



**CITY OF PALM SPRINGS
California**

COLLEGE PARK SPECIFIC PLAN

**(Specific Plan, General Plan
Amendment & Change of Zone No. 5.1232)**



PREPARED FOR

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**COLLEGE PARK SPECIFIC PLAN
AND
COLLEGE OF THE DESERT WEST VALLEY CAMPUS
MASTER PLAN**

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CITY OF PALM SPRINGS COLLEGE PARK SPECIFIC PLAN

I. SPECIFIC PLAN INTRODUCTION

A. Background

In 2007, the City of Palm Springs organized an effort to bring the West Valley Campus (WVC) of the College of the Desert (COD) to the City. The City believed that COD's WVC would add another important dimension to the social, cultural and economic makeup of the community. After competing with other prospective locations, the College of the Desert selected the City's proposal to acquire land in the northern portion of the City from the US Bureau of Land Management (BLM) for the new community college campus. Since that time, the City and COD have been working cooperatively and the City has secured and conveyed the subject 119.37± acres to the College, which is moving forward with a campus master plan. The WVC Preliminary Development Plan has already been prepared and is included as part of Section X of this Specific Plan.

The City has also identified an opportunity to take advantage of the new campus development by extending the campus master planning process to the surrounding neighborhood so that the social, cultural and economic effects of the campus can be optimized. The College Park Specific Plan (CPSP) has emerged as a vehicle to maximize the positive effects of the campus on surrounding lands, and to minimize potential adverse effects. The CPSP provides a specific regulatory structure for land use and development in the CPSP planning area.

The proposed CPSP area is located in the northern portion of the City of Palm Springs, in the Coachella Valley of central Riverside County, California. The planning area encompasses approximately 510 acres and is envisioned as a master plan to facilitate and coordinate development of the COD WVC with adjacent and nearby lands.

The Specific Plan addresses existing development including the Mountain Gate, Desert Highland and Gateway Estates neighborhoods, a diversity of multi-family development, and commercial and industrial uses in the planning area. The CPSP describes the anticipated mix of land uses at the COD WVC site and how these future uses can complement and energize the cultural and economic fabric of the neighborhood, the City and the region. It assures adequate levels of public service and improvements to serve existing land uses, approved but not-yet constructed development, and future planned development on vacant, unentitled lands in the planning area.

The CPSP planning area and vicinity is generally bounded by Highway 111 on the west, the Whitewater/Chino Creek flood control levee on the north, Indian Canyon Drive on the east, and San Rafael Drive on the south. The Specific Plan area constitutes the northern edge of development within this part of the City, is situated approximately one mile north of the Palm Springs Village commercial district and adjoins one of the City's major entry points and landmarks, the Palm Springs Aerial Tramway. The northern portion of the planning area is vacant, while the southern portion includes established residential neighborhoods, with mixed-use, commercial and industrial development combined with vacant parcels of various sizes. Portions of the Specific Plan area, including the proposed campus site, are within a City redevelopment area (RA-6, Highland-Gateway). The site location and the project planning area and Specific Plan site are shown on Exhibit I-1: Regional Map and Exhibit I-2: Project Vicinity Map.

With the exception of the site proposed for development of the COD WVC and alternative energy uses, as well as smaller vacant parcels, the planning area is largely developed. The following provides a brief overview of the planning area. The planning area and context are described in greater detail in Section II of this Specific Plan.

Existing Land Uses

The northernmost portion of the Specific Plan area, most of which is proposed for use as the COD West Valley Campus (see Project Description, below), is comprised of 119.37± acres of vacant lands now owned by COD. Of these lands, 1.21± acres are easements in perpetuity granted to Desert Water Agency (DWA) and its well sites. The DWA well sites are located along the eastern portion of the property, fronting Indian Canyon Drive. The 17.55±-acre James O. Jessie Desert Highland Unity Center site (JOJ), which includes the Desert Highland Park, is located adjacent to the southern boundary of the proposed COD WVC site and north of Tramview Road. Immediately west of the COD WVC lands and south of the flood control levee is a 10-acre strip comprised of two vacant parcels, which are designated for drainage/flood control.

Farther south of the campus site are the existing Mountain Gate, Desert Highland and Gateway Estates neighborhoods. The Mountain Gate development consists of 492 single-family residences and is largely built out. The Desert Highland neighborhood is comprised of 196 single-family residences and 97 vacant lots. Desert Highlands Estates, an extension of the Desert Highland neighborhood, is located westerly of Desert Highlands and includes 72 single-family homes and 2 vacant lots. The Palm Springs Villas II condominium complex (13 buildings) is located farther south in the southwest portion of the Specific Plan area along San Rafael Road and Highway 111.

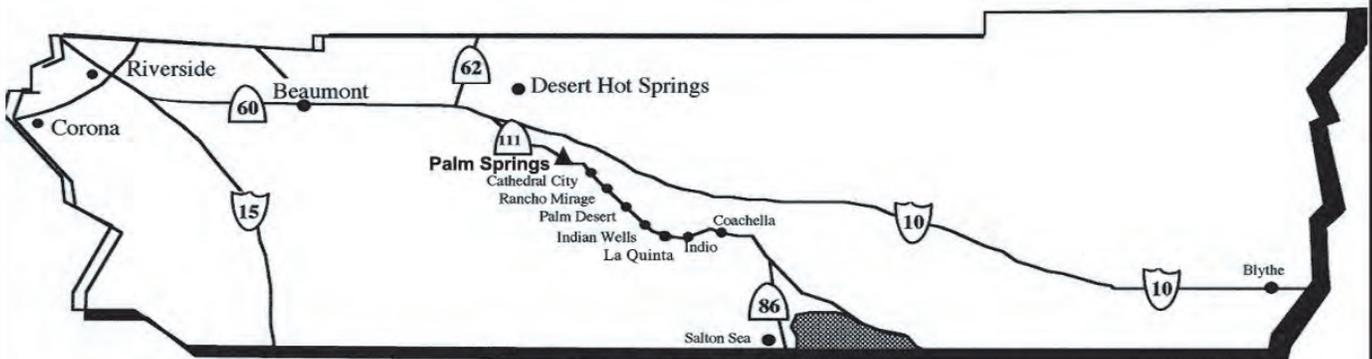
There is limited commercial development in the planning area; it is comprised primarily of retail uses located along the eastern portion of the planning area along Indian Canyon Drive between San Rafael Road and Rosa Parks Road. Commercial development in this area includes a convenience store, fuel service station and a tile and stone retail store. The Specific Plan area extends 120± feet south of San Rafael Road to a distance approximately 0.18 mile west of Indian Canyon Drive; this area is vacant.

The southeastern portion of the area, south of Rosa Parks Road to San Rafael Road, is comprised primarily of a wide mix of smaller commercial-industrial uses and limited single family and multi-family residential. Development in this area is also interspersed with vacant parcels. There are over 45 businesses within this area, including automotive repair and maintenance, automotive towing and storage, equipment repair shops, a metal plating shop, and a metal recycling center.

Surrounding Land Uses

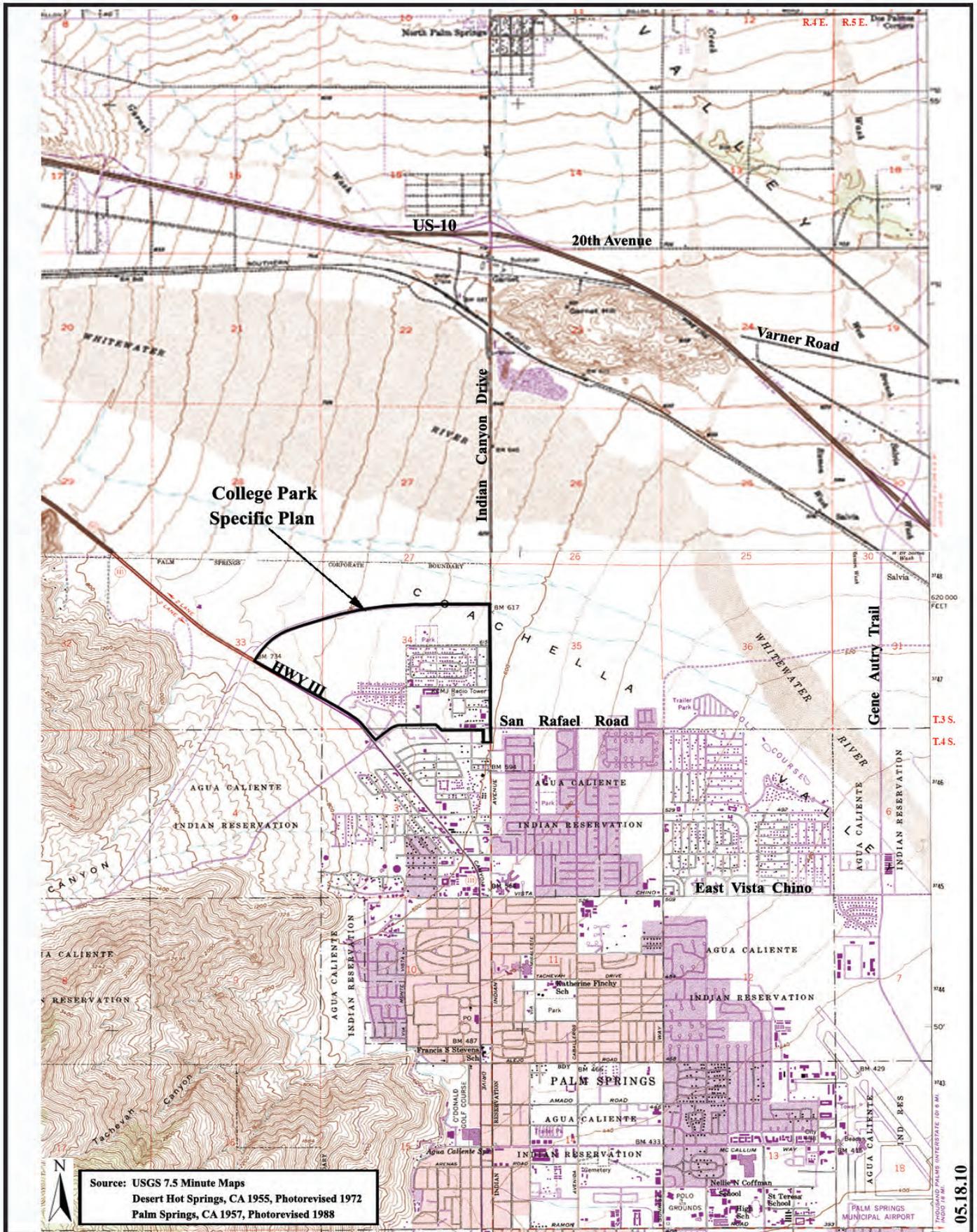
Surrounding lands are comprised of the Chino Creek/Whitewater flood control levee and the associated flood plain to the north, with these vacant lands owned by the Bureau of Land Management and the Coachella Valley Water District. Lands to the east of the planning area include the planned Avalon golf-oriented residential community on the north and the Palermo multi-family residential development farther south and extending to San Rafael Drive. Portions of the latter are still under construction. Neighborhoods south of the planning area are comprised of single and multi-family development, vacant lots, and retail commercial along Indian Canyon Drive. The alluvial fans, foothills and slopes of the San Jacinto Mountains, and the Palm Springs Aerial Tramway access and visitor's center lie to the west, across Highway 111.

CALIFORNIA



RIVERSIDE COUNTY

06.24.10



05.18.10

Summary of Proposed Land Uses

The College Park Specific Plan has been prepared to establish long-term development goals, standards and guidelines for the 510± acre planning area to maximize land use synergies and compatibility. In addition to the Specific Plan, the City is processing the following approvals to facilitate development of this proposed master planned project: General Plan Amendment, Change of Zone, and an Environmental Impact Report (EIR). Land uses in the planning area are expected to remain consistent with the General Plan, however the Specific Plan provides greater detail and a theme of sustainable development, which are designed to stimulate further development and redevelopment in the CPSP planning area.

Land uses proposed through the Specific Plan include the West Valley Campus of COD (see below), the development of additional multi-family housing, development and redevelopment within the industrial park area focused on energy-related businesses (solar and other alternatives sources of energy, energy and water management technologies, building systems and weatherization, and the like). Additional commercial development is also planned, including both convenience and neighborhood-serving development along Indian Canyon Drive. Opportunities for the development of second unit development on existing single-family residential lots is also provided for under the Specific Plan.

COD West Valley Campus

The West Valley Campus of COD is a centerpiece of the development and revitalization effort embodied in the Specific Plan. As previously discussed, the COD WVC site was owned by the US Bureau of Land Management and was purchased by the City and gifted to the College. Primary land uses envisioned for the WVC site include academic buildings with classrooms and lecture halls, laboratories and studios, workshops, administrative offices, student union and associated services, and central plant facilities. The campus will also include a renewable energy park and technology training and testing facility, as well as a business incubator center to bridge academics and technology training with the local business environment and economy.

1. Statutory Authority

Local jurisdictions are authorized to adopt Specific Plans as a tool in the implementation of their General Plan through California Government Code Section 65450 through 65457. The following are the minimum requirements for the contents of a Specific Plan, as set forth in Government Code:

1. Text and diagrams that provide the distribution, location and extent of land uses; the distribution, location and extent of transportation, water, sewer, drainage and other utilities; and the standards and criteria by which these improvements will proceed;
2. Implementation measures including regulations, programs, public works projects and financing measures required to implement the Plan;
3. Consistency analysis to assure that the Specific Plan is compatible with the General Plan.

Government Code allows local jurisdictions to adopt Specific Plans either by resolution or ordinance. The City of Palm Springs Municipal Code provides for adoption by ordinance. A revised Zoning Ordinance has also been prepared as part of this Specific Plan (see Section II), which amends portions of the City's Zoning Ordinance (Ordinance 1294). Therefore, the Specific Plan must be adopted by ordinance (City Municipal Code, Chapter 94.07.01).

2. Relationship to the General Plan

With the adoption of the proposed General Plan Amendment, the Specific Plan will be incorporated into the Palm Springs General Plan, and implements the goals of the General Plan in the subject planning area.

3. Relationship to the Development Code (Zoning)

Upon its adoption, this Specific Plan establishes development standards and guidelines and provides the zoning ordinance for the Specific Plan area. The development standards and zoning ordinance for the College Park Specific Plan are based on the City of Palm Springs Zoning Code. Where development standards differ between the City Zoning Code, the Specific Plan so notes and the provisions in this Specific Plan shall apply. Where the Specific Plan does not provide a standard, the standards of the City Zoning Code shall apply.

The Specific Plan implements land use and zoning designations, which are further discussed in Section II. Relevant portions of the City Zoning Ordinance 1294, as amended, and the Specific Plan Zoning Ordinance, are included as appendices to this document.

B. Constraints and Opportunities

The Specific Plan area has been thoroughly analyzed to identify the environmental, social and economic constraints and opportunities that must be considered in this Specific Plan and the associated EIR. A variety of means have been used to identify these factors, including the preparation of technical background studies for biological and cultural resources, traffic and noise impact analyses, and environmental site assessments for hazardous and toxic materials. A Water Supply Assessment has been prepared to estimate projected water demand in the planning area, and to evaluate the availability of water supplies to serve the planning area, including the COD WVC, as required by state law.

The Specific Plan also includes a qualitative assessment of the social and economic conditions existing in the area, as well as the potential social and economic changes that may result from implementation of the Specific Plan. Substantial effort has been made to accurately and adequately understand and characterize the planning area and to identify synergies and tensions between existing land uses, as well as potential synergies and incompatibilities with proposed uses.

Constraints

The planning area is subject to physical and environmental constraints that are typical throughout the City and the Coachella Valley, including proximity to active fault zones, increasing demand for limited water and energy resources, projected increases in traffic on regional and local roadways, and the impacts of development on open space lands as well as sensitive habitat and species. The region's climate is characterized by temperature extremes and many areas of the valley, including the subject planning area, are subject to high winds and blowing sand.

Constraints specific to the planning area are discussed in further detail where appropriate in this document and are analyzed in the EIR. The planning area is largely built out and vacant lands for future development are primarily limited to scattered parcels and the proposed campus site. Other constraints include proximity of some development lands to sensitive biological resources and the limited occurrence of these resources within the planning area.

The capacity of existing infrastructure to serve future development and the cost and potential impacts associated with extending infrastructure to new development must also be considered. Existing and potential land use compatibility issues between sensitive residential receptors in proximity to commercial and industrial uses must also be addressed.

Opportunities

Opportunities, advantages or benefits common to the planning area, the City and the region include a sophisticated urban environment, access to world class scenic vistas associated with surrounding mountains and desert lands of the valley floor, and access to a wide range of recreational and open space facilities, including parks, trails, and preserves. The region’s climate and meteorological conditions, discussed in terms of constraints above, also provide an opportunity for the development of alternative energy uses, including solar and wind systems.

The Specific Plan area represents a unique opportunity, providing lands for the development of the West Valley Campus of College of the Desert and associated renewable energy park. The College plans a wide variety of academic and technical training programs that are expected to generate a range of benefits to the City and the region. In addition to development of the educational opportunities and additional capacity for alternative energy generation, the campus is expected to provide training in and development of “green” technology businesses and jobs. The College also plans to incorporate three other academic program pillars, including allied health, film/media/communications, and hospitality industries.

A diversity of industry users and industrial space are located within the planning area. Existing commercial establishments, and vacant, approved and planned industrial and business park space will provide a wide range of commerce and job development opportunities for new and expanding companies of small and moderate size. Future industrial and business park development can be tied directly to academic and sustainable technology programs based at the COD campus.

The planning area is also the site of several well-established residential neighborhoods, as well as the recently completed Mountain Gate community. The neighborhood is also served by the James O. Jessie (JOJ) Unity Center and Desert Highland Park, which will be surrounded by the COD campus on three sides. The JOJ center is expected to be a venue for shared community/college activities and programs. These residential neighborhoods offer a rich and diverse context for the establishment of the COD WVC, and serve as a strong foundation on which to build and advance the community and the City’s vision for future economic and social wellbeing and environmental sustainability.

C. Vision Statement and Project Objectives

The primary goal of the College Park Specific Plan is to provide a comprehensive and cohesive planning tool that facilitates development of the College of the Desert West Valley Campus, leverages and optimizes campus development for expanded educational and cultural opportunities, and fosters neighborhood revitalization and economic development in the College Park area of the City.

The College Park Specific Plan objectives include the following:

1. Establish a context and provide development standards and guidelines for the future development of the College of the Desert West Valley Campus, consistent with the City General Plan's goal of providing lifelong learning opportunities for the City's residents.
2. Provide for and facilitate land use and economic synergies between the College of the Desert West Valley Campus and surrounding lands that enhance and improve the social and economic well being of the planning area, the City and the region.
3. Provide a community vision and plan that considers and integrates all aspects of sustainable communities in land use, transportation, energy/water/materials use, and environmental quality, and that furthers the City's Path to Sustainability.
4. Provide enhanced development opportunities and guidance for new residential, commercial, industrial/business park and institutional development that supports existing, approved and future land uses.
5. Provide a community planning document that expands economic resources, creates new jobs in renewable energy and other sustainable technologies, and improves the social, cultural and economic environment of the Specific Plan area.
6. Provide development standards and guidelines that will enhance community and neighborhood cohesiveness within the Specific Plan area.
7. Encourage the development of land uses that address community needs, are accessible, and which enhance and protect the public health and safety of residents, businesses, and College students and staff.
8. Provide guidance for the development of coordinated and adequately sized infrastructure to serve the development potential of the Specific Plan area.

D. Purpose and Format of the Specific Plan of Land Use

The purpose of the College Park Specific Plan is to provide a balanced and compatible mix of land uses within the planning area, facilitate the development of the COD WVC and associated alternative energy generation, and support existing and new employment opportunities in the planning area and the City of Palm Springs. The Specific Plan is intended to design and implement a well-planned project that is consistent with the goals and objectives of the City's General Plan and this Specific Plan, which includes the COD WVC Master Plan. The Specific Plan land use designations are shown in Table I-1; these are discussed in greater detail in Section II of this Specific Plan.

1. Format

This document is organized into sections that address a hierarchy of specific issues. Included throughout the document are exhibits and tables that further illustrate and explain the various components of the Specific Plan. In addition to this section, which provides an introduction to the Specific Plan, Section II further describes the land use designations established in this Specific Plan. It sets forth overall development standards and permitted uses for the project. Sections III through VII describe the master plans for the balance of the Specific Plan site, including circulation, drainage, landscape, water and sewer, and public facilities. Section VIII provides land uses and development standards and guidelines for special treatment areas within individual planning areas.

Overall project design guidelines are described in Section IX. Section X describes the existing social and economic context of the planning area, and addresses economic initiatives that the Specific Plan is expected to facilitate. Among these are WVC COD partnerships and training and development opportunities. The Specific Plan also explores funding and other mechanisms that may be available to homeowners for energy efficiency improvements, such as weatherization and the incorporation of alternative energy systems. Section XI provides a detailed description of the College of the Desert West Valley Campus master plan; this section includes discussions and illustrations of campus circulation and utility service systems plans and design guidelines.

E. Project Summary

The proposed College Park Specific Plan provides for construction of the COD West Valley Campus and associated alternative energy generation facilities, as well as proposing the future development of new multi-family residential, commercial and business park uses. The Specific Plan represents an integrated planning tool for the aforementioned COD WVC and other proposed development with existing communities represented by the Mountain Gate, Desert Highland and Gateway Estates neighborhoods as well as existing and approved single and multi-family residential, commercial and industrial development.

In addition to the Specific Plan of Land Use, the City is processing a General Plan Amendment and Change of Zone. The City has already entered into Property Transfer and Development Agreement (PTDA) with the Desert Community College District (see Appendix A). The proposed land use plan is shown in tabular format on Table I-1, below, and is illustrated on Exhibit II-3, CPSP Land Use Designations. To simplify the planning process, the Specific Plan area has been divided into ten planning areas (PAs), which are generally based on land use as well as location. The location of each planning area is shown on Exhibit I-3, Project Planning Areas. The preliminary land use plan for the COD West Valley Campus is further described in Sections II and III of this document; also see Table I-2, below.

