrastructure. Require new development to contribute to funding regional flood control infrastructure improvements.
- 3.3 Stormwater Management. Monitor, update, and enforce stormwater management plans in coordination with regional agencies, utilities, and other jurisdictions.
- 3.4 Open Space for Flood Control. Prioritize open space or uses that serve recreational purposes as a preferred land use within areas of high flood risk.

Consistency

The DSSP property is located in Zone X, which represents “areas outside of 0.2% annual chance flood.” (Map No. 06065C1615G) as defined by the Flood Insurance Rate Maps (FIRM) prepared by the Federal Emergency Management Agency (FEMA). Development of the DSSP will not added structures in an area that is subject to flood risk. The retention basin planned for the DSSP will be in the form of a lagoon and passive open space.

PUBLIC UTILITIES & SERVICES

Goal 1. Stormwater. Stormwater management system that leads to clean water, basin recharge and increased water retention.

Policies

- 1.1 Stormwater infrastructure for new development. Require development projects pay for their share of new stormwater infrastructure or improvements necessitated by that development (regional shallow ground water).
- 1.2 On-site stormwater retention and infiltration. Whenever possible, stormwater shall be infiltrated, evapotranspired, reused or treated onsite in other ways that improve stormwater quality and reduce flows into the storm drain system.
- 1.3 Groundwater infiltration. Encourage the use of above-ground and natural stormwater facilities in new development and redevelopment, such as vegetated swales and permeable paving.
- 1.4 Stormwater re-use and recycling. Encourage innovative ways of capturing and reusing stormwater for non-drinking purposes to reduce the use of potable drinking water.

- 1.5 Recycled water. Work with the CVWD to encourage existing golf courses to connect to its recycled water system.
- 1.6 Collaborative stormwater management. Encourage collaborative, integrated stormwater management between multiple property owners and sites.
- 1.7 Low impact development. Require the use of low-impact development strategies to minimize urban run-off, increase site infiltration, manage stormwater and recharge groundwater supplies.
- 1.8 Green infrastructure in public rights-of-way. Encourage green streets with in-street bio-retention and other forms of stormwater retention and infiltration in streets and public rights-of-way.
- 1.10 Stormwater in urban context. Development projects shall incorporate stormwater management into landscaping, except in downtown designations where catch basins shall be prohibited.
- 1.11 Water quality detention basins. Require water detention basins to be aesthetically pleasing and to serve recreational purposes, such as in the form of a mini park. Detention basins designed for active uses are intended to supplement park and open space and should not be counted towards a developer's minimum park requirements, unless otherwise determined by the Planning Commission or City Council.
- 1.12 Retention Basins. Encourage storm water retention basins, especially in the City Center Area, to be underground in future development so as to achieve the most efficient use of land and compact development and promote the urban character goals of the General Plan.

Consistency

The DSSP will implement the standard requirements for the retention of storm flows and participates in the National Pollution Discharge Elimination System (NPDES) to protect surface waters from pollution, as well as maintain the City of Palm Desert's Municipal Code 8.70.100 (On-Site Stormwater Retention), which requires all new developments to retain the 100-year storm flow on-site and/or off-site.

Goal 2. Sewer. Sewer management and facility operations that allow for adequate disposal within the community.

Policies

- 2.1 Sewer system maintenance. Work with the Coachella Valley Water District to ensure sewers are operational and in good working order.

- 2.2 Sewer infrastructure for new development. Require development projects to pay for their share of new sewer infrastructure or improvements necessitated by that development.
- 2.3 Sewer connections. In the event that a sewer line exists in the right-of-way where a lateral line connection is required to serve a lot, require a sewer connection at the time the lot is developed.

Consistency

As mentioned above, the DSSP will incorporate the use of the existing sewer and water facilities and infrastructure near the site and new storm drains to fit extended to tie into existing facilities. The DSSP lines will connect to existing lines beneath Willow Ridge and Desert Willow Drive. All new sewer facilities will be constructed and maintained in accordance with applicable standards.

Goal 3. Water Supply. Ensure a sustainable, clean, long-term water supply.

Policies

- 3.1 Agency coordination. Coordinate on an ongoing basis with the Coachella Valley Water District, and other agencies responsible for supplying water to the region.
- 3.3 Water infrastructure. Maintain existing water infrastructure to protect the supply, quality, and delivery of potable water.
- 3.4 Water infrastructure for new development. Require development projects to pay for their share of new water infrastructure or improvements necessitated by that project.
- 3.5 Recycled Water. Expanded use of recycled water in existing and new development.
- 3.6 Citywide water conservation and efficiency. Encourage and promote community water conservation and efficiency efforts, including indoor and outdoor efforts that exceed CalGreen requirements.

Consistency

The DSSP will incorporate the State's Water demands and conservation measures will include techniques such as the use of low volume irrigation systems and drought-tolerant landscaping. The lagoon and added water features that will be built in the DSSP area will be designed to minimize the use of excessive amounts of water. As required by Water Code Section 10910(f) a Water Supply Assessment was prepared and approved for the DSSP area to assess the condition of the groundwater basin and a sufficiency analysis of the basin to supply the Project area. Coachella Valley Water District (CVWD) adopted the DSSP WSA in 2019 that determined CVWD has sufficient water supplies to meet the demands of the Project for the next 20 years.