City of Palm Springs/College Park Specific Plan
Section I: Introduction

**Table I-1
Preliminary Land Use Table
College Park Specific Plan**

Existing Development						
	Dev. AC	Vacant AC	Total AC	Existing Units	Unbuilt Units¹	Total Units
Residential						
Single-Family Residential (PA 4, PA 8, PA 9) ²			224.5	763	137	900
Multi-Family Residential (PA 4, PA 7) ²			53.1	608	0	608
Residential Subtotal			277.5	1,371	137	1,508
Commercial, Industrial and Business Park						
				Existing SF	Unbuilt SF	Total SF
Commercial (PA 3, PA 5) ³	2.4	8.1	10.5	9,000	0	9,000
Industrial (PA 5) ⁴	42.0	15.9	57.9	951,803	185,060	1,136,864
Business Park (PA 5) ⁵	3.2	3.8	7.0	72,031	0	72,031
Commercial, Industrial and Business Park Subtotal	47.6	27.7	75.4	1,032,834	185,060	1,217,895
Parks & Open Space						
JOJ Center (PA 2) ⁶	17.6	0.0	17.6	14,810	0	14,810
Parks & Open Space Subtotal	17.6	0.0	17.6	14,810	0	14,810
Other Uses						
DWA Well Sites (PA 1)	1.2	0.0	1.2			
Institutional ⁷ (PA 1)	0.0	118.2	118.2			
Drainage/Open Space	6.0	13.8	19.8			
Existing Other Uses Subtotal	7.2	132.0	139.2			
Existing Development Total			510			
Approved Development						
	Dev. AC	Vacant AC	Total AC	Existing Units	Approved Units	Total Units
Multi-Family Residential ⁸ (6.1 - 15 du/ac) (PA 5)	0.0	4.5	4.5	0	59	59
				Existing SF	Approved SF	Total SF
Commercial (PA 3) ⁹	0.0	3.0	3.0	0	38,000	38,000
Industrial (PA 5) ¹⁰	0.0	6.5	6.5	0	101,544	101,544
Commercial/Industrial Subtotal	0.0	9.5	9.5	0.0	139,544	139,544
Approved Development Total			14.0			
Proposed Development						
	Dev. AC	Vacant AC	Total AC	Existing Units	Proposed Units	Total Units
Multi-Family Residential (6.1-15 du/ac) (PA 4, PA 6, PA 7) ¹¹	0.0	12.4	12.4	0	235	235
Residential Subtotal	0.0	12.4	12.4	0	235	235
				Existing SF	Proposed SF	Total SF
COD WVC ¹² /Alternative Energy ¹³ (PA 1)	0.0	118.2	118.2	0	650,000	650,000

**Table I-1
Preliminary Land Use Table
College Park Specific Plan**

Commercial/Business Park						
Commercial (PA 3) ¹⁴	0.0	3.9	3.9	0	44,170	44,170
Business Park (PA 5) ¹⁵	0.0	3.8	3.8	0	44,928	44,928
Commercial/Business Park Subtotal	0.0	7.7	7.7	0	89,098	89,098
Proposed Development Total			138.3			
PROJECT TOTAL			510			

¹For existing residential development, "unbuilt" units are subdivided but vacant lots. The potential for future development of these lots by individual property owners is provided for in the Specific Plan, based on development standards and design guidelines set forth in the Specific Plan.

²Existing single-family residential development includes Desert Highland, Gateway Estates and Mountain Gate neighborhoods, and 32 @ Agave, currently (2009) under construction. Existing multi-family residential includes Palm Springs View Apartments, Palm Springs Villas II Condominiums, and approximately 12 unnamed multi-family units in and near the Desert Highland neighborhood.

³Existing commercial development includes a Valero Gas Station, Julian's Market, and Roman Marble and Tile. Square footage based on Terra Nova staff estimates from Riverside County GIS mapping and review of high resolution aerial photographs.

⁴Existing industrial development includes all existing non-residential development in PA 5 except the Valero Gas Station, Julian's Market and Roman Marble and Tile (as of September 2009), and existing business park uses (see also Note 5, below). It includes all service industrial uses. Any approved development, whether fully or partially constructed, is included under the "Approved Development" portion of this table. Existing SF based on review of Riverside County GIS and APN mapping along with high resolution aerial photographs to obtain an average lot coverage for existing development. Average FAR 0.52. "Unbuilt SF" based on approx. 8.17 acres of vacant lots that will build out at an average FAR 0.52.

⁵Existing business park development includes the Radio Road Business Park on 3.2 acres at the southwest corner of Radio Road and McCarthy Road in PA 5. Any proposed development is included under the "Proposed Development" portion of this table.

⁶James O. Jessie Desert Highland Unity Center square footage includes 13,242 sf JOJ Center and approximately 1,568 sf Even Start Center (separate modular unit).

⁷COD WVC acreage based on total site acreage of 119.37 acres, less 1.21 acres dedicated to DWA well-sites. Total acreage includes 3.26 acres of future Sunrise Parkway right-of-way dedication.

⁸Approved residential development includes the Rosa Gardens (59 units) affordable housing project at the northwest corner of McCarthy Road and Radio Road (PA 5).

⁹Approved commercial development includes Palm Springs Gardens (approximately 38,000 square feet) at the northwest corner of Indian Canyon Drive and Rosa Parks Road (PA3).

¹⁰Approved industrial development includes Desert Oasis Industrial Lofts (approximately 101,544 square feet) between San Rafael Road and Radio Road, east of McCarthy Road (PA5).

¹¹Specific Plan-proposed residential development includes McCarthy Place (5.1 ac @ 15 du/ac, 77 units) at the northwest corner of McCarthy Road and San Rafael Road (PA 7); San Rafael Gardens (7.3 ac @ 8 du/ac, 58 units) at the southwest corner of San Rafael Road and Indian Canyon Drive; and Desert Estates Studio units (approximately 100 2nd story-over-garage units) within the Desert Highland neighborhood.

¹²For detail of proposed College Uses, please see Table I-2, below. College site includes 101.2 acres purchased by City from BLM and gifted to COD, along with 13.64 acres of City parklands gifted to COD. Approximately 3.26 acres of future Sunrise Parkway right-of-way dedication included in total COD acreage.

¹³Photovoltaic installations.

¹⁴Specific Plan proposed commercial development includes Plaza del Mundo retail development (approximately 44,170 square feet on 3.9 ac; 41,962 square feet of GLA) at the southwest corner of Indian Canyon Drive and Tramview Road (PA 3). Commercial retail square footage based on FAR 0.26. Assumes 95% of building area as GLA. May include multi-story buildings. Max FAR 0.35.

¹⁵Specific Plan-proposed business park development includes Agave East Business Park (2.12 acres, approximately 24,934 square feet) south of Rosa Parks Road at Granada Avenue, and Agave West Business Park (1.7 acres, approximately 19,994 square feet) south of Rosa Parks Road at El Dorado Boulevard. Business park development square footage based on FAR 0.27. May include multi-story buildings. Max FAR 0.35.

Source: Preliminary Land Use Plan, Terra Nova Planning & Research, Inc., May, 2010.

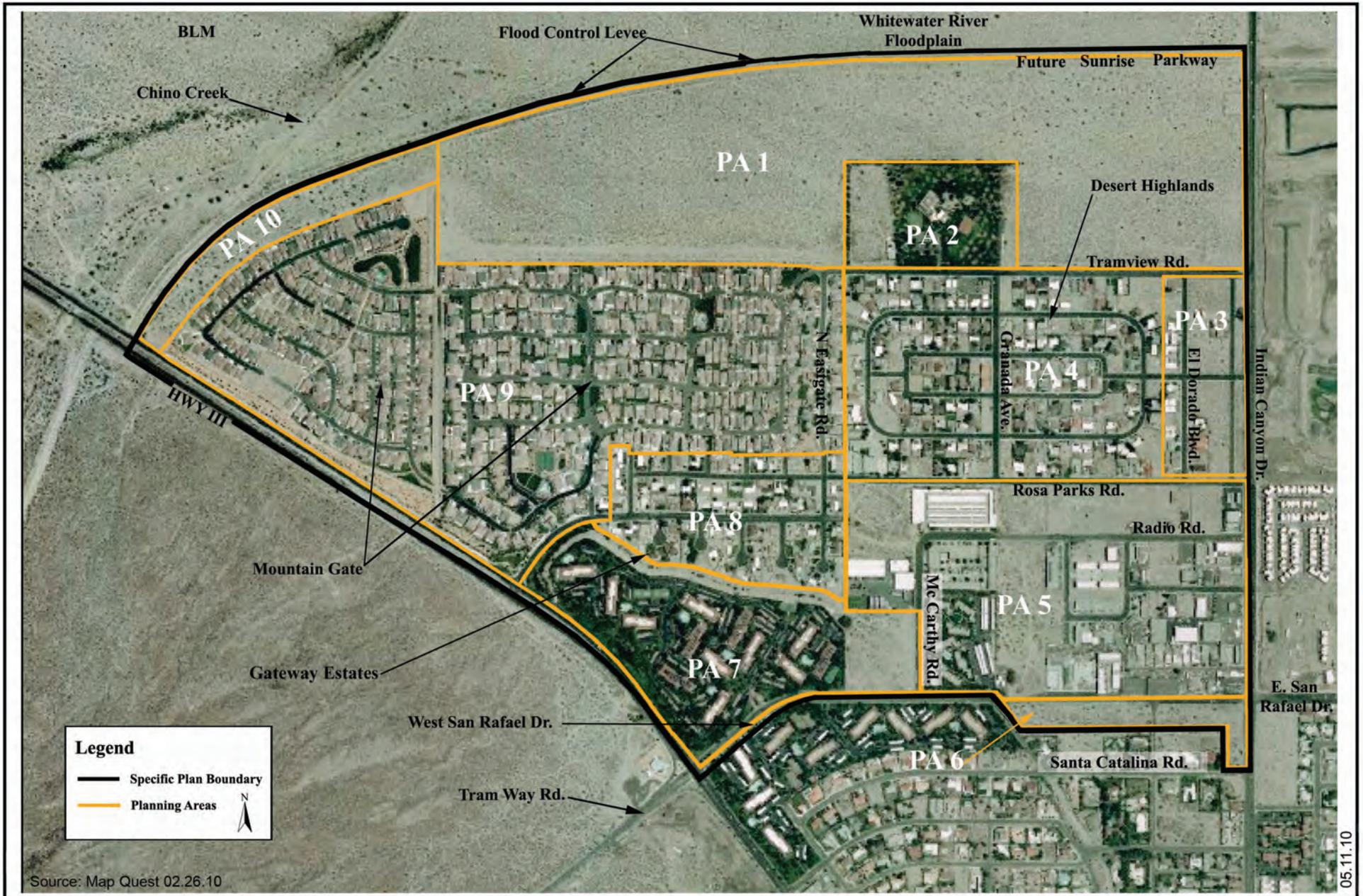
Table I-2
Preliminary Land Use Table
College Park Specific Plan - COD West Valley Campus

Planned Development						
	Vacant AC	Developed AC	Total AC	Existing SF	Unbuilt SF	Total SF
COD West Valley Campus¹						
Core COD Campus/Alternative Energy				0	420,000	420,000
Business Incubator				0	230,000	230,000
COD West Valley Campus Total			118.2	0	650,000	650,000

¹Campus acreage includes 3.26 acres of right-of-way for future Sunrise Parkway, and parking and roadways. It excludes 1.21 acres used by DWA well sites.

²Based on core campus facilities of approximately 65 sf per student and a buildout full-time equivalent (FTE) student population of 10,000.

Source: Preliminary project description prepared by PPV, September 11, 2009.



Approved Development

In addition to existing uses described in the Introduction to this section, there are several approved development plans within the planning area. These include multi-family residential, commercial and industrial uses. The locations of these approved projects are shown on Exhibit I-3.

Approved residential development is comprised of the Rosa Gardens affordable housing project to be developed by the Coachella Valley Housing Coalition. This approved project provides for 59 multi-family dwelling units in PA 5 near the southeast corner of Rosa Parks Road and Eastgate Road.

Approximately 38,000 square feet of commercial development has been approved for development of the Palm Springs Gardens retail commercial project in PA 3, north of Rosa Parks Road to Coronado Avenue along Indian Canyon Drive. The approved Desert Oasis Industrial Lofts project provides for approximately 101,554 square feet of industrial development in PA 5, west of North Anza Road between San Rafael Road and Radio Road.

Proposed Development

The CPSP planning area has been planned to optimize available land use synergies and provide for residential, institutional, commercial and industrial/business park development as integrated neighborhoods. The COD West Valley Campus is both an integral part of neighborhood integration and revitalization, but also a catalyst for the social, cultural and economic revitalization of the planning area and the region. The Specific Plan provides for the preservation and integration of existing public and private community facilities, such as the JOJ Center, as well as neighborhood centers such as churches.

Institutional: COD West Valley Campus

As shown in Table I-2, above, there are two primary components to the proposed COD West Valley Campus. The first is the core campus that will include academic facilities, including classrooms and laboratories, administrative and support buildings, and renewable energy installations, which are envisioned as solar arrays. The core campus is expected to include approximately 420,000 square feet of building space and approximately 50± acres of alternative energy facilities.

The second major component is a campus-related business incubator comprised of approximately 230,000 square feet of offices, shops and labs, and sustainable demonstration and exhibition space. The incubator is currently envisioned to incorporate a green park with research & development and training facilities for renewable energy and other sustainable technologies; support retail facilities; and other partnership uses to support COD's curricula, including those associated with allied health, the hospitality industry and film/media/communications. The COD WVC master plan and campus program is described in greater detail in Section X of this document.

Residential

Proposed new development includes up to approximately 231 multi-family units, of which 77 units will be located in PA 8 at the northwest corner of San Rafael Road and McCarthy Drive, and 54 units will be located in PA 6 along the southside of San Rafael Road west of Indian Canyon Drive. Up to 100 units are envisioned in the Desert Highland neighborhood in PA 3, as second-story garage studio units associated with single-family residential units throughout the neighborhood.

It should be noted that vacant lots within existing residential neighborhoods, including Desert Highlands, Gateway Estates and Mountain Gate, are considered an existing use that is accounted for in Table I-1, above, under Existing Development, Unbuilt Units. The Specific Plan assumes that these 137 currently vacant single-family lots parcels located in PAs 4, 8 and 9 will develop as single-family homes based on the applicable land use designation.

Commercial and Business Park

Proposed non-residential development includes additional commercial and business park development. Approximately 44,170 square feet of commercial development is proposed along Indian Canyon Drive north of Corozon Avenue and south of Tramview Road. This development is envisioned for primarily retail uses, and the concept is further described in Section II.

A new land use designation, Business Park, has been provided in the Specific Plan area to recognize an existing business park and to facilitate development of two new business parks between Radio Road and Rosa Parks Road. These are tentatively referred to as the Agave East and Agave West business parks, which will lie east and west of the 32@Agave residential development currently under construction. The two proposed business park developments may provide 19,994 square feet and 24,934 square feet of development, respectively. A portion of this new commercial and business park space is expected to be associated with the development of sustainable technology and business incubator facilities that will complement and support the COD WVC curricula and initiatives in these areas.

Planning Area Access

The CPSP planning area is approximately 2.5 miles south of U.S. I-10 and its aforementioned interchange with Indian Canyon Drive. Regional travelers to Palm Springs from the west of the valley will primarily exit U.S. I-10 south at the Palm Springs/Highway 111 exit and secondarily use the Indian Canyon Drive exit. Local access will continue to be from surrounding arterial roadways, including the aforementioned Indian Canyon Drive and Highway 111, as well as existing San Rafael Drive, Vista Chino and Sunrise Way. Future access could also be provided with the future Sunrise Parkway between Sunrise Way on the east and Highway 111 on the west, although the functional value of this future roadway is being further assessed and its construction west of Indian Canyon Drive is uncertain. The COD campus site will also rely on its own internal system of drives and lanes scaled to serve internal land uses, provide safe and efficient movement within the campus, and provide for a variety of non-motorized travel opportunities. The location and design of points of ingress and egress for the campus and all future development are also important considerations.

There are several points of access to the existing neighborhoods and commercial and industrial development in the College Park Specific Plan area. The Mountain Gate neighborhood is accessible via West Gateway Drive that extends easterly off of Highway 111. Access to the Desert Highland neighborhood is primarily taken from Rosa Parks Road, which extends to the west from Indian Canyon Drive; access to this portion of the planning area is also available from Tramview Road at Indian Canyon Drive.

Existing commercial and residential development south of Rosa Parks Road is accessed by Rosa Parks Road via Indian Canyon Drive. Access to commercial and industrial development is also taken from San Rafael Road at Indian Canyon Drive. Internal circulation in the industrial park area is provided by Radio Road, McCarthy Road, Anza Road and San Rafael Place.

Regional access to the CPSP planning area is via Indian Canyon Drive on the east and connecting the area with the urban areas of the cities of Palm Springs and Cathedral City to the south and southeast, and the Desert Hot Springs area on the north. Regional access via Indian Canyon Drive will also be supported by US Interstate-10 and its imminent interchange upgrade at Indian Canyon Drive. Highway 111 to the west will provide additional regional access.

F. Project Location

The subject project site is located in the corporate limits of the City of Palm Springs in the Coachella Valley of central Riverside County, California. The project area is generally bounded on the west by Highway 111, on the south by San Rafael Road, on the east by Indian Canyon Drive, and on the north by the Whitewater/Chino Creek flood control levee and future Sunrise Parkway. The planning area can also be described as all of the southeast $\frac{1}{4}$, a portion of the southwest $\frac{1}{4}$, all of the south $\frac{1}{2}$ of the northeast $\frac{1}{4}$, and a portion of the south $\frac{1}{2}$ of the northwest $\frac{1}{4}$ of Section 34, Township 3 South, Range 4 East; a portion of the northeast $\frac{1}{4}$ of the northwest $\frac{1}{4}$, a portion of the northwest $\frac{1}{4}$ of the northeast $\frac{1}{4}$, and a portion of the northeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of Section 3, Township 4 South, Range 4 East of the San Bernardino Baseline and Meridian.

G. Summary of Specific Plan Process

In accordance with the City of Palm Springs' established review process for entitlement of development projects, the City has conducted design charrettes and public scoping meetings to test and establish project parameters. These are reflected in the various design and engineering exhibits and reports, including those in this Specific Plan document.

The proposed Specific Plan is considered a "project" under the California Environmental Quality Act (CEQA). As the CEQA lead agency for this project, the City has determined that an Environmental Impact Report (EIR) will be prepared and transmitted to all responsible and trustee agencies, and all other interested parties. The preparation of the project EIR has proceeded concurrently with the consideration of development issues and design solutions. This iterative process is further discussed below and in the project EIR. The EIR is subject to review and certification by the City Council prior to the Council's consideration of adoption of the Specific Plan. The Desert Community College District will act as a Responsible Agency under CEQA and will utilize the subject Specific Plan and its EIR to adopt master plans and processes for the future COD West Valley Campus.

H. Compliance with the California Environmental Quality Act

As noted, the City has identified the preparation of this Specific Plan as a "project" under the California Environmental Quality Act (CEQA), and in compliance with CEQA, has prepared an Initial Study. Based on the Initial Study, it was determined that the Specific Plan has a potential to significantly impact the environment, and that an EIR must be prepared. Therefore, the City circulated a Notice of Preparation (NOP) of an EIR to all responsible and trustee agencies, as well as utilities and service district, and other parties of interest. All comments received in response to the NOP have been considered and are incorporated into the EIR.

The EIR is circulated to all responsible and trustee agencies, and all other interested parties for a period of 45 days; comments received in response to the EIR are considered in the Response to Comments prepared for the Planning Commission and the City Council. The City Council must consider and take action on the certification of the Final EIR at a public hearing. The certified EIR (Final EIR) and approved Specific Plan will together constitute mitigation for any potential impacts identified during the CEQA review process.

I. General Plan Consistency

With the adoption of the proposed General Plan Amendment, the Specific Plan will be incorporated into the General Plan and be consistent with its goals and policies. An analysis of consistency with the General Plan is addressed in each section of the Specific Plan. The CPSP Environmental Impact Report also sets forth relevant General Plan goals and policies, which are addressed in their respective sections.



**College Park Specific Plan
Existing, Approved and Proposed Development
Palm Springs, California**



Exhibit

I-4

02.04.10

CITY OF PALM SPRINGS

COLLEGE PARK SPECIFIC PLAN

II. SPECIFIC PLAN LAND USE AND DEVELOPMENT STANDARDS

A. Introduction

The vision and community concept, land use designations and development standards proposed for the Specific Plan area are described in this section.

As described in Section I, the College Park Specific Plan area is located in the northern portion of the City of Palm Springs in the western Coachella Valley in central Riverside County. The Specific Plan area totals approximately 510 acres, of which 130± acres remain undeveloped. The planning area includes the 119.37± acre College of the Desert West Valley Campus (COD WVC) site, which will also be subject to its own master planning process. The campus site is a land purchase by the City from the Bureau of Land Management; upon the City's acquisition of these lands they will be transferred to the Desert Community College District.

The Specific Plan establishes land use designations in the planning area that facilitate development of the COD West Valley Campus and alternative energy generation, and provides a comprehensive land use plan for existing, approved-but-not-yet-constructed, and proposed development in the planning area. It integrates the proposed campus with existing development and establishes a development context that supports and optimizes the benefits from the College of the Desert West Valley Campus, providing well-planned and integrated long-term growth and prosperity.

The City General Plan recognizes the value of Specific Plans in providing for standards and guidelines in response to special conditions and goals unique to a particular area. The General Plan Land Use Element acknowledges the importance of a balanced mix of land uses, including residential, commercial, industrial and institutional development to serve the community and provide a solid economic base for the City. It also recognizes the importance of renewable resources, including solar and wind energy, and encourages the establishment and expansion of generation facilities. Finally, the General Plan is declarative of the potential benefit to the City’s residents and business community from an institution of higher learning in the City, and endorses the institutional designation on lands proposed for the COD campus “to provide new learning and training opportunities that are currently offered elsewhere” and “to assist in developing an educated and skilled workforce for the businesses in Palm Springs”¹.

City Approvals

As discussed under Project Description, below, approval of the subject Specific Plan also involves the processing of a General Plan Amendment, Change of Zone, and City/COD Agreement. An Environmental Impact Report (EIR) has also been prepared to assess the potential effects associated with development of the proposed Specific Plan; the EIR is subject to certification by the City.

Property Transfer and Development Agreement

The City has processed a Property Transfer and Development Agreement (PTDA) with the Desert Community College District² to establish the terms and conditions for the land transfer/gift from the City to the District. Development Agreements are provided for under California law³, and are intended to ensure an equitable and efficient development process for the local jurisdiction, the project applicant and the public. PTDA’s may establish land uses and development standards. They may also provide for conditions, restrictions and requirements for subsequent discretionary actions and set deadlines by which various phases must be completed. California law requires that they must be consistent with the jurisdiction’s General Plan.⁴ In Palm Springs, PTDA’s are adopted by ordinance⁵. This Specific Plan further discusses the funding mechanisms by which public improvements within the Specific Plan area may be financed; this discussion is included in Section VII.

General Plan Amendment (GPA)

California Government code⁶ establishes the basis for General Plan Amendments, which provide for land use designations and roadway classifications that are consistent with the local General Plan and the proposed uses on the Specific Plan site.

Table II-1 shows current land use designations within the Specific Plan area. These land use designations are generally consistent with the existing land uses, and are largely retained under the Specific Plan, with a few exceptions. The Specific Plan and GPA amend the land use designations to those shown on the Preliminary Master Land Use Plan on Exhibit II-2.

¹ “Palm Springs General Plan Land Use Element,” adopted October 2007.

² "Property Transfer and Development Agreement" City of Palm Springs, Palm Springs Community Redevelopment Agency and the Desert Community College District. July 2010

³ Government Code Sections 65864 through 65869.5.

⁴ Op. Cit.

⁵ Palm Springs Municipal Code 94.08.00, A.13(c).

⁶ California Government Code Sections 65450 et. seq.

The GPA also amends the General Plan Circulation Element for the segment of the Sunrise Parkway that is proposed between Indian Canyon Drive and Highway 111. The General Plan classifies this roadway segment as a Secondary Thoroughfare (4-lane divided, 88-foot right of way) at buildout. The General Plan Amendment changes the classification to Collector (2 lane divided, 66 foot right-of-way). The GPA is subject to approval by Palm Springs City Council.

Change of Zone

The City General Plan Land Use Element recognizes the value of Specific Plans as a means of implementing the General Plan and contains provisions for a Specific Plan Zone.⁷ Current zoning designations in the Specific Plan area are listed in Table II-2. A Change of Zone is being processed as part of the Specific Plan approval to designate the subject property as a Specific Plan zone. Within the Specific Plan area, zoning designations in discrete planning areas will be those shown on Exhibit II-4, Proposed Zoning Designations. As required by California code, uses permitted under the zoning designations on the subject property are consistent with the land use designations established by the College Park Specific Plan and General Plan Amendment, and with the Palm Springs Zoning Ordinance (No. 1294, as amended).

The College Park Specific Plan establishes refined land use parameters, and applicable zoning designations that are adopted as an amendment to the City Zoning Ordinance 1294. The development standards for each type of land use in the proposed Specific Plan area are further discussed elsewhere in this section.

Determining Specific Plan Substantial Conformance

In the event that a proposed use has not been specifically listed as being permitted within the Specific Plan, the Planning Commission is empowered to make a determination of substantial conformance based on whether the use is 1) consistent with the intent of the Specific Plan and 2) compatible with other listed permitted uses.

Should future proposed projects within the College Park Specific Plan vary to some degree from development standards established by the Plan, the Director of Planning Services shall be authorized to interpret or modify such standards. The Director's authority is limited to interpretations of existing language and modifications of existing standards to no more than 10%. Such interpretations and modifications may not be used to exceed the intensity of development allowed by the Plan, introduce uses not allowed by the Plan, alter the Plan's circulation or access standards, or reduce other design standards and guidelines. Such interpretations and modifications will not require an amendment to the Specific Plan, but may be appealed to the Planning Commission.

Any person aggrieved by a decision of the Planning Commission may appeal that decision to the City Council.

Where the standards set forth in the Specific Plan differ from Ordinance 1294, they shall be controlling, as set forth in this section of the College Park Specific Plan.

⁷ "Palm Springs General Plan Land Use Element," adopted October 2007.

1. Current Land Use and Zoning Designations

Current Land Use Designations

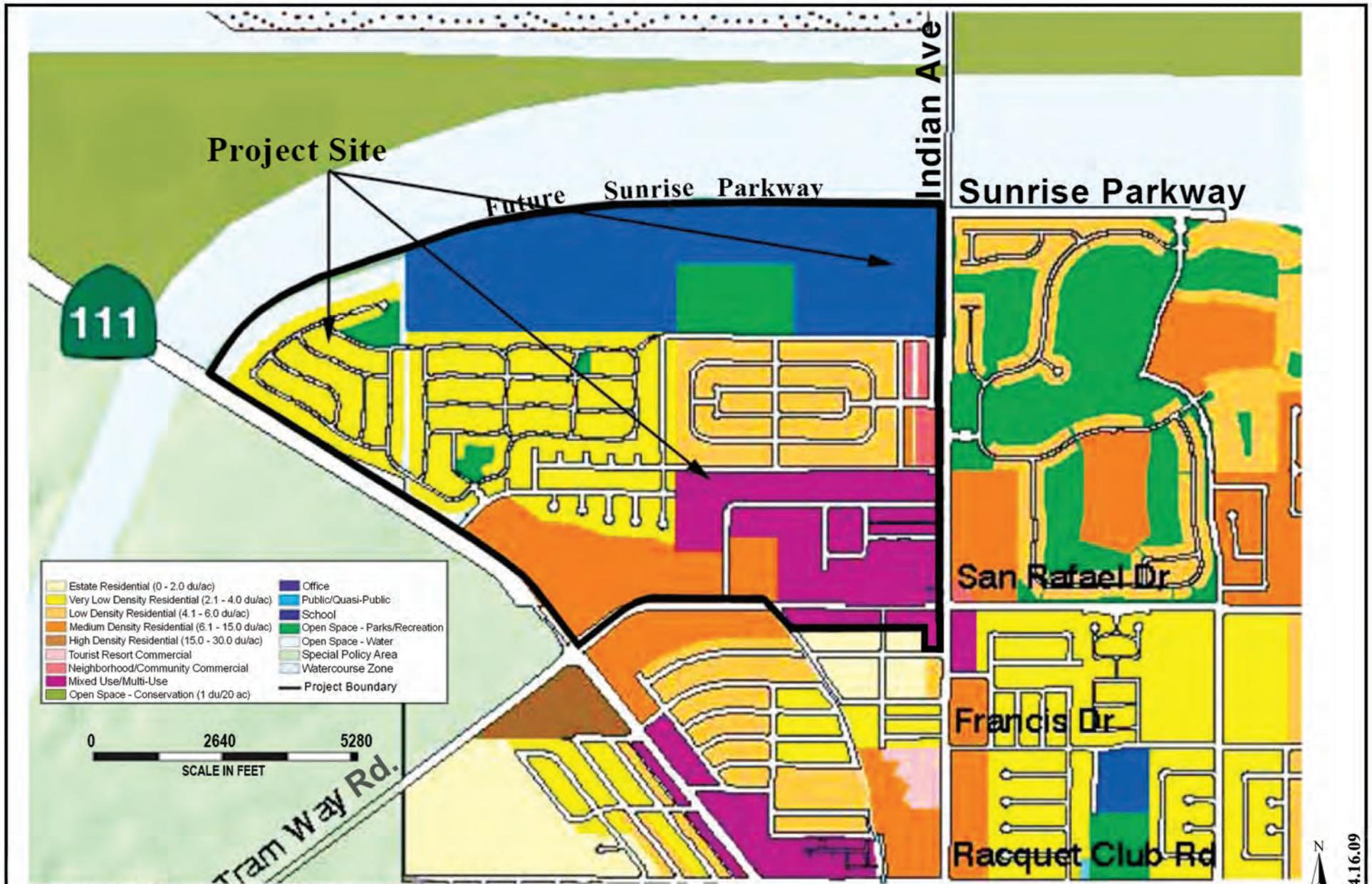
The College Park Specific Plan planning area is within and subject to the provisions of the City of Palm Springs General Plan. There are several General Plan land use designations in the planning area. These are listed on Table II-1, below. Current land use designations for the Specific Plan planning area and surrounding lands are shown on Table II-1, General Plan Land Use Designations.

Table II-1 College Park Specific Plan Current General Plan Land Use Designations	
Land Use	Description
Residential	
Very Low Density Residential (2.1 to 4.0 du/ac)	The most prevalent land use designation within the City, representing single-family detached residential development. Lot sizes in this land use designation generally range from 16,500 to 8,500 square feet.
Low Density Residential (4.1 to 6.0 du/ac)	Similar to the Very Low Density Residential designation, the Low Density Residential designation also represents “typical” single-family detached residential development. This designation accommodates typical lot sizes ranging from 10,000 to 8,000 square feet.
Medium Density Residential (6.1 to 15.0 du/ac)	This residential land use category accommodates a range of residential housing types, including single-family attached, single-family detached, patio homes, duplexes, townhomes, multiple-family, and mobile home projects.
Mixed Use	
Mixed Use/Multi Use (Max. 15 du/ac for residential; max. 0.50 FAR for non-residential uses)	Specific uses intended in these areas include community-serving retail commercial, professional offices, service businesses, restaurants, daycare centers, public and quasi-public uses. Residential development at a maximum density of 15 units per acre is permitted; planned development districts may allow residential densities up to 30 du/ac and also ensure that all proposed uses are properly integrated and allow the implementation of development standards that are customized to each site.
Commercial	
Neighborhood/Community Commercial (0.35 FAR)	Areas designated Neighborhood/Community Commercial provide an opportunity for convenience commercial uses that serve adjacent residential neighborhoods. The commercial opportunities created under this designation are intended to be an integrated element of the neighborhood, providing to nearby residents services such as dry cleaners, grocery stores, bakeries, bank and post office branches, bookstores, drugstores, and smaller-scale restaurants. Harmonious relationships between these commercial uses and adjacent residential uses shall be achieved through compatibility of site design, building scale, pathways and circulation design, and architectural treatment of structures.

Table II-1
College Park Specific Plan
Current General Plan Land Use Designations

Land Use	Description
Institutional	
School	The School designation applies to existing public schools and larger private schools at the elementary, junior high, and high school levels. Facilities that conduct courses at the collegiate level are also included in this designation. The Land Use Plan identifies existing school facilities and areas that provide future higher education land use opportunities.
Open Space	
Open Space – Water	Areas designated as Open Space–Water are reserved for flood control or drainage facilities only. Properties under this designation fall within the 100-year flood zone as established by the adoption of Federal Emergency Management Agency (FEMA) flood maps and are subject to sporadic flooding and other hazards in the event of a 100-year flood. No habitable structures are permitted within these areas.
Open Space - Parks/Recreation	This designation is used for regional, local, and neighborhood parks, community centers, public and private golf courses, and any recreational facility operated by a public or quasi-public agency. These areas are intended for “active” recreational uses.
Source: City of Palm Springs General Plan, adopted October 2007.	

The following exhibit depicts the post-CPSP approval General Plan land use designations in the Specific Plan planning area.



Source: Palm Springs General Plan Land Use Map, 10.24.07

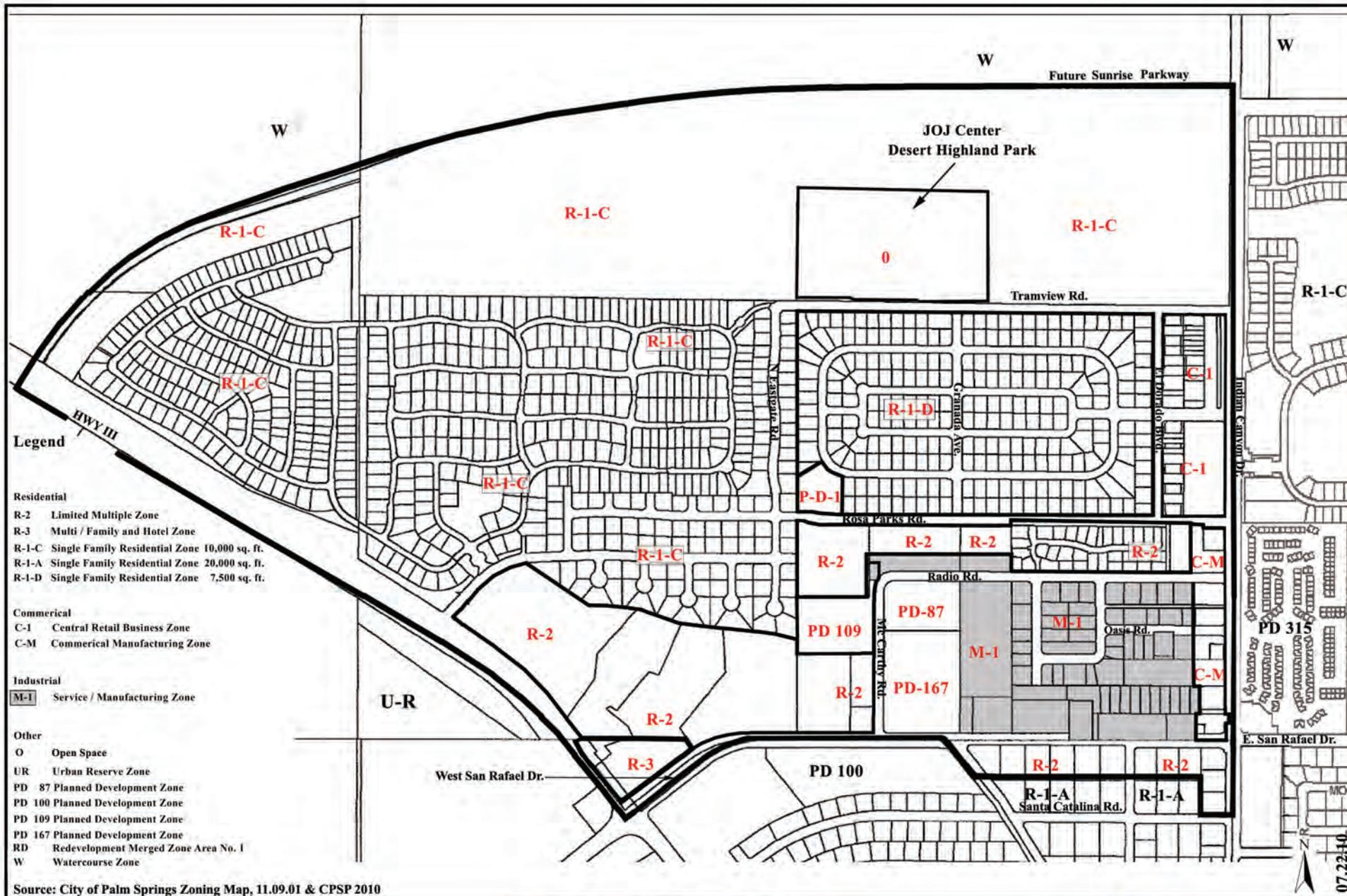
Current Zoning Designations

Current zoning designations assigned to planning area lands are meant to further elaborate the intent and to implement the General Plan. As with land use, there are several zoning designations applied to these lands, which are set forth and described below in Table II-2.

Table II-2 College Park Specific Plan Current City Zoning Designations	
Zoning Designation	Description
R-1: Single-family residential zones.	Five (5) single-family residential zones (R-1-AH, R-1-A, R-1-B, R-1-C, R-1-D) have been established to provide a variety of low-density housing types and neighborhoods. Development standards are designed to provide protection and enhancement of the natural and urban setting consistent with the goals of the general plan.
R-2: Limited multiple-family residential zone	The R-2 zone is intended to provide for the development of medium-density multiple-family residential uses.
Commercial/Industrial Zones	
C-1: Retail business zone	The C-1 zone is intended as a business district, primarily retail business in character, with related hotels, service, office, cultural and institutional uses.
C-M: Commercial manufacturing zone	The C-M zone is intended for heavy commercial and certain light industrial uses, particularly service industries for commercial, hotel and industrial uses.
M-1: Service/manufacturing zone.	<p>A. The “M-1” service/manufacturing zone is intended to provide for the development of service industries for commercial and hotel uses and for industrial uses which include fabrication, manufacturing, assembly or processing of materials that are in already processed form and which do not in their maintenance, assembly, manufacture or plant operation create smoke, gas, odor, dust, sound, vibration, soot, glare or lighting to any degree which might be obnoxious or offensive to persons residing in or conducting business in either this or any other zone.</p> <p>B. No industrial use shall be permitted which, by the nature of its development or operation, will in any way adversely affect the resort-residential environment of the city.</p>
O: Open land zones	The three (3) “O” zones (O, O-5, O-20) are intended to provide for areas of scenic beauty, areas reserved for parks, recreation, open space and governmental public uses, or in areas where a hazard to the public may exist.
Source: City of Palm Springs Zoning Map, November 9, 2001.	

Redevelopment Area

Portions of the planning area are within the boundaries of City Redevelopment Area 7: Highland-Gateway. Current zoning designations in the planning area and redevelopment area boundaries are shown on Exhibit II-2.



**College Park Specific Plan
 Pre-CPSP Zoning Designations
 Palm Springs, California**



B. Planning Area Context and Project Description

Specific Plan Planning Area Overview

As described in Section I, the Specific Plan planning area is approximately 69% developed. The following describes existing and approved development, as well as remaining vacant lands and proposed land uses.

Much of the northernmost approximately one-third of the planning area is currently vacant. Of these lands, approximately 118.2 acres are proposed for development of the COD West Valley Campus. Another 10± acres west of the proposed campus site are vacant with no existing entitlements or proposed uses. The existing James O. Jessie Desert Highland Unity Center is a City-owned community recreation center located immediately north of Tramview Road and surrounded on three sides by the future West Valley Campus. Residential uses dominate the central one-third of the Specific Plan area, with the exception of commercial lands along Indian Canyon Drive to the east. The balance of the planning area is primarily commercial and industrial uses, clustered between McCarthy Road to the west and Indian Canyon Drive to the east, and between Rosa Parks Road to the north and San Rafael Drive to the south. Vacant lands intersperse developed parcels within some portions of residential neighborhoods and amidst existing commercial and industrial lands. Some vacant lands in the planning area have existing entitlements (described below) while others are proposed for development under the Specific Plan.

Project Description

Table I-1: Preliminary Land Use Table, and Table II-1: Built and Unbuilt Units, as well as Exhibit II-2: Preliminary Land Use Plan, show the proposed uses in the College Park Specific Plan area. Exhibit II-3: Existing, Approved and Proposed Development illustrates the planning area context, including existing and future uses.

As set forth in Tables I-1 and II-1, the Specific Plan provides for development of the proposed COD West Valley Campus (approximately 650,000 square feet) and associated alternative energy uses. It also provides for approximately 235 multi-family residential dwelling units, and 44,170 square feet of additional building area for commercial development incorporating commercial office and retail uses. The Land Use Plan also provides for approximately 44,928 square feet of building area for business park development. The land use plan has been developed in conformance with the standards and guidelines set forth in this Specific Plan. The locations of the proposed uses are shown graphically on Exhibit II-3 and are described in greater detail below. General Plan land use designations that apply within the planning area are also discussed.

In addition to this Specific Plan of Land Use, the City is processing the aforementioned General Plan Amendment, Change of Zone, and Property Transfer and Development Agreement (PTDA) with the Desert Community College District (COD). The College Park Specific Plan is a comprehensive master planning effort intended to integrate the COD WVC and development of renewable energy generation, and comprehensively planning for existing and approved but not-yet-constructed development in the planning area. It also proposes the development of new residential, commercial and business park/industrial uses on vacant lands in the Specific Plan area.

**Table II-3
Built and Unbuilt Components
College Park Specific Plan/COD West Valley Campus**

EXISTING & APPROVED DEVELOPMENT		
	Built Units	Unbuilt Units
Residential¹		
Single-Family Residential	763	137
Multi-Family Residential	608	59
Residential Subtotal	1,371	196
	Built SF	Unbuilt SF
Commercial and Industrial		
Commercial ²	9,000	38,000
Industrial ³	1,023,834	286,604
Commercial and Industrial Subtotal	1,032,834	324,604
Parks & Open Space		
JOJ Center ⁴	14,810	14,810
PROPOSED DEVELOPMENT		
	Built Units	Unbuilt Units
Multi-Family Residential ⁵	0	235
Residential Subtotal		
	Built SF	Unbuilt SF
COD WVC Core Campus	0	420,000
COD Business Incubator	0	230,000
COD WVC Subtotal		650,000
Commercial/Business Park		
Commercial ⁶	0	44,170
Business Park ⁷	0	44,928
Commercial/Industrial Subtotal	0	89,098

¹Existing residential development includes the Desert Highland, Gateway Estates, Mountain Gate neighborhoods and the 32@Agave project (now Vista San Jacinto), under construction (2009); Approved residential includes the Rosa Gardens affordable housing project.

²Existing commercial development includes Valero Gas Station, Julian's Market, and Roman Marble and Tile. Approved commercial development includes Palm Springs Gardens retail commercial project.

³Existing industrial development includes all existing non-residential development in PA 5 except Valero Gas Station, Julian's Market and Roman Marble and Tile (as of September 2009), including business park and service industrial uses. Approved industrial development includes Desert Oasis Industrial Lofts project.

⁴James O. Jessie Desert Highland Unity Center includes 13,242 sf JOJ Center and approximately 1,568 sf "Even Start" (separate modular unit).

⁵Specific Plan-proposed residential development includes McCarthy Place, San Rafael Gardens, and Desert Estates Studio units.

⁶Specific Plan proposed commercial development includes Plaza del Mundo retail development.

⁷Specific Plan-proposed business park development includes Agave East Business Park (2.1 acres, approximately 19,994 square feet) south of Rosa Parks Road at Granada Avenue, and Agave West Business Park (1.7 acres, approximately 24,934 square feet) south of Rosa Parks Road at El Dorado Boulevard. Business park development square footage based on FAR 0.27. May include multi-story buildings. Max FAR 0.35.

Existing, Approved and Future Development

The following describes existing, approved and future development in the Specific Plan area. It discusses applicable existing General Plan land use designations and specifies where the Specific Plan proposes redesignating lands. It also introduces a new land use designation within the Specific Plan area, Business Park.

Residential Development

The residential land use designations in the Palm Springs General Plan and described in Table II-1, above, are intended to ensure a mix of dwelling types and densities in the City to serve all socio-economic sectors of the City. Allowable residential land use densities in the College Park Specific Plan planning area range from 2.0 units to the acre to 15 units per gross acre. The Specific Plan seeks to optimize the efficient use of remaining residential lands by allowing higher densities where they are compatible with surrounding uses. The following residential land use designations are implemented through the Specific Plan.

Single-Family Residential Development -225± acres

Single-family residential development accounts for approximately 225 acres, or 44% of the Specific Plan area. Existing single-family residential neighborhoods include the Mountain Gate, Gateway Estates, Desert Highland neighborhoods, and the 32@Agave project (now Vista San Jacinto and approved for 73 multi-family units), which is currently (2010) under construction.

The Very Low Density Residential (2.1 – 4.0 du/ac) land use designation applies to the existing Mountain Gate and Gateway Estates neighborhoods, both of which have developed at approximately 4.0 du/ac. These neighborhoods are essentially built out. The Mountain Gate neighborhood includes 501 homesites, of which 492 are developed. The Gateway Estates neighborhood is comprised of 74 homesites, of which only 2 are still vacant. With the exception of these few remaining vacant lots in each development, no additional VLD residential development is expected in the planning area.

The Mountain Gate and Gateway Estates neighborhoods each integrate parklands within developed areas. There are also landscaped retention basins and drainages within and adjacent to the Mountain Gate neighborhood.

The Desert Highlands neighborhood is designated Low Density Residential (4.1 du/ac – 6.0 du/ac). Desert Highlands is an established neighborhood with scattered vacant lots interspersing existing home sites. Of the 293 residential lots in Desert Highlands, approximately 196 or 67% are developed. Therefore, there is potential for substantial infill development to occur in this neighborhood. Development standards and design guidelines set forth in this Specific Plan are intended to guide future development of new homes as well as improvements to existing homes.

The 32@Agave project presently consists of three single-family homes but has recently been renamed the Vista San Jacinto project and is approved for 73 multi-family units). It is located just west of Indian Canyon Drive and immediately south of Rosa Parks Road. The existing General Plan land use designation is Mixed Use/Multi Use. The Specific Plan proposes re-designating these lands as Low Density Residential, consistent with the earlier approved use for these lands. However, the Medium Density Residential (6.1 du/ac – 15 du/ac) designation now appropriate and should be applied to these lands.

Very Low Density Residential lands will continue to build out at densities permitted under the LDR designation, but special provision is made for the development of over-garage studio apartments that supplement existing housing types and may provide a source of student housing for the West Valley Campus. These are further described under Multi-Family Residential Development, below.

In summary, the Specific Plan provides for the build out of vacant lots in existing single-family neighborhoods at densities provided for by applicable land use designations and consistent with existing development. Development standards and design guidelines set forth in this Specific Plan are intended to guide future development of new homes as well as improvements to existing homes. No new single-family residential subdivisions are proposed in the Specific Plan area.

Community gardens may also be permitted on appropriate vacant lots within existing single-family residential development subject to development standards set forth below.

Multi-Family Residential Development

There are approximately 53 acres (10%) of the planning area allocated for multi-family development. These include 35.3 acres of current development, 4.5 acres of approved development and 12.3 acres of proposed development.

Existing multi-family development includes the Palm Springs Villas II condominium development, the Palm Springs View apartments, and approximately 12 unnamed multi-family units on lands designated Medium Density Residential (6.1 du/ac – 15 du/ac). The Palm Springs Villas II Condominiums are located on approximately 31 acres in the southernmost portion of PA 7 at the northwest corner of Highway 111 and San Rafael Drive. A landscaped remnant flood control levee and area drainage facilities trending generally northwest to southeast along the northern boundary of the Palm Springs Villas site. The stepped drainage facility immediately south of and adjacent to the remnant levee discharges into a temporary stormwater basin located in east end of PA 7.

The Palm Springs View apartments are located at the northeast corner of San Rafael Drive and McCarthy Place on approximately 6.6 acres. Both the Palm Springs Villas II Condominiums and the Palm Springs View apartments are comprised of two story buildings, and each incorporates open spaces for active and passive recreational use by residents and guest of those communities.

The aforementioned 12 unnamed multi-family units are within two story buildings in PA 3 fronting along the east side of El Dorado Boulevard at Rosa Parks Road.

An approximately 4.5 acre parcel south of Rosa Parks Road and west of Radio Road (northeast portion of PA 5) has been approved for the Rosa Gardens affordable housing multi-family residential development. This is a Housing Coalition project that will result in construction of 59 units in two story buildings. The project is planned to include open space areas and substantial average setbacks from nearby single-family residences. These lands are currently General Plan designated Mixed-Use/Multi-Use. The Specific Plan recommends that these lands be re-designated MDR.

There are 12.4± acres, comprised of two parcels, proposed for multi-family residential development in the planning area. Development of these lands as proposed in the Specific Plan will result in up to 135 new multi-family residential units. The first parcel is located in PA 5 the northwest corner of San Rafael Drive and McCarthy Road (5.1± acres).

The Specific Plan continues with the MDR designation and proposes the development of 77 multi-family units on this parcel. Another approximately 7.3 acres, located in PA 6, at the southwest corner of Indian Canyon Drive and San Rafael Drive are currently General Plan designated Mixed-Use/Multi-Use. The Specific Plan proposes that these lands be used for multi-family development that would result in construction of up to 58 units.

Approved and proposed multi-family residential development will be required to provide open space and recreational amenities to serve the increased population. In compliance with the City's requirements for parklands of a minimum of 5 acres of parkland must be provided per 1,000 residents, with parklands generally allocated approximately 50%/50% between community parks and neighborhood parks.⁸ Therefore, future proposed (unapproved) development in the planning area will be required to provide at least 2 acres of parklands (see Municipal Code Section 9.64.040 Park and Recreational Dedications^{9 10}).

As noted above, as an alternative to providing for second units as allowed under State Law, the Specific Plan provides for up to 100 second-story over-garage units in the Desert Highlands and Gateway Estates neighborhoods. These units are intended to increase land use efficiencies in the planning area by utilizing existing single-family lots for the provision of supplemental housing, as well as offering student housing resources for COD WVC. Development standards for these units are set forth under Residential Development Standards below, including prescribed unit sizes and height restrictions.

Community gardens may also be permitted in specified open space areas within future multi-family residential development, subject to development standards set forth below. Community gardens in multi-family residential projects will constitute a portion of the minimum of 30% open space required for such development and set forth in development standards in this Specific Plan.

Both the Palm Springs View Apartment complex and the Palm Springs Villas II condominium development incorporate open spaces for active and passive recreational use by residents and guests of those communities. Approved and proposed multi-family residential development will be required to provide open space and recreational amenities to serve the increased population. In compliance with the City's requirements for parklands, a minimum of 5 acres of parkland must be provided per 1,000 residents, with parklands generally allocated approximately 50% each community parks and neighborhood parks. Therefore, future unapproved residential development in the planning area will be required to provide at least 2 acres of parklands.

⁸ City of Palm Springs General Plan Recreation, Open Space and Conservation Element, adopted October 2007.

⁹ Palm Springs Municipal Code.

¹⁰ As a condition of approval of a final or parcel map, a dedication of land and/or payment of a fee for park and recreational facilities may be required in accordance with the Subdivision Map Act and the approved recreation element of the Palm Springs General Plan as amended. The amount of land to be dedicated or the fees to be paid in lieu of such dedication shall be determined by resolution of the city council. (Ord. 1125 § 2 (part), 1981)

Commercial and Industrial Development

Commercial Development – 10.5± acres

Existing commercial uses in the Specific Plan planning area include the Valero Gas Station at the southwest corner of Indian Canyon Drive and Rosa Parks Road; Roman Tile and Marble wholesaler, which is located on Indian Canyon Drive approximately one-half block north of San Rafael Drive; and Julian's Market general retail establishment, located at the northwest corner of Indian Canyon Drive and San Rafael Drive. These uses occupy approximately 2.4 acres. These lands are currently designated Mixed-Use/Multi-Use. The Specific Plan proposes redesignation of these lands to Neighborhood/Community Commercial.

Approximately 3.0 acres of lands designated Neighborhood/Community Commercial have been approved for development of the Palm Springs Gardens shopping center project at the northwest corner of Indian Canyon Drive and Rosa Parks Road. The site extends north to Corozon Avenue. The approved project provides for development of approximately 38,000 square feet of one and two-story development, including two drive-through restaurants to be located along Indian Canyon Drive.

The Specific Plan also sets forth plans for the development of the *Plaza del Mundo*, a retail commercial center on approximately 4.4 acres at the southwest corner of Indian Canyon Drive and Tramview Road and directly south of the future COD WVC campus. The Plaza del Mundo project will extend south to Corozon Avenue and will provide up to approximately 44,170 square feet of one and two story retail development. The Plaza del Mundo is intended to complement and support existing residential development as well as future uses in the planning area, including the COD West Valley Campus.

The Iglesia de la Luz del Mundo church property occupies approximately 0.71 acres within the Plaza del Mundo site. The Specific Plan envisions a site design wherein retail uses encircle the church site on the south, east and north, opening onto a village-plaza type of courtyard in front of the church as part of the "plaza" design. An example of this concept is illustrated graphically on Exhibit VII-1. The frontage road east of the site would be vacated, providing additional land for development and opportunities for pedestrian circulation and shaded outdoor seating and eating areas.

Future commercial and business park development will be required to provide landscaped areas, walls and other treatments along public roads and project boundaries. The Specific Plan recognizes the importance of landscape architectural treatments to frame and soften structures, and shield nearby residential neighborhoods. The Specific Plan also requires the use of drought-tolerant planting materials to maximize water efficiency and blend with and complement the desert environment. Landscaping will comply with development standards set forth in this Specific Plan and will conform to landscape design guidelines established herein. Native plants will be used to the greatest extent feasible. Landscape design guidelines are further discussed in Section V.

Industrial Land Uses – 64.9± acres

Lands in industrial use in the CPSP planning area (PA 5) are primarily located in the southeast quadrant of the area, north of San Rafael Drive and west of Indian Canyon Drive. These industrial lands are generally bounded on the north by Radio Road, with the exception of a self-storage unit located at the northeast corner of Radio Road and McCarthy Road. CPSP-designated "Industrial" lands occupy 64.9± acres of the CPSP planning area.

The City's "Industrial" land use designation is being used in the Specific Plan to re-designate those industrial users located within the planning area. Currently, these lands/uses are designated "Mixed Use/Multi-Use" in the General Plan. The Specific Plan and associated General Plan Amendment re-designates these lands "Industrial".

Existing industrial establishments in the Specific Plan area range from light industrial uses such as warehouse and storage facilities, to auto repair, light manufacturing uses and recycling processing, to heavy industrial uses such as plating and finishing.

The Desert Oasis Industrial Lofts project has been approved for development on approximately 6.5± acres in PA 5. The project is expected to result in development of 101,544 square feet of lofts for light industrial uses in one- and two-story buildings.

The CPSP does not propose any new industrial development.

Business Park – 3.8± Acres

The Specific Plan will designate approximately 3.8 acres for a new land use designation, Business Park. The Business Park designation provides for business park office space, which can range from front office and rear shop space for service companies. These may include security, energy and water technology, contracting, technology research and development, and mailing services. The business parks will also support professional services, including financial, advertising, legal, insurance, accounting and other similar professional services. Within the context of the CPSP, some of these uses may complement college campus activities, or even serve as incubator opportunities.

Lands proposed for this designation in the CPSP occur on two separate parcels, east and west of the 32@Agave (Vista San Jacinto) site, south of Rosa Parks Road between Indian Canyon Drive and Granada Avenue. Currently these parcels are vacant and are designated Mixed-Use/Multi-Use.

College of the Desert West Valley Campus – 119.37± acres

The College Park Specific Plan area encompasses the 119.37±-acre site for the West Valley Campus of the College of the Desert. As previously noted, these lands are currently vacant. The COD WVC Master Plan is a central component of the Specific Plan (see Section X). At buildout, the campus is expected to host up to 10,000 students.¹¹ The City is gifting the subject lands to the College for development of the West Valley Campus and associated facilities. Approximately 3.26 acres of the campus site may be developed for public roadways, including the future Sunrise Parkway. Desert Water Agency (DWA) has two well sites with DWA easements on 1.21± acres in the eastern portion of the proposed campus site, adjacent to Indian Canyon Drive.

The COD campus is an integral element of the overall character and community vision for the College Park Specific Plan. The campus is being planned to serve as a cultural and social hub as well as an educational institution. The COD/College Park Specific Plan Design team has worked together to maximize the benefit to the local and regional community and optimize land use synergies. The COD WVC Master Plan is considered in detail in Section XI of this document.

¹¹ "Property Transfer and Development Agreement" City of Palm Springs, Palm Springs Community Redevelopment Agency and the Desert Community College District. July 2010. References Full Time Equivalent Students (FTES).

Commercial and business park/industrial uses are planned to support existing and planned residential and institutional uses, and to enhance the renewable energy business development and training/development opportunities associated with the development of the COD campus. Roads and public services and facilities are expected to develop incrementally to serve the phased development on the COD campus.

Open space lands within the COD campus are expected to include shaded a centrally located Campus Concourse (the "Canyon") and other smaller landscaped gathering places providing clustered, shaded seating areas. Streetscapes, stormwater retention areas and demonstration gardens are also being planned for the campus. A variety of features are planned to create a strong connection between the campus and the surrounding desert landscape. Among these are gardens and interpretive displays to teach campus users about the campus' sustainability measures. The DWA/COD water-efficient demonstration garden is envisioned on the campus. A network of trails and bikepaths will weave the campus together and provide connectivity with the City trails system. Other open spaces will include landscaped buffers and roadway landscape treatments, and landscape buffers associated with the green energy park.

Landscaping on the campus will utilize water efficient planting materials, consistent with Specific Plan and Campus landscape design guidelines. Campus open space and landscape design guidelines are further described in Section X.

Parks and Open Space – 17.55-± Acres

As previously noted, the Mountain Gate and Gateway Estates neighborhoods incorporate parklands within those developments. Both the Palm Springs Villas II condominium development and the Palm Springs View Apartments set aside open space for use by residents and guests of those communities. There is one public park in the Specific Plan area, the Desert Highland Park, which includes the James O. Jessie Desert Highland Unity Center, described below.

James O. Jessie Desert Highland Unity Center/Desert Highland Park

The James O. Jessie Unity Center (JOJ) occupies 17.55± acres in the northern portion of the planning area, adjacent to the propose COD campus site. The JOJ Center building occupies approximately 13,242 square feet within the Desert Highland Park site. The Even Start program literacy center is located on the JOJ site within a separate modular unit (approximately 1,568 square feet).

The JOJ provides a variety of after school and literacy and athletic programs for children and youth and serves as a community meeting place and special event venue. The park includes playground facilities, basketball courts, lighted playing fields, and covered seating/picnic areas. The JOJ site includes approximately 5 acres of undeveloped lands, of which 3± acres are to the west of the Center, and 2± acres are to the east. The Specific Plan envisions the development of additional playing fields for soccer, baseball and other youth and community sports leagues on these lands. These facilities may also be available for joint use with the COD WVC community. The eastern portion of Desert Highland Park will be adjacent to future campus lands and facilities. The City and College PTDA describes opportunities for and commitments to joint use facilities and programs, which may include an on-campus community wellness center.¹²

¹² "Property Transfer and Development Agreement" City of Palm Springs, Palm Springs Community Redevelopment Agency and the Desert Community College District. July 2010. Recitals and Section 7.6.

Vacant Lands – 19.8± acres

Of the 19.8 additional vacant lands in the planning area, approximately 10 acres are privately owned lands to the west of the proposed campus site are vacant. These lands are General Plan designated Open Space – Water. The Specific Plan does not change either the land use or zoning designations for these lands.

Other vacant lands in the planning area include drainage facilities within the Mountain Gate neighborhood and adjacent thereto along Highway 111. The landscaped remnant levee north of the Palm Springs Villas condominium development also comprises vacant lands in the CPSP planning area.

Surrounding Land Uses

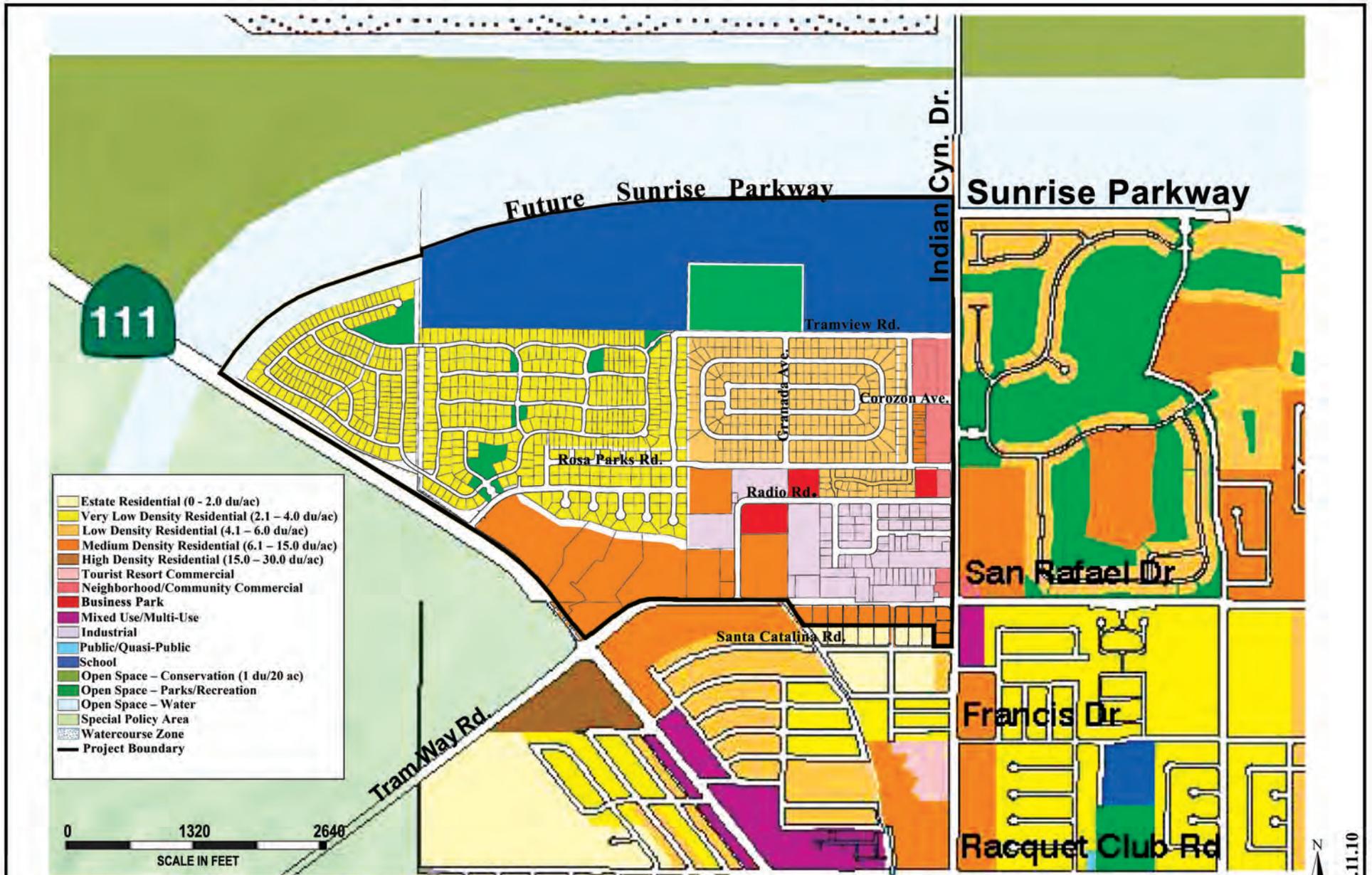
The College Park Specific Plan planning area is uniquely situated in the City and in the western valley. Located in the northern most portion of the City and south of the Whitewater River, this neighborhood has experienced a wide range of development over the past several decades. The availability of these lands for development has also been created by the incremental construction of flood control levees and channels that now protect the planning area from Chino Canyon Wash and Whitewater River flooding.

The northern boundary of the planning area is formed by the flood control levee that separates mountain and river storm flows from the planning area and diverts flows east and southeast into the Whitewater River. On the west is Highway 111/North Palm Canyon, with the Chino Canyon alluvial cone extending upslope to the mountain foothills. Development in this area is largely limited to lands south of Tramway Road.

Lands to the south of the planning area are primarily in residential development with only scattered remnants of vacant land. To the east across Indian Canyon Drive is residential development associated with the Palermo and Avalon planned community projects. The Palermo project includes limited commercial development that is planned for the northeast corner of San Rafael and Indian Canyon Drive. The Avalon project has been graded and portions of internal roads and utilities have been built; however, the project is currently vacant.

Project Phasing

Vacant lands on which infill development is assumed to occur, as well as those proposed for new development in this Specific Plan, are expected to build out over an approximately 20-year horizon. Proposed development will build out as individual projects. Phasing of the COD West Valley Campus is discussed in Section XI of this document.



Source: Palm Springs General Plan Land Use Map, 10.24.07

C. Zoning Designations and Development Standards

This section describes proposed zoning designations and sets forth development standards for lands in the Specific Plan area. Existing City zoning designations will be retained in the Specific Plan area unless otherwise specified.

The following zoning designations from the Palm Springs Zoning Ordinance will be applied in the Specific Plan area:

- R-1-C Single Family Residential Zone
- R-1-D Single Family Residential Zone
- R-2 Limited Multiple Family Zone
- C-M Commercial Manufacturing Zone
- M-1 Service/Manufacturing Zone

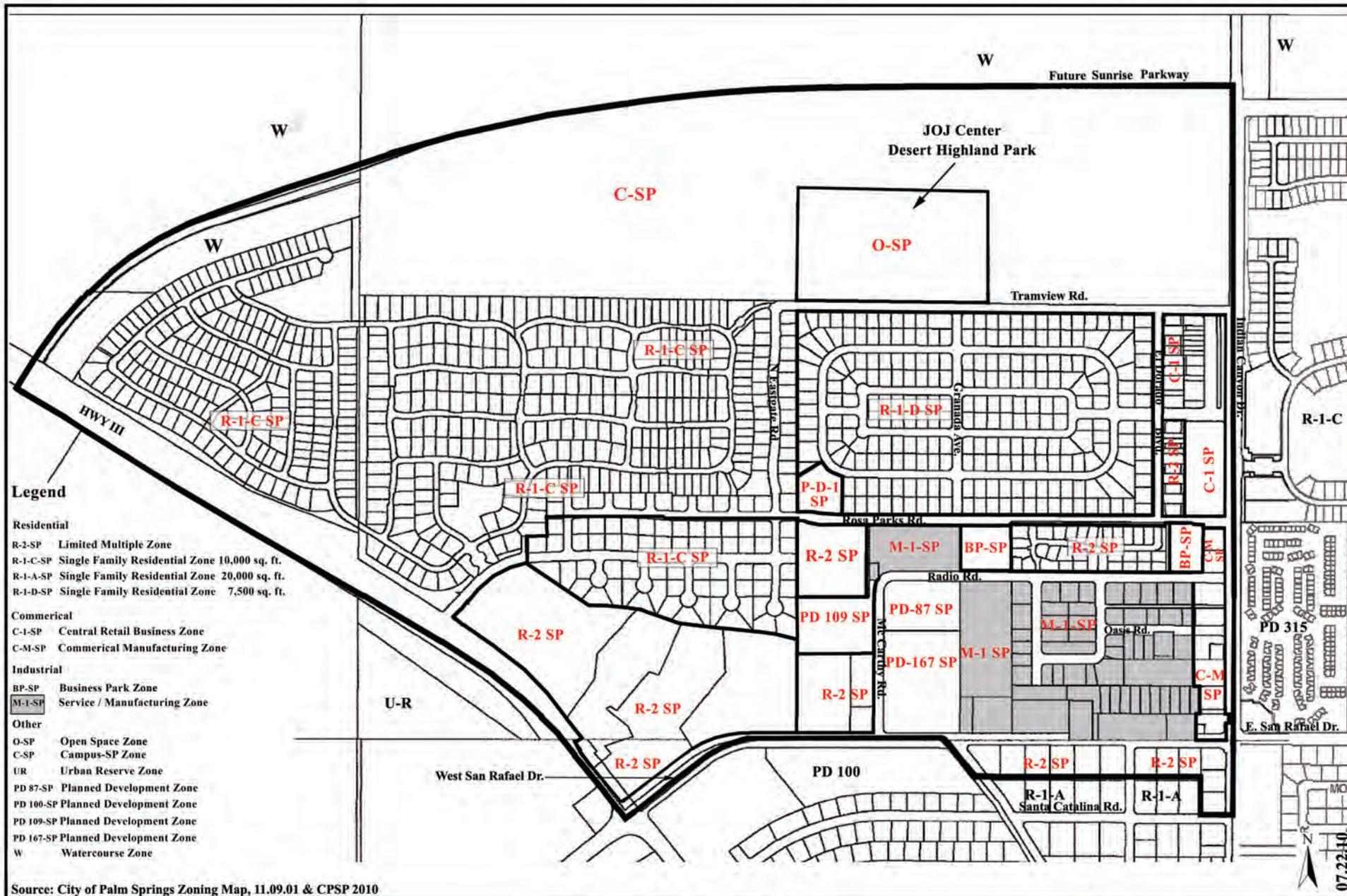
In the CPSP, these zones will include the “Specific Plan” (SP) (e.g., R-1-C-SP) suffix.

The Specific Plan proposes the following two new zoning designations:

- BP-SP – Business Park-Specific Plan: applies to lands heretofore zoned “R-2” and proposed for development of the Agave East and West Business Parks.
- Campus-SP - Campus-Specific Plan: applies to lands heretofore zoned “R-1-C” and proposed for development of the COD West Valley Campus.

These zoning designations, as well as applicable permitted and prohibited uses and development standards, are discussed for each residential, commercial, industrial, institutional and open space zone. The proposed zoning designations in the College Park Specific Plan area are shown graphically on Exhibit II-4, Proposed Zoning Designations.

The Specific Plan uses the City Zoning Ordinance as the basis for determining permitted and prohibited uses as well as development standards for each zone. In some instances development standards have been modified to be more responsive to the needs of the Specific Plan area. Where the Specific Plan applies a different standard than the City Zoning Ordinance, the Specific Plan standard is underlined and the replaced City standard is shown with a strike through. (e.g. “~~25 foot setback~~ 20 foot setback”). The Specific Plan does not modify permitted uses or development standards for existing development. Modified standards will be applied to future development on lands that are currently vacant and un-entitled.



Source: City of Palm Springs Zoning Map, 11.09.01 & CPSP 2010

1. Residential Development Standards

The City zoning ordinance has established five single-family residential zones to ensure that permitted uses and development standards are compatible with the surroundings, as well as offer a variety of low-density housing and neighborhoods. Of these five zones, the R-1-C and R-1-D single-family residential zones are applicable in the Specific Plan area, and are referred to herein as R-1-C-SP and R-1-D-SP.

There are six multiple-family residential zones in the City zoning ordinance, of which one, the R-2 (Limited Multiple Zone) is applicable in the Specific Plan area. It is referred to herein as R-2-SP.

There are limited reasons and opportunities to modify and adapt the development standards for residential development in the Specific Plan area. The following single-family development standards shall apply to all land and buildings in the R-1-C-SP and R-1-D-SP zones, except that any lot created in compliance with applicable laws and ordinances in effect at the time of its creation may be used as a building site. All lots hereafter created shall comply with the following minimum standards and lots now held under separate ownerships or of record shall not be reduced in size below these standards.

a. Residential Permitted Uses

Table II-4, below, shows uses that are allowed within single and multi-family residential land use zones in the Specific Plan Area. All uses listed in the Allowable Uses table will be applied to requests for new development, expansion of existing uses, tenant improvements resulting in a listed use, or change in occupancy. Building, structures and land shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses.

College Park Specific Plan
Section II: Specific Plan Land Use and Development Standards

Table II-4 College Park Specific Plan Residential Allowable Uses			
	R-1-C-SP	R-1-D-SP	R-2-SP
TYPE OF USE¹			
<i>Residential Uses</i>			
1. Permanent single-family dwellings	P	P	P
2. Multiple-family dwellings	--	--	P
3. Second units consistent with the provisions of California Government Code Section 65852.2	P	P	P
4. Home occupations subject to the provisions of Chapter 5.22 of the Palm Springs Municipal Code	P	P	P
5. Accessory buildings and uses customarily incidental to the permitted uses and located on the same lot herewith.	P	P	P
6. Day care, small	P	P	--
7. Manufactured housing on permanent foundations as allowed in Section 65852.3 of the California Governmental Code and Section 18551 of the California Health and Safety Code; provided, the following criteria is met. In cases where one (1) or more of these criteria cannot be met, such housing shall be subject to approval of the planning director pursuant to the provisions of Section 94.04.00, Architectural review: a. Roof overhangs must be designed as an integral part of the roof structure, with a minimum overhang of twenty-four (24) inches; b. Roofing materials shall comply with the Uniform Building Code and Uniform Building Code Standards as adopted by the city of Palm Springs and shall be limited to those customarily utilized in the desert; c. Siding materials shall comply with the Uniform Building Code and Uniform Building Code Standards as adopted by the city of Palm Springs and shall be limited to those customarily utilized in the desert; d. The unit shall not be greater than ten (10) years of age at the time it is placed on the lot; e. The design of the residence shall be compatible with the surrounding neighborhood.	P	P	--
8. Community Gardens and associated structures, pursuant to Section 93.XX.00	P	P	LUP
9. Day care, large, pursuant to Section 93.14.00	LUP	LUP	--
10. Model homes and related sales offices	LUP	LUP	--
11. Temporary on-site sales trailer in conjunction with the sale of subdivision lots, provided: a. The total subdivision shall occupy at least ten (10) acres, b. The trailer shall not be more than one (1) year old at the time it is placed and shall be maintained in good order, c. The final map shall be recorded prior to the placement of the trailer, d. The trailer shall be located within the subdivision and not closer than twenty-five (25) feet from any property line, e. The yard between the trailer and any street shall be adequately landscaped and maintained, and f. The trailer shall be removed at such time ninety (90) percent of the lots are sold or a model home is constructed but, in any case, no later than eighteen (18) months from the time the trailer is installed.	LUP	LUP	LUP

Table II-4 College Park Specific Plan Residential Allowable Uses			
	R-1-C-SP	R-1-D-SP	R-2-SP
TYPE OF USE¹			
<i>Residential Uses</i>			
12. Child care centers; provided, the subject site is located on a major or secondary thoroughfare	CUP	CUP	CUP
13. Churches; provided, the site is located on a major or secondary thoroughfare	CUP	CUP	CUP
14. Private schools; provided, the site is located on a major or secondary thoroughfare	CUP	CUP	CUP
15. Public parks and recreational areas at locations indicated on the general plan	CUP	CUP	CUP
16. Public schools at locations indicated on the general plan	CUP	CUP	CUP
17. Recreational facilities such as country clubs, golf courses, riding clubs, with incidental limited commercial uses which are commonly associated and directly related to the recreational facility	CUP	CUP	CUP
18. Assisted living facilities and convalescent homes, subject to the provisions of Section 94.02.00(H)(7).	--	--	CUP
¹ Derived from Palm Springs Municipal Code Sections 92.01.01 and 92.01.02 (R-1, Single-Family Residential).			
² Derived from Palm Springs Municipal Code Sections 92.03.01 and 92.03.02 (R-2, Limited Multiple-Family Residential).			

Similar Uses Permitted by Planning Commission Determination

Consistent with the goals and objectives of the College Park Specific Plan, the Planning Commission may, by resolution of record, permit any other uses not explicitly set forth herein that are determined to be substantially conforming to those listed above as "Permitted" and not more obnoxious or detrimental to the public health, safety and welfare or to other uses permitted in the zone, as provided in Section 94.01.00. All uses shall be subject to the standards in Section 92.01.03, as amended in this Specific Plan.

Prohibited Uses

No commercial or industrial uses, temporary parking areas, or mobile home parks are allowed within single-family or multi-family residential uses.

- b. Single-Family Residential Development Standards

The following table summarizes development standards for single-family residential land uses within the Specific Plan Area.

College Park Specific Plan
Section II: Specific Plan Land Use and Development Standards

**Table II-5
College Park Specific Plan
Single-Family Residential (R-1-SP Zones) Development Standards¹
(Consolidates City Zoning Ordinance 92.01.03 and Varies Where Indicated)**

SINGLE FAMILY RESIDENTIAL MINIMUM LOT STANDARDS		
	R-1-C-SP	R-1-D-SP
Lot Area	10,000 sq. ft.	7,500 sq. ft.
Minimum width		
Interior Lots	100 feet	75 feet
Corner lots	100 feet	75 feet
•Siding local/collector street	110 feet	82 feet
•Reverse	110 feet	92 feet
•Siding major thoroughfare	140 feet	117 feet
•Siding secondary thoroughfare	130 feet	107 feet
Cul-de-sac/curve lots (avg. widths)	100 feet	75 feet
Minimum depth (feet) Backing on:		
•Interior lot/Local/Collector Street	100 feet	100 feet
•Major thoroughfare/State hwy.	140 feet	140 feet
•Secondary thoroughfare	130 feet	130 feet
Facing on:		
•Major thoroughfare	125 feet	125 feet
•Secondary thoroughfare	115 feet	115 feet
SINGLE FAMILY RESIDENTIAL YARD AND LOT STANDARDS		
Front Yards ²		
Local/Collector street	25 20 feet	25 20 feet
Major thoroughfare	50 feet	50 feet
Secondary thoroughfare	25 feet	25 feet
Service Road	25 20 feet	25 20 feet
Curve lots/Cul-de-sac	20 feet	20 feet
Key lots	Front yard not less than the front yard for adjoining interior lot. Where front yard on adjoining interior lot is less than prescribed by City Zoning Ordinance Section 92.01.03(D)(b), the key lot front yard may be the same but in no case less than 15 feet.	Front yard not less than the front yard for adjoining interior lot. Where front yard on adjoining interior lot is less than prescribed by City Zoning Ordinance Section 92.01.03(D)(b), the key lot front yard may be the same but in no case less than 15 feet.
Side Yards		
Interior	10 feet	7.5 feet
Corner ³	10 feet	7.5 feet
•Local /Collector street	20 15 feet	15 feet
•Reverse on Local Street	25 15 feet	25 feet
•Major thoroughfare	50 15 feet	50 feet
•Secondary thoroughfare	25 15 feet	25 feet
•Service Road	25 15 feet	25 feet
Rear yards ⁴		
•Backing on interior lot/local/collector street	15 feet	15 feet
•Backing on major thoroughfare	25 feet	25 feet
•Backing on secondary thoroughfare	25 feet	25 feet
Maximum lot coverage	35 45 %	35%

College Park Specific Plan
Section II: Specific Plan Land Use and Development Standards

	R-1-C-SP	R-1-D-SP
Minimum dwelling size (excluding garage/carport)	1,100 square feet	1,100 square feet
Building Envelope	<ul style="list-style-type: none"> •Building height shall not exceed one (1) story and twelve (12) feet in height at minimum setback. •From the minimum setback, height may increase along a plane with a slope of 4:12, to a building height of eighteen (18) feet. •Gable ends, dormers and front entrance treatments, not exceeding fifteen (15) feet in height, may encroach past the building envelope limits. 	<ul style="list-style-type: none"> •Building height shall not exceed one (1) story and twelve (12) feet in height at minimum setback. •From the minimum setback, height may increase along a plane with a slope of 4:12, to a building height of eighteen (18) feet. •Gable ends, dormers and front entrance treatments, not exceeding fifteen (15) feet in height, may encroach past the building envelope limits.
Garages/Carports	<ul style="list-style-type: none"> •Garage height shall not exceed one (1) story and twelve (12) feet in height at minimum setback. •From the minimum setback, garage height may increase along a plane with a slope of 4:12, to a building height of eighteen (18) feet. •<u>Garages with second story studio apartments may have a maximum height of twenty-four (24) feet and shall otherwise apply the above height regulations. (CPSP Provision)</u> <p><u>Front-loaded</u> garages shall be located not less than twenty five (25) twenty (20) feet from the property line abutting the street from which such garage has vehicular access and twenty-five (25) feet from the opposite side of the alley from which such garage has vehicular access.</p> <p><u>Side-loaded</u> garages shall be located not less than fifteen (15) feet from the property line abutting the street from which such garage has vehicular access and twenty-five (25) feet from the opposite side of the alley from which such garage has vehicular access.</p>	<ul style="list-style-type: none"> •Garage height shall not exceed one (1) story and twelve (12) feet in height at minimum setback. •From the minimum setback, garage height may increase along a plane with a slope of 4:12, to a building height of eighteen (18) feet. •<u>Garages with second story studio apartments may have a maximum height of twenty-four (24) feet and shall otherwise apply the above height regulations. (CPSP Provision)</u> <p><u>Front-loaded</u> garages shall be located not less than twenty five (25) twenty (20) feet from the property line abutting the street from which such garage has vehicular access and twenty-five (25) feet from the opposite side of the alley from which such garage has vehicular access.</p> <p><u>Side-loaded</u> garages shall be located not less than fifteen (15) feet from the property line abutting the street from which such garage has vehicular access and twenty-five (25) feet from the opposite side of the alley from which such garage has vehicular access.</p>

College Park Specific Plan
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¹Derived from R-1 Single-Family Residential, Palm Springs Municipal Code Chapter 92.01. Maximum allowable densities: R-1-C: 4 du/ac; R-1-D: 6 du/ac.

Notes 2 – 4: Yard and Lot Exceptions

²Front yard exceptions: Lots substandard in depth, minimum 20 feet for lots facing a major or secondary thoroughfare if lot substandard in depth by 10% or greater than the zone requirement. Front 15 feet of yard shall be landscaped and maintained. Rear portion of yard may be used for accessory non-dwelling structures and uses, provided:

- a. A wall or solid fence maximum 6 feet high or solid screen landscaping is installed not less than 15 feet from front property line or future highway line;
- b. Accessory structures max. height 10 feet;
- c. Accessory structures minimum 10 feet from, OR less than the height of wall, fence or screen landscaping;
- d. No structures permitted in any corner cutback area.

³Corner lot exceptions:

Lots substandard in width by 10% or more of zone requirement: Side yards no less than 10% width of lot, and in no case less than 5 feet in width. Side yards on street or thoroughfare no less than 20% of width of the lot, and in no case less than 10 feet in width.

Corner or reversed lots on major or secondary thoroughfare: Side yards no less than 25 feet. Side yard may be used for accessory non-dwelling structures and uses, provided:

- a. A wall or solid fence maximum 6 feet high or solid screen landscaping is installed not less than 15 feet from front property line or future highway line;
- b. No structures permitted in any corner cutback area.

⁴Rear yard exceptions:

Rear yard lots substandard in width by 10% or more of zone requirement

Rear yard minimum 25 feet for lots backing on state highway or major or secondary thoroughfare. Rear yard may be used for accessory non-dwelling structures and uses, provided:

- a. A wall or solid fence maximum 6 feet high or solid screen landscaping is installed on the future highway line;
- b. Accessory structures maximum 10 feet in height;
- c. Accessory structures minimum 10 feet from, OR less than the height of wall, fence or screen landscaping;
- d. No structures permitted in any corner cutback area.

⁵Parking standards derived from Palm Springs Municipal Code Chapter 93.06.00, Single Family residential.

College Park Specific Plan
Section II: Specific Plan Land Use and Development Standards

Table II-6
College Park Specific Plan
Single Family Residential (R-1-SP Zones) Development Standards¹
(Consolidates City Zoning Ordinance 93.00 and Varies Where Indicated)

SINGLE-FAMILY RESIDENTIAL GENERAL PROVISIONS		
	R-1-C-SP	R-1-D-SP
Distance between buildings	<ul style="list-style-type: none"> • 10 feet minimum unless buildings have a common wall • Buildings, accessory or main, over 10 feet in height must be separated by a distance of 15 feet unless buildings have a common wall • Distance requirements increased 2.5 feet for each 10 feet of building height or fraction thereof above the first 15 feet of building height. 	<ul style="list-style-type: none"> • 10 feet minimum unless buildings have a common wall • Buildings, accessory or main, over 10 feet in height must be separated by a distance of 15 feet unless buildings have a common wall • Distance requirements increased 2.5 feet for each 10 feet of building height or fraction thereof above the first 15 feet of building height.
Walls, Fences and Landscaping	<ul style="list-style-type: none"> • Maximum wall height 6 feet • Walls and fences to be installed minimum 15 feet from property line or future right-of-way line on parcels fronting major thoroughfares as designated in the General Plan. • Other provisions as set forth in Section 93.02.00. 	<ul style="list-style-type: none"> • Maximum wall height 6 feet • Walls and fences to be installed minimum 15 feet from property line or future right-of-way line on parcels fronting major thoroughfares as designated in the General Plan. • Other provisions as set forth in Section 93.02.00.
Off-Street Parking ⁵	<p>Permitted only:</p> <ul style="list-style-type: none"> • Where improved per Section 93.06.00 • In areas designed specifically for that use, unless otherwise approved by the planning commission or the planning director. • Such areas shall be located no closer than 5 feet to any side yard property line. • Two (2) spaces for each dwelling unit, within a garage or carport. Trellises, or other construction providing a seventy (70) percent shade factor, may be used. 	<p>Permitted only:</p> <ul style="list-style-type: none"> • Where improved per Section 93.06.00 • In areas designed specifically for that use, unless otherwise approved by the planning commission or the planning director. • Such areas shall be located no closer than 5 feet to any side yard property line. • Two (2) spaces for each dwelling unit, within a garage or carport. Trellises, or other construction providing a seventy (70) percent shade factor, may be used.
Access	Standards applicable to single-family residential development as set forth in Section 93.05.00.	Standards applicable to single-family residential development as set forth in Section 93.05.00.
Off-Street Loading	Standards applicable to single-family residential development as set forth in Section 93.07.00.	Standards applicable to single-family residential development as set forth in Section 93.07.00.
Signs	Standards applicable to single-family residential development as set forth in Section 93.20.00.	Standards applicable to single-family residential development as set forth in Section 93.20.00.

Table II-6
College Park Specific Plan
Single Family Residential (R-1-SP Zones) Development Standards¹
(Consolidates City Zoning Ordinance 93.00 and Varies Where Indicated)

	SINGLE-FAMILY RESIDENTIAL GENERAL PROVISIONS	
	R-1-C-SP	R-1-D-SP
Antennas	Standards applicable to single-family residential development as set forth in Section 93.08.00.	Standards applicable to single-family residential development as set forth in Section 93.08.00.
Yard Lighting	Any incandescent light source shall not be visible from off the property and shall be so arranged to reflect light away from adjoining properties and streets.	Any incandescent light source shall not be visible from off the property and shall be so arranged to reflect light away from adjoining properties and streets.

Exceptions

The following exceptions to single-family development standards also apply to lots in single-family residential neighborhoods in the College Park Specific Plan area:

Partially Built Up Blocks

Where lots comprising 50% or more of the block frontage are developed with a front yard less than that prescribed in this Specific Plan, front yards on remaining lots will be determined by the average of such existing front yards. In no case shall a front yard determined in this manner be less than 15 feet. Existing front yards greater than 40 feet shall be computed as 40 feet in computing the average.

Neighborhood Unit Plans.

Where the entire block frontage is designed and developed as a unit, the front yard requirements may be varied by not more than five (5) feet in either direction; provided that, the average front yard for the entire block frontage is not less than that required in the zone.

Maintenance Standards

All single-family residential properties shall be subject to property maintenance standards established in Section 93.19.00.

c. Second Units Standards

These standards are adopted pursuant to California Government Code section 65852.2. The purpose of these standards is to establish procedures and standards for the development of residential second units in a manner that preserves the integrity of single-family residential areas, avoids adverse impacts on such areas and ensures a safe and attractive residential environment. It is not the intent of this Section to override private, lawful use restrictions as may be set forth in conditions, covenants and restrictions (CC&Rs) or similar instruments. Residential second units shall be permitted only in the R-1-C-SP and the R-1-D/R-1-D-SP and R-2 zone districts.

Second Unit Definitions

For the purpose of these development standards, the following definitions shall apply unless the context clearly indicates or requires a different meaning, determination of which shall be made by the Director of Planning.

PRIMARY UNIT shall mean a single-family or multi-family residential unit constructed and intended as the principal building on a lot.

SECOND UNIT. In accordance with Government Code Section 65852.2(i)(4), Second Unit shall mean:

- (A) An attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated. A second unit also includes the following:
- (1) An efficiency unit, as defined in Section 17958.1 of Health and Safety Code.
 - (2) A manufactured home, as defined in Section 18007 of the Health and Safety Code.

Second Unit Design Review and Approval

A residential second unit shall require design review in accordance with the provisions of Section 94.04.00 Architectural Review. An applicant shall submit as many copies of a Design Review application as may be required to the Planning Department. In addition to the information contained within the application, the following information shall be submitted:

1. A floor plan drawn to scale of the Primary Unit and the proposed residential second unit.
2. Documentation verifying that the Primary Unit is owner-occupied.
3. The proposed method of water supply and sewage disposal for the residential second unit.

Second Unit Design and Development Standards

All residential second units shall be subject to the following standards:

1. A residential second unit shall be consistent with the provisions of the applicable zoning district as set forth and amended herein, and the goals and policies of the General Plan.
2. No more than one residential second unit shall be permitted on any one lot.
3. A second unit shall not be permitted when rental rooms are present in the Primary Unit where allowed by the applicable zoning district.
4. No residential second unit shall be permitted on a lot if there is a legal residential second unit located on another lot with frontage on the same side of the street and either of the following conditions exist: (a) the lot with a legal residential second unit is within 300 feet of the property line of the lot proposed for the second unit; or (b) there are less than three lots separating the two properties.
5. A residential second unit shall only be permitted on a lot in which the Primary Unit and all other structures thereon conform to all minimum requirements of the applicable zoning district as set forth and amended herein.

6. The minimum lot size on which an attached residential second unit may be located shall be 7,500 square feet. The minimum lot size on which a detached residential second unit may be located shall be 10,000 square feet.
7. In addition to parking required for the Primary Unit, not less than one additional off-street parking space shall be provided per bedroom of the residential second unit. This additional space need not be covered, but may not be a tandem space nor occupy a driveway to a required carport or garage.
8. The maximum residential second unit size for second units shall not exceed the following standards:

Table II-7 College Park Specific Plan Second Unit Lot Size Standards	
<u>Lot Size</u> (Net Lot Area)	<u>Maximum 2nd Unit Size</u> (Gross Floor Area)
7,500-9,999*	400 sq. ft.
10,000-19,999 sq. ft.	600 sq. ft.
20,000 - 1 acre	800 sq. ft.
over one acre	1,000 sq. ft.

*As set forth above, this standard only applies to attached residential second units, as the minimum lot size for a detached residential second unit is 10,000 square feet.

9. The lot shall contain an existing Primary Unit at the time an application for a residential second unit is submitted, or the application for the second unit may be made in conjunction with the development of the Primary Unit.
10. A residential second unit shall comply with all development standards except as otherwise set forth herein in this Specific Plan, including but not limited to standards for front, rear and side yards setbacks and building height limits for a Primary Unit under the regulations of the applicable zoning district.
11. The owner of the lot shall reside on the lot, either in the Primary Unit or in the residential second unit. Prior to issuance of a Site Plan Review approval, the property owner shall enter into a restrictive covenant with the City regarding such owner-occupancy requirement on a form prepared by the City, which shall be recorded against the property, and that not less than one off-street parking space shall be provided per bedroom of the residential second unit. Such covenant shall further provide that the residential second unit shall not be sold, or title thereto transferred separate from that of the property.

If the owner ceases to reside on the property, use of the residential second unit shall be discontinued and (a) if it is an attached residential second unit, the unit converted into a portion of the Primary Unit, or (b) if it is a detached residential second unit, the unit removed or converted to a legal use. The Director of Planning Services may grant temporary relief from this owner-occupancy requirement.

12. An attached residential second unit shall share at least one common wall with the living area of the Primary Unit. In no event shall the development of an attached residential second unit increase the overall living area of the Primary Unit by more than thirty percent (30%) of the existing living area. The floor area of the garage shall be included in the calculation of existing living area if the garage is to be converted to living area as part of the same permit to allow the attached residential second unit.
13. The minimum gross floor area of an attached residential second unit shall be four hundred (400) square feet.
14. The total gross floor area of all covered structures, including an attached residential second unit, shall not exceed the lot coverage area as prescribed by the applicable zoning district.
15. No attached residential second unit shall cause the height of the Primary Unit to exceed the height limitation for the applicable zoning district except as set forth in this Specific Plan. If the attached second residential second unit is not located above any portion of the existing Primary Unit, the maximum height of such unit shall not exceed the height of the Primary dwelling unit.
16. An attached residential second unit may have a separate entrance, provided, however, in no event shall any external stairwell be placed within the side yard setback.
17. A residential second unit shall not be permitted on a lot where there is a guesthouse or other dwelling or structure used for habitation in addition to the Primary Unit. If a residential second unit exists or is currently approved on a lot, a guesthouse or other dwelling may not be approved unless the residential second unit is removed or converted into a portion of the Primary Unit.
18. A residential second unit shall contain separate kitchen and bathroom facilities, and shall be metered separately from the primary dwelling for gas, electricity, communications, water, and sewer services.
19. All attached residential second units shall be equipped with approved smoke detectors conforming to the latest Uniform Building Code standards, mounted on the ceiling or wall at a point centrally located in an area giving access to rooms used for sleeping purposes.
20. In addition to the required parking for the Primary Unit, a minimum of one off-street parking space shall be provided on the same lot that the residential second unit is located for (a) each bedroom in the residential second unit and (b) for each studio unit. Additional parking shall be provided in accordance with the applicable parking regulations as set forth in this Specific Plan.
21. A residential second unit shall have no more than two (2) bedrooms.
22. The second unit shall be clearly subordinate to the Primary Unit on the lot in terms of size, location and appearance.
23. The exterior appearance and character of the second unit shall reflect that of the Primary Unit. The design shall take into consideration the use of the same exterior materials, roof covering, colors, and other architectural features.
24. Any manufactured home proposed as a detached residential second unit shall be identical in terms of siding and roof materials, roof pitch, roof eaves and color to the Primary Unit on the lot.

25. Solar access, view protection, privacy, noise, and visual impacts shall be considered as part of the review for neighborhood compatibility.
26. Upon approval of a residential second unit on a lot, the lot shall not be further divided unless there is adequate land area to divide the lot consistent with the goals and policies of the General Plan and CPSP land use and zoning designation.
27. All construction, structural alterations or additions made to create a residential second unit shall comply with current building, electrical, fire, plumbing and zoning code regulations.
28. In the event of any conflicts between the standards set forth in this Section and those set forth in other applicable regulations, the provisions of this Section shall prevail.
29. The applicant shall pay to the City all applicable fees imposed on such new development, including but not limited to park and recreational facility fees.
30. The Director of Planning Services may add other conditions, consistent with general law and applicable State and City standards, as necessary to preserve the health, safety, welfare and character of the residential neighborhood; provided, however, that such conditions shall not unreasonably restrict the ability of an applicant to create a residential second unit.

Second Unit Approval and Appeals

Decisions of the Director of Planning Services approving or denying an application for a residential second unit shall be subject to an appeal to the Planning. The action of the Director of Planning Services shall be final unless appealed to the planning commission within ten (10) working days.

The appeal shall be in writing and, upon receipt and filing of appropriate appeal fee, the Director of Planning Services shall schedule the item at the next regular meeting of the planning commission. The action of the planning commission shall be final unless appealed to the City Council in the manner provided by Chapter 2.05 of the Palm Springs Municipal Code. To maintain the non-discretionary review required under Government Code Section 65852.2, the issues on appeal shall be limited to the applications compliance with the regulations in this Section.

d. Community Gardens Standards

Definitions

For the purpose of these development standards, the following definitions shall apply unless the context clearly indicates or requires a different meaning, determination of which shall be made by the Director of Planning.

“Community Gardens” shall consist of land used for the cultivation of fruits, vegetables, plants, flowers, or herbs by multiple users, which are for personal use and not for commercial sale.

Community Gardens Review and Approval

Community gardens shall require design review in accordance with the provisions of Section 94.04.00 Architectural Review. An applicant shall submit as many copies of a Design Review application as may be required to the Planning Department. In addition to the information contained within the application, the following information shall be submitted:

1. A site plan drawn to scale of the existing lot and proposed structures.
2. The proposed method of water supply, waste and greenwaste disposal for the community garden.
3. The Draft Community Gardens Gardener's Agreement.

Community Garden Design and Development Standards in Single Family Residential Zones

In addition to the review and approval process set forth above, all community gardens shall be subject to the following standards:

1. The land shall be served by a water supply sufficient to support the cultivation practices used on the site, and shall utilize water efficient irrigation systems as required by City's Water-Efficient Landscape Ordinance (Municipal Code Title 8 Chapter 8.6.)
2. Community gardens shall be permitted within selected vacant lots or designated open space areas within existing single-family residential development. Community gardens are a permitted use in the following single-family residential zones: R-1-D-SP, R-1-C-SP, subject to the following regulations:
 - (a) Site users shall be subject to the College Park Community Gardens Gardener's Agreement ("Agreement"), which shall be administered by the City Parks and Recreation Department:
 - i. Sets forth operating rules addressing the governance structure of the garden, hours of operation, noise environment, maintenance and security requirements and responsibilities, permitted planting and cultivation materials, and permitted activities within the gardens;
 - ii. Establishes a garden coordinator to perform the coordinating role for the management of the community gardens;
 - iii. Assigns garden plots according to the operating rules established for that garden.

The name and telephone number of the garden coordinator and a copy of the operating rules shall be kept on file with the City Planning Department (or Parks and Recreation Department?).

- (c) The site shall be designed and maintained so that water and fertilizer will not drain onto adjacent property.
- (d) There shall be no retail sales on site.
- (e) No building or structures shall be permitted on the site with the exception of sheds for storage of tools of up to 8 feet in height, and greenhouses no more than 8 feet in height that consist of buildings made of glass, plastic, or fiberglass in which plants are cultivated. The following shall also be permitted, as defined and set forth in the Agreement: benches, bike racks, raised/accessible planting beds, compost or waste bins in approved containers, picnic tables, seasonal farm stands, fences,

garden art, rain barrel systems, shade structures within individual garden plots, and children's play areas. The combined area of all buildings or structures shall not exceed 15% of the garden site lot areas. Structures and other permitted items shall be properly maintained and are subject to design standards and guidelines as set forth in the College Park Specific Plan.

- (f) Any signs shall comply with standards set forth in the College Park Specific Plan.
- (g) Community gardens shall be set back a minimum of five (5) feet from the property line. Structures on community gardens sites shall be set back a minimum of ten (10) feet from the property line. Appropriate perimeter landscaping shall also be provided.
- (h) Community gardens shall be fenced and gated. Fences shall not exceed six (6) feet in height. Fences that exceed four feet in height shall be at least 50% open. Fencing shall be constructed wood, chain link, or ornamental metal.
- (i) Waste and greenwaste shall be collected and transported from the site on a weekly (bi-weekly) basis by the Palm Springs Disposal Services.
- (j) No pesticides manufactured from petrochemicals shall be used in community gardens. No chemical fertilizers or insecticide products shall be used except those provided or approved by the City.
- (k) The following uses shall be prohibited in community gardens:
 - i. beekeeping;
 - ii. the keeping of fowl or other farm animals;
 - iii. connections to electricity or sewers without a permit or other permission from the City of Palm Springs;
 - iv. structures other than those set forth in (e) above;

e. Multi-Family Residential Development Standards

Table II-8, below, shows development standards for multi-family development in the Specific Plan area. These standards apply to lands zoned R-2, Limited Multiple-Family Development.

College Park Specific Plan
Section II: Specific Plan Land Use and Development Standards

Table II-8
Multiple-Family Residential (R-2-SP)¹
Development Standards
Consolidates City Zoning Ordinance 92.03.03 and Varies Where Indicated

MULTI-FAMILY DEVELOPMENT MINIMUM LOT STANDARDS	
Lot Area	20,000 sq. ft.
Minimum width	
Interior Lots	130 feet
Corner lots	
•Siding local/collector street	140 feet
Reverse Corner	
Siding local/collector street	140 feet
Secondary thoroughfare	160 feet
Service Road	130 feet
Corner or Reverse Corner	
•Siding major thoroughfare/State Hwy	170 feet
Cul-de-sac/curve lots (ave. widths)	130 feet
Minimum depth (feet)	
Backing on:	
Major thoroughfare/State hwy.	175 feet
Secondary thoroughfare	180 feet
Facing on:	
Local/collector street	150 feet
Major thoroughfare	175 feet
Secondary thoroughfare	165 feet
Service Road	130 feet
MULTI-FAMILY DEVELOPMENT YARD AND BUILDING STANDARDS	
Front Yards:	
Local/Collector street	25 15 feet
Major thoroughfare	30 15 feet
Secondary thoroughfare	30 15 feet
Service Road	25 15 feet
Curve lots/Cul-de-sac	20 15 feet
Lots substandard in depth	<p>The following also apply to lots substandard in depth:</p> <ul style="list-style-type: none"> •Yard may be used for parking. •Accessory non-dwelling structures and uses may occupy the rear portion of this yard provided: <ul style="list-style-type: none"> •The front fifteen (15) feet of the yard is landscaped and maintained, and a wall or solid screen landscaping is installed at least fifteen (15) feet from the front property line or future highway line; •The accessory structure is no higher than ten (10) feet; •The accessory structure is no less than ten (10) feet from the aforementioned wall, fence or landscape screen unless the height of the structure is less than the height of the wall, fence or landscape screen; •No accessory structure may occupy any corner cutback area.
Key lots	15 feet ²
Cul-de-sac/curve lots	20 15 feet

College Park Specific Plan
Section II: Specific Plan Land Use and Development Standards

Table II-8 Multiple-Family Residential (R-2-SP)¹ Development Standards Consolidates City Zoning Ordinance 92.03.03 and Varies Where Indicated	
Partially built up blocks	15 feet
Side Yards	
Interior	10 feet, except as otherwise provided
Corner:	
Local /Collector street	20 15 feet
Reverse on Local Street	20 15 feet ³
Major thoroughfare/State Hwy.	30 feet 25 feet if siding on a Service Road
Secondary thoroughfare	30 feet 25 feet if siding on a Service Road
	<ul style="list-style-type: none"> • Yard may be used for parking; Accessory non-dwelling structures and uses may occupy the rear portion of this yard provided: <ul style="list-style-type: none"> • A wall, solid fence not more than six (6) feet in height or solid screen landscaping is installed at the future highway line; • The accessory structure is no higher than ten (10) feet; • The accessory structure is no less than ten (10) feet from the aforementioned wall, fence or landscape screen unless the height of the structure is less than the height of the wall, fence or landscape screen; • No accessory structure may occupy any corner cutback area.
Siding onto a commercial or industrial zoning district	20 feet
	<ul style="list-style-type: none"> • Except garages and carports, which shall be located no closer than 10 feet from the property line shared with commercial or industrial lands.
Corner lot substandard in width:	10 feet, if side yard siding on street or highway ⁴
Rear yards:	10 feet, except as otherwise provided
Backing on interior lot/local/collector street	30 20 feet
Backing on major thoroughfare/State Hwy.	30 feet
Backing on secondary thoroughfare	30 20 feet
Exceptions/permitted projections	As set forth in Section 93.01.00
Lots substandard in depth	<p>25 feet, if substandard by ten (10) percent or greater than the zone requirements facing on a major or secondary thoroughfare.</p> <p>Yard may be used for parking.</p> <ul style="list-style-type: none"> • A wall, solid fence not more than six (6) feet in height or solid screen landscaping is installed at the rear property or future highway line; • The accessory structure(s) is no greater than ten (10) feet in height; • The accessory structure is no less than ten (10) feet from the aforementioned wall, fence or landscape screen unless the height of the structure is less than the height of the wall, fence or landscape screen; • No accessory structure may occupy any corner cutback area.
Backing onto R-1 zoning district	15 feet
Backing onto a commercial or industrial zoning district	20 feet
	<ul style="list-style-type: none"> • Except garages and carports, which shall be located no closer than 10 feet from the property line shared with commercial or industrial lands.
Density	2,500 square feet of lot area per dwelling unit; any fraction of footage over three thousand 2,500 square feet increments shall not qualify the property for an additional unit.

Table II-8 Multiple-Family Residential (R-2-SP)¹ Development Standards Consolidates City Zoning Ordinance 92.03.03 and Varies Where Indicated	
Building Heights & Setbacks	<ul style="list-style-type: none"> • Building height shall not exceed two stories and 24 27-feet in height at minimum setback. • All buildings that exceed fifteen (15) feet in height shall be required to have a twenty-five (25) foot setback from the property line of any existing adjacent single story development. • When R-2 zoned property abuts R-1 zoned property, all structures within one hundred fifty (150) feet of the R-1 zone boundary line shall have a height of not greater than fifteen (15) feet and shall not exceed more than one (1) story. This setback line may vary by fifty (50) feet if the average setback is one hundred fifty (150) feet and the planning commission determines that no detrimental effects will result. • Within side yards, any portion of a structure in excess of twelve (12) feet in height that abuts any residential property shall have a minimum setback equal to its height.
Distance Between Buildings	<ul style="list-style-type: none"> • 15 minimum distance feet between residential buildings that are adjacent to and substantially parallel to each other. In no case shall one building be closer than 15 feet to any other building. • 30 feet minimum distance between buildings on opposite sides of an interior court.
Lot Coverage	Maximum 30% 50% of total lot area for any structures over 18 feet in height and 1 story.
<p>¹Derived from R-2, Limited Multi-family Residential zone, Section 92.03.03, and Multi-Family Residential and Hotel Zone, 92.04.03, Palm Springs Municipal Code.</p> <p>²Key lots shall have a front yard not less than the required front yard for the adjoining interior lot. When the front yard on the adjoining interior lot is less than prescribed by this Zoning Code, the key lot front yard may be the same, but shall in no case be less than 15 feet.</p> <p>³The width of a side yard on a reverse corner lot on a street side shall be no less than the required front yard on the key lot to its rear, and in no case less than 20 feet.</p> <p>⁴The width of a side yard on a corner lot that is substandard in width shall be no less than 20% of the lot width, and in no case less than 10 feet.</p>	

Table II-9 Multiple-Family Residential (R-2-SP)¹ General Provisions Consolidates City Zoning Ordinance 93.00 and Varies Where Indicated	
MULTI-FAMILY DEVELOPMENT GENERAL PROVISIONS	
Walls, Fences and Landscaping	<ul style="list-style-type: none"> • A masonry wall 6 feet in height and screen landscaping shall be erected and maintained between R-2-SP development and R-1 zone where the two zones abut. • Other provisions of Section 93.02.00 applicable to multiple family development shall apply except where amended by this Specific Plan.
Access	As set forth in Section 93.05.00.
Off-Street Parking	<ul style="list-style-type: none"> • Parking facilities for multiple-family dwellings shall be located on the same lot or building site as the buildings they are required to serve. • Proposed parking layout plans shall be completely dimensioned and include all information requirements as set forth in the appropriate application form. • Multiple-residential plot plans must indicate: <ol style="list-style-type: none"> a. The number of bedrooms per unit; b. Total number of units in plan. • Parking shall be provided as follows for <u>residential condominiums and apartments or residences within a Planned Development District (PD)</u>; <ul style="list-style-type: none"> • 1 primary space per studio and efficiency units • 1.25 primary spaces per one-bedroom unit • 1.5 primary spaces per two-bedroom unit • 0.75 primary space per bedroom for three or more bedrooms • Other provisions of Section 93.06 applicable to residential development shall apply except as amended by this Specific Plan.
Off-Street Loading and Trash Areas	A trash enclosure shall be provided for all uses, consistent with requirements of Section 93.07.02. Provisions of Section 93.07.01 and 93.07.02 shall apply.
Antennas	As set forth in Section 93.08.00.

The following exceptions also apply to lots in multi-family residential neighborhoods in the Specific Plan area:

Maintenance Standards

All multi-family residential properties shall be subject to property maintenance standards established in Section 93.19.00

Performance Standards

A minimum of ~~fifty (50)~~ thirty (30) percent of a multi-family residential site shall be developed as usable landscaped open space and outdoor living and recreation areas, with an adequate irrigation system.

f. Development Standards for Community Gardens in the Multi-Family Residential (R-2-SP) Zone

As shown in Table II-9, above, community gardens on vacant lots or designated open space areas may be permitted with a Land Use Permit in the R-2-SP zone subject to regulations set forth under “Development Standards for Community Gardens” (shown under Single Family Residential R-1-C-SP and R-1-D-SP, above), including a requirement for Architectural Review.

Community gardens designed as part of a multi-family residential development shall be subject to overall standards and design guidelines for multi-family residential development as set forth in this Specific Plan and shall be planned as part of the master planning process for individual multi-family residential development within the Specific Plan area. If no other entitlement is required for the residential development (Conditional Use Permit, Planned Development Permit, etc.) the community garden shall be subject to a Land Use Permit and the “Development Standards for Community Gardens” described above, including Architectural Review.

2. Commercial Development

There are two commercial zones in the Specific Plan area. Existing commercial development in the Specific Plan occurs on lands zoned C-1, Retail Business Zone and C-M, Commercial Manufacturing Zone. Commercial development is approved but not constructed on lands zoned C-1, and future development is planned on C-1 lands in the Specific area.

The C-1 Zone is intended as a business district, primarily retail business in character, with related hotels, service, office, cultural and institutional uses. Lands in the Specific Plan area zoned C-1 are those north of Rosa Parks Road along Indian Canyon Drive in PA 3. The CPSP proposes no zone change for these lands, except that within the CPSP area they will be designated C-1-SP.

The C-M zone is intended for heavy commercial and certain light industrial uses, particularly service industries for commercial, hotel and commercial uses. In the CPSP the C-M zone applies to lands south of Rosa Parks Road located along Indian Canyon Drive. The Specific Plan proposes no zone change for lands currently zoned C-M, except that within the CPSP area they will be designated C-M-SP.

a. Permitted, Conditionally Permitted and Prohibited Uses

The following table shows allowable uses on C-1-SP and C-M-SP properties in the planning area.

College Park Specific Plan
Section II: Specific Plan Land Use and Development Standards

Table II-10
College Park Specific Plan
Commercial-Specific Plan Allowable Uses

	C-1-SP	C-M-SP
TYPE OF USE¹		
<i>Commercial Uses²</i>		
1. Accessory uses customarily incidental to the permitted uses and located on the same lot therewith.	P	P
2. Antique Shops	P	P
3. Apparel stores	P	P
4. Art galleries	P	P
5. Artists studios	P	P
6. Art schools	P	P
7. Athletic or health clubs	P	P
8. Bakeries, retail	P	P
9. Bakeries, commercial	LUP	P
10. Banks and savings and loan institutions	P	P
11. Barber shops	P	P
12. Beauty parlors and colleges	P	P
13. Bicycle sales including accessory repair	P	P
14. Blueprinting and copying	P	P
15. Book and stationery stores	P	P
16. Book binderies	--	P
17. Building materials, new, with showroom	--	P
18. Catering, in conjunction with a permitted food service use	P	P
19. Cleaning and dyeing establishments	--	P
20. Confectionary stores	P	P
21. Dancing studios	P	P
22. Department stores	P	P
23. Drug stores	P	P
24. Film and camera sales and exchange	P	P
25. Florist shops	P	P
26. Food stores and delicatessens	P	P
27. Furniture stores	P	P
28. Gift and hobby shops	P	P
29. Hardware and appliance sales, including accessory repair	P	P
30. Jewelry stores	P	P
31. Laundromats	--	P
32. Laundry and linen service	--	P

College Park Specific Plan
Section II: Specific Plan Land Use and Development Standards

Table II-10
College Park Specific Plan
Commercial-Specific Plan Allowable Uses

	C-1-SP	C-M-SP
TYPE OF USE¹		
<i>Commercial Uses²</i>		
33. Libraries	P	P
34. Medical and dental laboratories	--	P
35. Medical/sick room supplies (retail)	LUP	P
36. Modeling schools	P	P
37. Movie, radio and TV production and broadcast facilities	LUP	P
38. Motorscooter, motorbike and motorcycle sales	--	P
39. Museums	P	P
40. Music shops	P	P
41. Newsstands	P	P
42. Offices not including storage or presence of goods, materials, supplies or equipment not consumed or used by office use on the premises, or storage or presence of vehicles not used to transport business personnel or patrons to and from the premises	P	P
43. Pet stores, pet grooming	LUP	P
44. Photographers studios	P	P
45. Picture framing	P	P
46. Plumbing shop	--	P
47. Printing and publishing	--	P
48. Private clubs	P	P
49. Restaurants with or without outdoor dining, excluding drive-in or drive-through restaurants	P	LUP
50. Retail upholstery or mattress shop	LUP	P
51. Security exchange	P	P
52. Shoe stores	P	P
53. Supermarkets and farmers markets totally enclosed within a building	P	P
54. Tailor shops	P	P
55. Theaters, movie and legitimate stage	P	P
56. Trade schools (industrial)	--	P
57. Travel agencies	P	P
58. Toy stores	P	P
59. Used/consignment merchandise in conjunction with new merchandise or antiques, provided fifty (50) percent of stock is new merchandise or antiques	P	P
60. Woodworking and cabinet shop with showroom	--	P

College Park Specific Plan
Section II: Specific Plan Land Use and Development Standards

**Table II-10
College Park Specific Plan
Commercial-Specific Plan Allowable Uses**

	C-1-SP	C-M-SP
TYPE OF USE¹		
<i>Commercial Uses²</i>		
Uses Permitted by Land Use Permit (LUP)		
1. Commercial recreational facilities	--	LUP
2. Recycling collection center as an accessory use on a developed property	--	LUP
3. Thrift shops operated by charitable organizations	--	LUP
4. Indoor uses	LUP	LUP
5. Antique malls and indoor swap meets	--	LUP
6. Bicycle rental	LUP	LUP
7. Catering in conjunction with permitted main use	LUP	LUP
8. Child care centers	LUP	LUP
9. Farmers outdoor market	LUP	LUP
10. Festivals and exhibits	LUP	LUP
11. Ice cream parlors	LUP	LUP
12. Restaurants within mixed-use developments	LUP	LUP
13. Spa as an accessory use to a beauty parlor provided the staff is licensed and trained in the particular programs provided as outlined in Chapter 5.34 of the Municipal Code and such facility is in compliance with Chapter 5.34 of the City Municipal Code	LUP	LUP
14. Take-out food service in conjunction with permitted restaurant use	LUP	LUP
15. Valet cleaning service	LUP	LUP
16. Outdoor uses as an accessory to a permitted main use and located on the same property as the permitted use	LUP	LUP
a. Art displays	LUP	LUP
b. Artisans, artists	LUP	LUP
c. Car shows	--	--
d. Christmas tree sales not as an accessory use to a main use	LUP	LUP
e. Display cases in malls or courts	LUP	LUP
f. Farmers market	LUP	LUP
g. Fashion shows	LUP	LUP
h. Festivals, exhibits and special events	LUP	LUP
i. Florists	LUP	LUP
j. Musicians/entertainment (subject to provisions of noise ordinance)	LUP	LUP

College Park Specific Plan
Section II: Specific Plan Land Use and Development Standards

**Table II-10
College Park Specific Plan
Commercial-Specific Plan Allowable Uses**

	C-1-SP	C-M-SP
TYPE OF USE¹		
<i>Commercial Uses²</i>		
k. Plant and floral sales and displays	LUP	LUP
l. Postcard displays (limited to one per store frontage)	LUP	LUP
m. Theatre and public assembly	LUP	LUP
n. Vending carts dispensing the following	LUP	LUP
o. Food	LUP	LUP
p. Beverage	LUP	LUP
q. Crafts	LUP	LUP
r. Floral items	LUP	LUP
s. Other uses as determined by the planning commission	LUP	LUP
17. Outdoor uses as an accessory to a permitted main use and located on public property including the public right-of-way (streets and sidewalks)	LUP	LUP
a. Art displays	LUP	LUP
b. Artisans, artists	LUP	LUP
c. Festivals, exhibits and special events	LUP	LUP
d. Florists	LUP	LUP
e. Musicians/entertainment (subject to provisions of noise ordinance)	LUP	LUP
f. Outdoor dining including beverage service	LUP	LUP
g. Vending carts dispensing the following	LUP	LUP
h. Food	LUP	LUP
i. Beverage	LUP	LUP
j. Crafts	LUP	LUP
k. Floral items	LUP	LUP
l. Other uses as determined by the Planning Commission	LUP	LUP
Uses Permitted by Conditional Use Permit (as provided in Section 94.02.00)		
18. Ambulance services, and accessory uses customarily incident to the permitted use, provided that the site is located on a major or secondary thoroughfare as indicated on the General Plan	--	CUP
19. Automobile service station ²	--	CUP
20. Car wash	--	CUP
21. Churches	CUP	CUP

**Table II-10
College Park Specific Plan
Commercial-Specific Plan Allowable Uses**

	C-1-SP	C-M-SP
TYPE OF USE¹		
<i>Commercial Uses²</i>		
22. Cocktail lounges and nightclubs as a primary use, provided such facilities are located no closer than three hundred (300) feet to a residential zone or to a church or mortuary at the time of their establishment	CUP	CUP
23. Commercial recreational facilities	CUP	CUP
24. Convenience stores	CUP	CUP
25. Drive-through facilities	CUP	CUP
26. Liquor stores	CUP	CUP
27. Lodges, meeting halls	CUP	CUP
28. Pawn brokers; provided, such facilities are located no closer than three hundred (300) feet to a residential zone or to a church or mortuary at the time of their establishment	--	--
29. Recycling collection center as an accessory use on a developed property	--	CUP
30. Spas provided that staff is licensed and trained in the particular programs provided and such facility is in compliance with Chapter 5.34 of the Municipal Code	CUP	CUP
¹ Derived from C-1 (Retail business) zone, Section 92.12 and C-M Commercial Manufacturing zone, Section 92.15, Palm Springs Municipal Code. ² Not permitted in Plaza del Mundo (PA 3) site.		

Similar Uses Permitted by Planning Commission Determination

Consistent with the goals, policies and objectives of the College Park Specific Plan, the Planning Commission may, by resolution of record, permit any other uses not explicitly set forth herein, and that are determined to be substantially conforming to those listed above as Permitted" and not more obnoxious or detrimental to the public health, safety and welfare or to other uses permitted in the zone, as provided in Section 94.01.00. All uses shall be subject to the standards in Section 92.12.03, as amended in this Specific Plan.

Prohibited Uses

All uses and structures not permitted or conditionally permitted in Section 92.12.01 are deemed to be specifically prohibited. The following classifications of uses shall not be permitted in commercial zones in the Specific Plan area by commission determination.

College Park Specific Plan
Section II: Specific Plan Land Use and Development Standards

Table II-11 College Park Specific Plan Prohibited Uses in C-1-SP & C-M-SP Zones		
	C-1-SP	C-M-SP
TYPE OF USE¹		
1. Adult oriented business subject to Chapter 5.77 of the Palm Springs Municipal code	Prohibited	Prohibited
2. Automobile and truck sales, new or used, as a primary use	Prohibited	See Table II-10
3. Auction houses	Prohibited	
4. Automobile and truck repair garages and re-upholster	Prohibited	See Table II-10
5. Auto parts and accessory, retail, and installation of same	Prohibited	See Table II-10
6. Dog kennels and catteries	Prohibited	See Table II-10
7. Caretaker's residence as an accessory use	Prohibited	See Table II-10
8. Contractor's yards, shops	Prohibited	
9. Convention center	Prohibited	Prohibited
10. Conversion of existing upper-story floor area to apartments.	Prohibited	Prohibited
11. Frozen food lockers	Prohibited	See Table II-10
12. Household goods storage	Prohibited	See Table II-10
13. Hotels, resort hotels, and hotels in which more than ten (10) percent of the guest rooms contain kitchen facilities	Prohibited	Prohibited
14. Industrial uses	Prohibited	Prohibited
15. Ice houses (no manufacturing)	Prohibited	See Table II-10
16. Medical Cannabis Cooperative or Collective, subject to the property development standards contained in Section 93.22.00 of this Code	Prohibited	Prohibited
17. Motor scooter and motorbike rentals and sales, both as a primary and accessory use	Prohibited	See Table II-10
18. Mobile home parks	Prohibited	Prohibited
19. Motorcycle rentals, both as a primary and accessory use	Prohibited	See Table II-10
20. Multiple-family dwellings	Prohibited	Prohibited
21. Sheet metal shop	Prohibited	See Table II-10

College Park Specific Plan
Section II: Specific Plan Land Use and Development Standards

Table II-11 College Park Specific Plan Prohibited Uses in C-1-SP & C-M-SP Zones		
	C-1-SP	C-M-SP
TYPE OF USE¹		
22. Sign painting	Prohibited	See Table II-10
23. Single-family residences	Prohibited	Prohibited
24. Spas as an accessory use to a hotel	Prohibited	Prohibited
25. Taxidermist	Prohibited	See Table II-10
26. Thrift shops not operated by charitable organizations	Prohibited	See Table II-10
27. Time-share projects subject to the provisions of Section 93.15.00	Prohibited	Prohibited
28. Wholesale and warehousing	Prohibited	See Table II-10
29. Video/amusement machines as a primary or secondary use subject to the provisions of Section 93.16.00	Prohibited	Prohibited
¹ Derived from C-1 (Retail business) zone, Section 92.12 and C-M Commercial Manufacturing zone, Section 92.15, Palm Springs Municipal Code.		

b. Commercial Development Standards

Development standards for commercial uses in the CPSP are shown in Table II-12, below.

Table II-12
College Park Specific Plan
Commercial Development Standards¹
Consolidates City Zoning Ordinance 92.12.03 and 92.15.03 and Varies Where Indicated

COMMERCIAL MINIMUM LOT STANDARDS		
	C-1-SP	C-M-SP
Min. Lot Size (SF)	20,000 ¹	20,000 ¹
Min. Lot Width (Feet)	100 ¹	100 ¹
Min. Lot Depth (Feet)	150 ¹	150 ¹
Coverage	<u>Maximum 50% of total lot area for any buildings and structures.</u>	<u>Maximum 50% of total lot area for any buildings and structures.</u>
Minimum Building Area	2,000 square feet GLA per building	N/A
Minimum Lot Frontage (Feet)	100 feet, on a dedicated and improved street	N/A
Minimum Front Setback (Feet)	Minimum 5 feet from property line along the entire street where a building abuts any street. The setback may be reduced along a portion of the frontage, provided the remainder of the setback is increased an equal amount so as to provide an average setback of not less than 5 feet, and that the setback area is not less than 25% of the width of the frontage.	<u>Minimum 5 feet from property line along the entire street where a building abuts any street.</u> [adapted from C-1; City code shows no minimum setback for C-M]
COMMERCIAL YARD AND BUILDING STANDARDS		
Yards	A minimum of 50% of all yard areas created as a result of minimum building setback requirements as set forth herein shall be maintained in decorative landscaping; the remainder may be maintained in decorative landscaping. Other provisions as set forth in Section 93.01 as applicable to Commercial development.	General Provisions as set forth in Palm Springs Development Code, Section 93.01.00

College Park Specific Plan
Section II: Specific Plan Land Use and Development Standards

Table II-12
College Park Specific Plan
Commercial Development Standards¹
Consolidates City Zoning Ordinance 92.12.03 and 92.15.03 and Varies Where Indicated

Yard requirements for structures	<ul style="list-style-type: none"> • A minimum 20-foot yard where the C-1 zone abuts property in a residential zone. • Where the zone boundary abuts an alley that is a boundary of residential zone, there shall be a yard of not less than 10 feet. 	<ul style="list-style-type: none"> • Where C-M zone abuts a street which is a boundary with a residential zone or C-1 zone, there shall be a yard abutting such a street of not less than 25 feet, which shall be landscaped and maintained. • Where C-M zone abuts property in a residential zone, there shall be a yard of not less than 20 feet. A 6-foot high wall shall be installed at the boundary zone, with the 10 feet nearest the wall facing the residential zone in landscaping, and screen landscaping at the wall. • Remaining space may also be used for loading and storage provided a solid wall 6 feet in height is installed between the landscaped portion and the loading and storage area, and items are not stored higher than 6 feet.
Maximum Height (Feet)	30 ³	30 ³

¹ Derived from C-1, Central Retail Business Zone, Section 92.12 and C-M Commercial Manufacturing zone, Section 92.15, Palm Springs Municipal Code. Design guidelines, including wall and fencing material and finishes, lighting and signage requirements, storage, loading and trash and associated screening, and landscape requirements, are set forth in applicable sections of this Specific Plan, including: Section V, Master Landscape Plan; Section VIII, Specific Plan Special Treatment Areas; and Section IX, Design Guidelines and Standards.

² Unless the planning commission determines that such access would be detrimental to existing or anticipated traffic patterns at that location, that alternate access is available, and that a secondary means of permanent vehicular access (service road or alley) has been approved by the planning commission. Location of access as set forth herein or as otherwise approved by the city engineer. A greater distance may be required depending on street design and use, and other factors as determined by the city engineer to affect public health and safety.

³ Buildings and structures erected in this zone shall have a height not greater than thirty (30') feet. For permitted projections above building height limit, the provisions of Section 93.03.00 shall apply.

⁴ Based on parking standards for C-1 zone as set forth in Section 93.06 of the Palm Springs Municipal code for retail stores not otherwise specified in the code (Item 31). Applies in the aggregate to all permitted office and commercial uses. GLA = gross leasable area.

⁵ Based on applicable parking standards for as set forth in Section 93.06 of the Palm Springs Municipal code for existing uses in Specific Plan area, including Valero Gas Station, Roman Tile and Marble, and Julian's Market. GLA = gross leasable area.

Table II-13
College Park Specific Plan
Commercial Zones General Provisions
Consolidates City Zoning Ordinance 93.00 and Varies Where Indicated

COMMERCIAL GENERAL PROVISIONS		
	C-1-SP	C-M-SP
Access	At least one (1) permanent vehicular access to structures from approved public or private street or right-of-way on which the lot or site has frontage. Other provisions as set forth in Section 93.05.00 as applicable to Commercial development.	At least one (1) permanent vehicular access to structures from approved public or private street or right-of-way on which the lot or site has frontage. Other provisions as set forth in Section 93.05.00 as applicable to Commercial development.
Driveways	At least 30 feet from the ultimate curb line of intersection streets. ¹	Driveways: At least 30 feet from the ultimate curb line of intersection streets. ¹
Parking Standards	1 space per 300 s.f. of gla ²	As set forth in Section 93.06.00 as applicable to existing uses within C-M zone in Specific Plan area. ³
Walls, Fences and Landscaping	Where the C-1 zone abuts property in a residential zone: <ul style="list-style-type: none"> • A 6 foot high wall shall be installed at the zone boundary line • 5 feet nearest the wall <u>facing the residential zone</u> shall be landscaped & screen pursuant to the approved plans. • No wall required where the zone boundary abuts R-2 property, which is already in use for public parking. 	Provisions of Section 93.02.00, Palm Springs Development Code, except as follows: <ul style="list-style-type: none"> • Fences and walls with a maximum height of eight (8) feet may be permitted in any required interior side or rear yard. • Walls and fences not exceeding six (6) feet in height may be permitted in front yards and side front yards pursuant to Section 94.04.00 (Architectural review); provided, such wall or fence is constructed of decorative masonry or metal, is no closer than five (5) feet to the property line; and provided that, the area between the wall and the property line is landscaped and maintained.
Signs	As set forth in Palm Springs Municipal Code, all portions of Section 93.20 as applicable to Commercial development.	As set forth in Palm Springs Municipal Code, Section 93.20.05.
Storage	Storage within permanent buildings except: <ul style="list-style-type: none"> • Outdoor dining as an accessory use on the same property as a permitted restaurant; • Outdoor uses permitted by LUP. 	<ul style="list-style-type: none"> • Outdoor storage and activities shall be entirely enclosed by building walls or fences 6 feet high. • A solid wall or fence is required where storage yard abuts a street or proposed street. • Items stored shall not exceed height of wall.
Loading and Trash	As set forth in Palm Springs Municipal Code, all portions of Section 93.07 as applicable to Commercial development.	As set forth in Palm Springs Municipal Code, all portions of Section 93.07 as applicable to Commercial/Industrial development.

Table II-13
College Park Specific Plan
Commercial Zones General Provisions
Consolidates City Zoning Ordinance 93.00 and Varies Where Indicated

COMMERCIAL GENERAL PROVISIONS		
	C-1-SP	C-M-SP
Antennas	Provisions of Section 93.08.00, Palm Springs Municipal Code, shall apply.	Provisions of Section 93.08.00, Palm Springs Municipal Code, shall apply.
¹ Unless the planning commission determines that such access would be detrimental to existing or anticipated traffic patterns at that location, that alternate access is available, and that a secondary means of permanent vehicular access (service road or alley) has been approved by the planning commission. Location of access as set forth herein or as otherwise approved by the city engineer. A greater distance may be required depending on street design and use, and other factors as determined by the city engineer to affect public health and safety. ² Based on parking standards for C-1 zone as set forth in Section 93.06 of the Palm Springs Municipal code for retail stores not otherwise specified in the code (Item 31). Applies in the aggregate to all permitted office and commercial uses. GLA = gross leasable area. ³ Based on applicable parking standards for as set forth in Section 93.06 of the Palm Springs Municipal code for existing uses in Specific Plan area, including Valero Gas Station, Roman Tile and Marble, and Julian’s Market. GLA = gross leasable area.		

Property Maintenance Standards

All retail business and commercial manufacturing properties shall be subject to property maintenance standards established in Section 93.19.00.

3. Industrial Zones

The College Park Specific Plan area includes two industrial zones: 1) M-1-SP, Service Manufacturing-Specific Plan, which is an existing zoning designation in the City Municipal Code; and 2) BP-SP, Business Park-Specific Plan, a new zoning designation instituted for the CPSP. Development standards and permitted, conditionally permitted and prohibited uses are set forth below for each zone.

Service/Manufacturing

The M-1-SP Service/Manufacturing designation is intended to provide for the development of service industries providing a wide range of services to wholesale, commercial and retail customers. It is also intended to provide for light industrial uses, including fabrication, manufacturing, repair, assembly or processing of materials that are in already processed form and do not create smoke, gas, odor, dust, sound, vibration, soot, glare or lighting to a degree that might be obnoxious or offensive to those living or working in this or other zones. Lands in the Specific Plan area that are zoned M-1-SP form the core of the industrial lands south of Radio Road, generally between Indian Canyon Drive and McCarty Road in PA 5. There are M-1-SP parcels north of Radio Road near its intersection with McCarthy Road, on which are located the existing U-Stor-It self storage establishment.

Business Park Zone

The BP-SP zone is intended to provide for the development of business parks comparable to the Radio Road Business Park located at the southeast corner of McCarthy Road and Radio Road. BP-SP development must be compatible with nearby or abutting residential zones. Permitted uses include specialty contractor offices and shops supporting light manufacturing, research and development, administrative, and possibly wholesaling activities that can be carried on in an unobtrusive manner. Certain incidental commercial uses that can serve local employees in the zone and adjoining M-1-SP, such as cafes, restaurants, office supply and reprographic stores are also appropriate uses.

In the context of the CPSP, this zone is also intended to support and encourage business incubators that connect with and/or relate to the research and development uses on the COD West Valley Campus Two sites proposed for Business Park designation are located between Radio Road on the south and Rosa Parks Road on the north. Each of the two sites is located immediately east and west of the partially built Vista San Jacinto (previously 32@Agave) residential project. Permitted uses and development standards for this zone are derived from the M-1-P, Planned Research and Development Park Zone (Chapter 92.16) and from the M-1, Service/Manufacturing Zone (Chapter 92.17).

Permitted uses in the M-1-SP and BP-SP zones are shown on Table II-14, below.

College Park Specific Plan
Section II: Specific Plan Land Use and Development Standards

Table II-14
College Park Specific Plan
Service/Manufacturing-SP and Business Park-SP Allowable Uses

	M-1-SP	BP-SP
TYPE OF USE¹		
<i>Allowable Uses²</i>		
1. Agricultural greenhouses	P	--
2. Bakeries (wholesale)	P	P
3. Fabrication	P	P
a. Assembly of plastic items made from finished plastic	P	P
b. Assembly of small electrical and electronic equipment	P	P
c. Rubber, fabrication of products made from finished rubber	P	P
4. Manufacturing	P	P
a. Automotive	P	--
i. Automotive repair and reconditioning	P	--
ii. Painting	P	--
iii. Tire shop, including electrical recapping	P	--
iv. Truck repairing and overhauling	P	--
v. Upholstering	P	--
vi. Vehicle towing and short-term storage	P	--
b. Boat building and repairs	P	--
c. Bottling plant, except those liquids that are offensive or obnoxious by reason of odor or are hazardous	P	--
d. Candy		
e. Ceramic products using only previously pulverized clay and fired in kilns only using electricity or gas	P	--
f. Electronics Assembly and Light Manufacturing		
i. Electrical and related parts	P	P
ii. Electrical appliances	P	CUP
iii. Electrical devices	P	P
iv. Motors	P	CUP
v. Radio, television and phonograph	P	--
g. Fabrication of products made from finished rubber	P	--
h. Furniture upholstery	P	P
i. Garment manufacturing	P	--
j. Instruments Assembly and Light Manufacturing	P	P
i. Electronic	P	P
ii. Medical and dental tools	P	P
iii. Precision	P	P
iv. Timing and measuring	P	P
k. Laboratories	P	P
i. Chemical	P	--
ii. Dental	P	P
iii. Electrical	P	P
iv. Optical	P	P
v. Mechanical	P	P
vi. Medical	P	P
l. Lumber yard (including incidental millwork but not including planing mill)	P	--
m. Machinery and shop	P	--

College Park Specific Plan
Section II: Specific Plan Land Use and Development Standards

Table II-14
College Park Specific Plan
Service/Manufacturing-SP and Business Park-SP Allowable Uses

	M-1-SP	BP-SP
TYPE OF USE¹		
<i>Allowable Uses²</i>		
i. Blacksmith and forging shop	P	--
ii. Cabinet or carpenter shop	P	--
iii. Electric motor rebuilding	P	--
iv. Machine shop	P	--
v. Sheet metal shop	P	--
vi. Welding shop	P	--
vii. Painting and powder coating	P	--
n. Office and Related Equipment	P	P
i. Audio equipment	P	P
ii. Computers-electrical	P	P
iii. Computers-manual	P	P
iv. Visual equipment	P	P
o. Manufacturing, compounding, processing, packaging or treatment of such products as:	P	P
i. Bakery goods	P	--
ii. Candy	P	--
iii. Cosmetics	P	--
iv. Drugs	P	--
v. Food products (excluding fish and meat products, sauerkraut, wine, vinegar, yeast and the rendering of fats and oil) if connected with an adequate sewer system	P	--
vi. Fruit and vegetables (packing only)	P	--
vii. Honey extraction plant	P	--
viii. Perfumes	P	--
ix. Toiletries	P	--
p. Manufacturing, compounding, assembly or treatment of articles or merchandise from the following previously prepared materials:	P	P
i. Canvas	P	--
ii. Cellophane	P	--
iii. Cloth	P	--
iv. Cork	P	--
v. Felt	P	--
vi. Fiber	P	--
vii. Fur	P	--
viii. Glass	P	--
ix. Leather	P	--
x. Paper, no milling	P	--
xi. Plaster	P	--
xii. Plastic	P	--
xiii. Precious or semi-precious stones or metals	P	P
xiv. Shells	P	P
xv. Textiles	P	P
xvi. Tobacco	P	--
xvii. Wood	P	--
xviii. Yarns	P	--

College Park Specific Plan
Section II: Specific Plan Land Use and Development Standards

Table II-14
College Park Specific Plan
Service/Manufacturing-SP and Business Park-SP Allowable Uses

	M-1-SP	BP-SP
TYPE OF USE¹		
<i>Allowable Uses²</i>		
q. Manufacturing and maintenance of electric or neon signs	P	P
r. Novelties and holiday paraphernalia	P	P
s. Rubber and metal stamps	P	CUP
t. Shoes	P	--
u. Textiles	P	P
5. Mortuary	P	P
6. Movie, television and radio production and broadcast facilities	P	P
7. Processing	P	P
a. Carpet and rug cleaning	P	P
b. Cleaning and dyeing	P	P
c. Laundry	P	--
8. Public utility service yards	P	CUP
9. Services		
a. Athletic and health clubs	--	P
b. Auction houses, subject to Municipal Code Chapter 5.04	P	P
c. Automobile and truck (new) sales agencies; used vehicle sales shall be permitted only in conjunction with new vehicle sales and shall consist of not more than fifty (50) percent of the vehicles displayed	P	--
d. Auto parts and accessories, retail, and installation of same	P	--
e. Bicycle sales, display and service	P	P
f. Blueprinting and photocopying	P	P
g. Catering	P	CUP
e. Builder' s supply	P	CUP
f. Caretaker' s residence (one thousand [1,000] sq ft maximum), as an accessory use	P	--
g. Ice and cold storage plant	P	--
h. Laundromats	P	--
i. Motorscooter, motorbike and motorcycle sales and display	P	--
j. Office: business, professional and research	--	P
k. Newspaper publishing	--	P
l. Printing, lithographing, publishing	P	--
10. Wholesaling and warehousing, including mini-warehousing/storage	P	--
Uses permitted by land use permit		
1. Automobile rental agencies	LUP	LUP
2. Classic auto sales	LUP	LUP
3. Motorcycle rental	LUP	--
4.. Retail uses in conjunction with another permitted use	P	P
5. Thrift shops operated by charitable organizations	LUP	LUP
6. Tire recycling (interior) as an accessory to a permitted main auto use	LUP	--
Uses permitted by Conditional Use Permit		
1. Ambulance services, and accessory uses customarily incident to the permitted use, provided that the site is located no closer than five hundred (500) feet from residentially zoned property	CUP	--
2. Animal, hospitals and kennels	CUP	CUP

Table II-14
College Park Specific Plan
Service/Manufacturing-SP and Business Park-SP Allowable Uses

	M-1-SP	BP-SP
TYPE OF USE¹		
<i>Allowable Uses²</i>		
3. Automobile rental agency fleet sales	CUP	CUP
4. Automobile service stations	CUP	--
5. Bail bond offices; provided, such facility is located no closer than three hundred (300) feet to a residential zone or to a church or mortuary at the time of their establishment	P	CUP
6. Car wash	CUP	--
7. Check cashing facilities; provided, such facility is located no closer than three hundred (300) feet to a residential zone or to a church or mortuary at the time of their establishment	CUP	CUP
8. Drive-through and drive-in facilities	CUP	--
9. Heavy equipment storage and rental	CUP	--
10. Micro-brewery	CUP	--
11. Nightclubs/cocktail lounges as a primary use; provided that, at the time of their establishment, such facilities are not located closer than three hundred (300) feet to a residential zone or to a church or mortuary	CUP	--
12. Pawn brokers, provided such facilities are not located closer than three hundred (300) feet to a residential zone or to a church or mortuary at the time of their establishment	CUP	--
13. Planing mill, provided such facilities are not located closer than three hundred (300) feet to a residential zone or to a church or mortuary at the time of their establishment	CUP	--
14. Recreational facilities, commercial	CUP	--
15. Recycling/salvage center, providing such facilities do not produce, store or dispose of hazardous materials	CUP	--
Derived from M-1, Service/Manufacturing Zone, Palm Springs Municipal Code, Section 91.17, and M-1-P, Planned Research and Development Park Zone, Section 92.16, Palm Springs Municipal Code.		

Similar Uses Permitted by Planning Commission Determination

Consistent with the goals and objectives of the Specific Plan, the Planning Commission may, by resolution of record, permit any other uses not explicitly set forth herein that are determined to be substantially conforming to those listed above as "Permitted" and not more obnoxious or detrimental to the public health, safety and welfare or to other uses permitted in the zone, as provided in Section 94.01.00. All uses shall be subject to the standards in Section 92.XX.00 (Business Park) and Section 92.17.03 (Service/Manufacturing), as set forth and amended by this Specific Plan.

Prohibited Uses

The following uses are prohibited in the Service/Manufacturing-SP (M-1-SP) and Business Park-SP (BP-SP) zones.

Table II-15
College Park Specific Plan
Service /Manufacturing-SP¹ and Business Park-SP² Prohibited Uses

TYPE OF USE
1. Residential uses, other than for a caretaker, as specifically permitted.
2. Adult oriented business subject to Chapter 5.77 of the Palm Springs Municipal Code
3. Drive-in theater
4. Junk yards and auto wrecking yards
5. Retail uses not otherwise regulated
6. Truck and general freight terminals
7. Video/amusement arcades as a primary or secondary use subject to the provisions of Section 93.16.00
8. Transportation terminals
9. The following manufacturing uses:
a. Abrasives
b. Asphalt batching plant
c. Bone black plant
d. Carbon black and lamp black plant
e. Charcoal manufacturing plant
f. Chemical plant (heavy or industrial)
g. Coal and coke plant
h. Detergents, soaps and by-products using animal fat
i. Fertilizers of all sorts
j. Gas manufacturing plant
k. Glue and sizing manufacturing plant
l. Gypsum and other forms of plaster base manufacturing
m. Insulation manufacturing plant (flammable types)
n. Match manufacturing plant
o. Metal extraction and smelting plant
p. Metal ingots, pigs, casting or rolling mill
q. Paper pulp and cellulose manufacturing plant
r. Paraffin manufacturing plant
s. Petroleum and petroleum products plant
t. Portland and similar cement manufacturing plant
u. Rock crushing plant
v. Serum, toxin and virus manufacturing laboratory
w. Sugar and starch manufacturing plant
x. Tannery plant
y. Turpentine manufacturing plant
z. Wax and wax products manufacturing plant
aa. Wool pulling or scouring plant

Table II-15
College Park Specific Plan
Service /Manufacturing-SP¹ and Business Park-SP² Prohibited Uses

TYPE OF USE
10. The following processing uses:
a. Animal by-products processing
b. Carbon black and lamp black refining
c. Chemical (heavy or industrial), including chemical plating shop
d. Coal and coke processing
e. Detergents and soap processing
f. Fertilizers of all types
g. Fish and fish by-products
h. Fruit by-products
i. Grain milling and sacking
j. Paper milling
k. Petroleum and petroleum products processing or refining
l. Potash works
m. Printing ink processing
n. Radium or uranium extraction
o. Rubber reclaiming or processing
p. Salt works
q. Smelting works
r. Soap works
s. Sulfuric acid processing or bottling
t. Tar or asphaltic roofing processing
u. Vinegar processing or refining
v. Volatile or poisonous gas storage or processing
w. Wood and lumber kilns for industrial kiln-drying
x. Wood preserving by creosoting or other pressure impregnation of wood by preservations
14. Wineries or wine making.
¹ Derived from M-1 (Service/Manufacturing) zone, Section 92.17, Palm Springs Municipal Code.
² Derived from M-1-P (Planned Research and Development Park) zone, Section 92.16, Palm Springs Municipal Code.

Development Standards for the M-1-SP and BP-SP Zones

The following table sets forth the development standards applicable to lands designated Service/Manufacturing-SP and Business Park-SP.

College Park Specific Plan
Section II: Specific Plan Land Use and Development Standards

Table II-16
College Park Specific Plan
Service/Manufacturing-SP and Business Park-SP Development Standards

	M-1-SP MINIMUM LOT STANDARDS¹	BP-SP MINIMUM LOT STANDARDS¹
Min. Lot Size (SF)	<ul style="list-style-type: none"> • 20,000 sf, except where lot sizes are otherwise established by an approved master plan. • 40,000 sf for lots abutting a major or secondary thoroughfare • 	<ul style="list-style-type: none"> • 40,000 sf, except where lot sizes are otherwise established by an approved master plan • 60,000 sf for lots abutting a major or secondary thoroughfare
Min. Lot Width (Feet)	<ul style="list-style-type: none"> • 150 feet unless abutting a major or secondary thoroughfare. • 200 feet if abutting a major or secondary thoroughfare. 	200 feet
Min. Lot Depth (Feet)	<ul style="list-style-type: none"> • 100 feet unless abutting a major or secondary thoroughfare. • 150 feet if abutting a major or secondary thoroughfare. 	200 feet
Coverage	Maximum 60% of total lot area for any buildings and structures.	N/A-Maximum 60% of total lot area for any buildings and structures
Minimum Building Area	N/A	N/A
Minimum Lot Frontage (Feet)	50 (see also Yards, Front/Side Street and Yards, Transition, below)	50 (see also Yards, Front/Side Street and Yards, Transition, below)
Minimum Front Setback (Feet)	<u>Minimum 5 feet from property line along the entire street where a building abuts any street.</u>	<u>Minimum 5 feet from property line along the entire street where a building abuts any street.</u>
	SERVICE/MANUFACTURING YARD AND BUILDING STANDARDS	BUSINESS PARK YARD AND BUILDING STANDARDS
Yards	General Provisions as set forth in Palm Springs Development Code, Section 93.01.00, except for Front/Side Street Yard and Transition Yard requirements, below.	General Provisions as set forth in Palm Springs Development Code, Section 93.01.00, except for Front/Side Street Yard and Transition Yard requirements, below.
Yards, Front/Side Street	<ul style="list-style-type: none"> • Parking bays permitted within front yard or street side yard, on local or collector streets only, provided the entire parking bay is located on private property. • Minimum 25% of such yard shall be landscaped and maintained 	<ul style="list-style-type: none"> • Front yard shall be landscaped and maintained • Landscaped buffers at least 5 feet in width shall be required along interior yards bordering a residential zone.
Yards, Transition	<ul style="list-style-type: none"> • Where abutting a residential zone, side or rear yards adjacent to the residential zone shall have a minimum depth regardless of any other provisions in this zoning code. • Industrial establishments in the M-1-SP zone abutting a street that is a residential zone boundary shall establish and maintain a landscaping screen not less than 25 feet wide. • Where M-1-SP property abuts residential property, a 6-foot high masonry wall shall be constructed on the property line. The 10 feet nearest the wall shall be in a landscaping screen. If such a wall exists on or within 1 foot of the residential property line, the requirement for the wall may be waived but 	<ul style="list-style-type: none"> • Where abutting a street, which is a boundary with a residential zone, there shall be a yard abutting such a street of not less than 400 15 feet. The yard shall be landscaped and maintained. The remainder may be used for parking. • Where abutting a property in a residential zone, there shall be a yard of no less than 400 50 feet adjacent to the residential zone. The 25 feet nearest the property line shall be landscaped and maintained. • Where BP-SP property abuts residential property, a 6-foot high masonry wall shall be constructed on the property

College Park Specific Plan
Section II: Specific Plan Land Use and Development Standards

Table II-16
College Park Specific Plan
Service/Manufacturing-SP and Business Park-SP Development Standards

	M-1-SP MINIMUM LOT STANDARDS¹	BP-SP MINIMUM LOT STANDARDS¹
	landscaping screen shall still be installed and maintained. <ul style="list-style-type: none"> Where the M-1-SP zone abuts an alley, no building shall be erected less than 25 feet from the side of the alley opposite the subject property. 	line. <ul style="list-style-type: none"> Where property in the BP-SP zone abuts property in a non-residential zone, there shall be a yard of not less than 20 feet. Such yard may be used for parking, loading or storage. Where the BP-SP zone abuts an alley, there shall be a yard of not less than 100 30 feet from the side of the alley opposite the subject property. The 10 feet nearest the alley shall be landscaped and maintained.
Maximum Height (Feet)	30 ²	40 ³

¹ Derived from M-1 (Service/Manufacturing) zone, Section 92.17, Palm Springs Municipal Code. Standards apply to all land and buildings in the M-1-SP zone, except that any lot created in compliance with applicable laws and ordinances in effect at the time of its creation may be used as a building site. Standards may be altered where a specific development plan is approved under a planned development or conditional use permit or otherwise approved master plan of development where the development meets the intent of this Specific Plan, Design guidelines, including wall and fencing material and finishes, lighting and signage requirements, storage, loading and trash and associated screening, and landscape requirements, are set forth in applicable sections of this Specific Plan, including: Section V, Master Landscape Plan; Section VIII, Specific Plan Special Treatment Areas; and Section IX, Design Guidelines and Standards.

² Buildings and structures erected in the M-1-SP zone shall have a height not greater than thirty (30') feet. For permitted projections above building height limit, the provisions of Section 93.03.00 shall apply.

³ Derived from M-1-P (Planned Research and Development Park) zone, Section 92.17, Palm Springs Municipal Code. Standards apply to all land and buildings in the M-1-SP zone, except that any lot created in compliance with applicable laws and ordinances in effect at the time of its creation may be used as a building site. Standards may be altered where a specific development plan is approved under a planned development or conditional use permit or otherwise approved master plan of development where the development meets the intent of this Specific Plan, Design guidelines, including wall and fencing material and finishes, lighting and signage requirements, storage, loading and trash and associated screening, and landscape requirements, are set forth in applicable sections of this Specific Plan, including: Section V, Master Landscape Plan; Section VIII, Specific Plan Special Treatment Areas; and Section IX, Design Guidelines and Standards.

⁴ Buildings and structures erected in the BP-SP zone shall have a height not greater than forty (40') feet, provided that any portion of buildings in excess of 30 feet are a) located on a parcel of not less than one acre in size; and b) set back one foot from any property line for every one foot of vertical rise. Buildings which exceed 40 feet in height may be permitted pursuant to provisions of Sections 93.04.00 and 94.02.00.

Table II-17
College Park Specific Plan
Service/Manufacturing General Provisions
Consolidates City Zoning Ordinance 93.00 and Varies Where Indicated

	SERVICE /MANUFACTURING (M-1-SP) GENERAL PROVISIONS	BUSINESS PARK (BP-SP) GENERAL PROVISIONS
Access ¹	Provisions as set forth in Section 93.05.00 as applicable to Service/Manufacturing development.	Provisions as set forth in Section 93.05.00 as hereby applicable to Planned Research and Development Park Business Park development.
Driveways	Locate at least 30 feet from the ultimate curb line of intersection streets. ²	Locate at least 30 feet from the ultimate curb line of intersection streets. ²
Parking Standards	As set forth in Section 93.06.00 as applicable to existing uses within M-1 zone in Specific Plan area. ⁴	As set forth in Section 93.06.00 as applicable to existing uses within M-1-P BP zone in Specific Plan area. ⁴
Walls, Fences and Landscaping	Provisions of Section 93.02.00, Palm Springs Development Code, except as follows: Walls shall not exceed 8 feet in height in any interior side or rear yard. Walls not to exceed 8 feet in height may encroach into any front yard not more than 5 feet.	Provisions of Section 93.02.00, Palm Springs Development Code, except as follows: Walls shall not exceed 8 feet in height in any interior side or rear yard or 6 feet along a residential zone boundary. Walls not to exceed 8 feet in height may encroach into any front yard not more than 5 feet.
Signs	As set forth in Palm Springs Municipal Code, Section 93.20.05.	As set forth in Palm Springs Municipal Code, Section 93.20.05.
Storage	Outdoor storage and activities associated with permitted uses shall be entirely enclosed by solid masonry walls to adequately screen view of outdoor storage and/or equipment from the external boundaries of the property. Items shall not be stacked or stored higher than wall. All enclosures and stored materials must comply with fire department requirements for access and fire protection. No materials or wastes shall be deposited or stored in such form or manner that they may be transferred off the lot by normally occurring natural causes or forces. Wastes that might cause fumes or dust or which constitute a fire hazard or that may be edible by or otherwise attractive to rodents or insects shall be stored only in closed containers in required enclosures.	Outdoor storage and activities associated with permitted uses shall be entirely enclosed by solid masonry walls to adequately screen view of outdoor storage and/or equipment from the external boundaries of the property. Items shall not be stacked or stored higher than wall. All enclosures and stored materials must comply with fire department requirements for access and fire protection. No materials or wastes shall be deposited or stored in such form or manner that they may be transferred off the lot by normally occurring natural causes or forces. Wastes that might cause fumes or dust or which constitute a fire hazard or that may be edible by or otherwise attractive to rodents or insects shall be stored only in closed containers in required enclosures.

Table II-17
College Park Specific Plan
Service/Manufacturing General Provisions
Consolidates City Zoning Ordinance 93.00 and Varies Where Indicated

	SERVICE /MANUFACTURING (M-1-SP) GENERAL PROVISIONS	BUSINESS PARK (BP-SP) GENERAL PROVISIONS
Loading and Trash	As set forth in Palm Springs Municipal Code, all portions of Section 93.07 as applicable to Service/Manufacturing development, with the following inclusion: Loading docks located within 150 feet of a residential zone boundary shall be screened from view from the residential area.	As set forth in Palm Springs Municipal Code, all portions of Section 93.07 hereby applicable to Planned Research and Development Park Business Park development, with the following inclusion: Loading docks located within 150 feet of a residential zone boundary shall be screened from view from the residential area.
Antennas	Provisions of Section 93.08.00, Palm Springs Municipal Code, shall apply.	Provisions of Section 93.08.00, Palm Springs Municipal Code, shall apply.
¹ Unless the planning commission determines that such access would be detrimental to existing or anticipated traffic patterns at that location, that alternate access is available, and that a secondary means of permanent vehicular access (service road or alley) has been approved by the planning commission. Location of access as set forth herein or as otherwise approved by the city engineer. A greater distance may be required depending on street design and use, and other factors as determined by the city engineer to affect public health and safety.		

Property Performance Standards

The following table shows required performance standards for M-1-SP and BP-SP uses.

Table II-18
College Park Specific Plan
Service/Manufacturing-SP and Business-Park-SP Property Performance Standards¹

Fire and Explosion Hazards	<p>1. All storage of and activities involving inflammable and explosive materials shall be provided with adequate safety devices against the hazard of fire and explosion and adequate firefighting and fire-suppression equipment and devices standard in industry. All incineration is prohibited; or</p> <p>2. The storage and handling of flammable liquids, liquefied petroleum, gases and explosives shall comply with the state rules and regulations. Bulk storage of flammable liquids, liquid petroleum, gases and explosives above ground shall be unlawful, except gasoline and lubricating fuel oil. Storage below ground shall be permitted; provided, all tanks shall be located not closer to any property line than the greatest depth of the bottom of the buried tank. All incineration is prohibited.</p>
Radioactivity or Electrical Disturbance	Devices which radiate radio-frequency energy shall be so operated as not to cause interference with any activity carried on beyond the boundary line of the property upon which the device is located. Radio-frequency energy is electromagnetic energy at any frequency in the radio spectrum between ten (10) kilocycles and three million (3,000,000) megacycles.
Noise	The provisions of Chapter 11.74 of the Municipal Code shall apply.
Vibration	Every use shall be so operated that the ground vibration inherently and recurrently generated is not perceptible, without instruments, at any point on any boundary line of the lot on which the use is located.
Emission of Smoke, Dust, Heat and Glare	Every use shall be so operated that it does not emit smoke, dust, heat or glare in such quantities or degree as to be readily detectable on any boundary line of the lot on which the use is located.
Emission of Odors/Gas	<ul style="list-style-type: none"> • Odor: The emission of obnoxious odors of any kind shall not be permitted. • Gas: No gas shall be emitted which is deleterious to the public health, safety or general welfare.
Derived from M-1 (Service/Manufacturing) zone, Section 92.17.04, Palm Springs Municipal Code.	

Property Maintenance Standards

All M-1-SP and BP-SP properties shall be subject to property maintenance standards established in Section 93.19.00.

5. College Park West Valley Campus

The West Valley Campus site has heretofore been zoned R-1-C, Single Family Residential; however, this is inconsistent with the recently updated General Plan, which assigned "School" to these lands. The Specific Plan creates a new "Campus-Specific Plan" (Campus-SP) zone on this site, which is consistent with the underlying General Plan land use designation. In addition to academic uses associated with the COD campus, development standards and permitted uses on the campus will provide for alternative energy research and development, and other sustainable industries in a campus incubator environment. A very limited amount of retail uses that support the campus will also be permitted.

Development standards and permitted uses for the Campus zone are set forth in Section X, COD West Valley Campus Master Plan.

6. Open Space

Lands zoned Open Space (O) are intended to provide for areas of scenic beauty, areas reserved for parks, recreation, open space and governmental public uses, or in areas where a hazard to the public may exist. In the Specific Plan area, the 17.55± acres on which the James O. Jessie Desert Highland Unity Center and Desert Highland Park occur are zoned O. There are limited reasons and opportunities to modify and adapt open space zone standards from the City Zoning Ordinance. The Specific Plan does not propose any change to this zone except that in the CPSP this zone is referred to as O-SP.

Permitted Uses

Open Space permitted uses are shown on the following table.

Table II-19
College Park Specific Plan
Open Space-Specific Plan Allowable Uses

	OS-SP
TYPE OF USE¹	
<i>Open Space Uses²</i>	
1. Commercial uses incidental to the operation of public recreational facilities, including:	P
a. Sale of food and refreshments (no on- or off-sale of liquor)	P
b. Sale of art and craft objects related to an historical area, when conducted wholly within such an area	P
c. Operation of riding academies and stables for renting of horses	P
2. Governmental public facilities and activities and functions normally associated with such facilities. A list of acceptable activities and functions shall be established for each public facility in the City and adopted by resolution of the planning commission.	P
3. Public parking areas	P
4. Public parks, recreational areas, and open space, but not to include places of assembly.	P
5. Community Gardens within open space areas.	LUP
Uses Permitted by Land Use Permit	
1. Energy Uses	LUP
a. Solar collectors.	LUP
b. Wind energy conversion systems (WECS) subject to the requirements and standards contained in Section 94.02.00 (H)(8)	LUP
2. Outdoor storage when conforming to all standards of the zoning ordinance, and where use abuts and industrial zone.	LUP
3. Places of assembly	LUP
4. Private commercial recreation and open space uses	LUP
5. Public schools, including accessory uses.	LUP
Derived from O Open Land zones, Palm Springs Municipal Code, Section 92.21.	

Similar Uses Permitted by Planning Commission Determination

Consistent with the goals and objectives of the Specific Plan, the Planning Commission may, by resolution of record, permit any other uses not explicitly set forth herein that are determined to be substantially conforming to those listed above as "Permitted" and not more obnoxious or detrimental to the public health, safety and welfare or to other uses permitted in the zone, as provided in Section 94.01.00. All uses shall be subject to the standards in Section 92.21.03, as amended in this Specific Plan.

Prohibited Uses

All uses and structures not permitted in Section 92.21.01 are deemed to be specifically prohibited. The following classifications of uses shall not be permitted in the zone by commission determination.

Table II-20
College Park Specific Plan
Open Space-Specific Plan Prohibited Uses

TYPE OF USE
<i>Open Space Uses</i> ¹
1. Commercial uses other than those listed in Section 92.21.01 (A), (C), and (D).
2. Cemeteries
3. Child Care Center
4. Energy Uses: Co-generation energy facilities
5. Golf courses and driving range
6. Keeping of horses in connection with the residential use of the property.
7. Residential uses, other than for a caretaker as specifically permitted.
Derived from O Open Space zones, Palm Springs Municipal Code, Section 92.21.

Table II-21
College Park Specific Plan
Open Space-Specific Plan Development Standards¹

OS-SP MINIMUM LOT STANDARDS	
Min. Lot Size (SF)	N/A ²
Min. Lot Width (Feet)	N/A ²
Min. Lot Depth (Feet)	N/A ²
Maximum Lot Coverage	None
OS-SP BUILDING STANDARDS	
Building Height (Feet)	Max 24 ³
Distance between buildings	<ul style="list-style-type: none"> • 15 foot minimum, except as otherwise provided in Section 92.21.03. • 20 foot minimum distance between accessory and main buildings or between accessory buildings, unless buildings share common walls.
GENERAL PROVISIONS (AS SET FORTH IN CITY ZONING CODE 93.00)	
Off-Street Parking ³	<ul style="list-style-type: none"> • Public Park and Recreation Use: One (1) space for every three persons based upon the approved capacity of the facility. • Public Park and Recreation Uses: One (1) space for each eight thousand (8,000) square feet of active recreational area within a park, playground or community garden, plus one (1) space per acre of passive recreational area within a park or playground.
Walls, Fences and Landscaping ²	As set forth in Section 93.02.00
Off-Street Loading and Trash Areas	As set forth in Section 93.07.00
Access	As set forth in Section 93.05.00
Signs	As set forth in Section 93.20.00
Antennas	As set forth in Section 93.08.00
¹ Derived from O Open Space zone, Section 92.21, Palm Springs Municipal Code. ² Wall and fencing materials and finishes are set forth in Section IX of this Specific Plan Design Guidelines and Standards, consistent with Section 93.02.00, except as modified and shown herein. ³ Structures within community gardens limited to 8 feet in height.	

CITY OF PALM SPRINGS

COLLEGE PARK SPECIFIC PLAN

III. MASTER CIRCULATION PLAN

A. Introduction and Background

Introduction

The College Park Circulation Plan has been prepared to help assure a safe and efficient local and regional transportation system that addresses existing issues, and anticipates and provides for traffic planning and management consistent with City transportation and sustainability policies and programs. The College Park Specific Plan substantially conforms with the policies and programs of the City General Plan, as described below and as recommended for amendment. The Specific Plan takes regional traffic and transportation infrastructure needs into consideration, and addresses project and area-wide traffic growth. The College Park Master Circulation Plan is also designed to assure that transportation issues are addressed in a manner that limits adverse impacts to the community, and enhances multi-modal mobility and accessibility.

The City is a catalyst for sustainable communities in one of the fastest growing regions in California, partnering with College of the Desert and local business and industry. As traffic has steadily increased, Palm Springs has been working to improve mobility while preserving and enhancing the scenic character and gateway location of the College Parks area of the City. Sustainability also implies efficiency in meeting the accessibility needs of the area's residents and visitors resulting in reduced social and environmental impacts.

Recently accomplished was the conveyance of additional right-of-way from the BLM to widen Indian Canyon Drive within and north of the CPSP planning area. Plans have been approved and construction is proceeding on the expansion of the Indian Canyon Drive/I-10 interchange, which will provide important enhanced access to the College Park planning area.

Goals of the Master Circulation Plan

The overarching goal of the College Park Circulation Master Plan is the construction and maintenance of a sustainable, cost-effective and environmentally responsible transportation and circulation system that provides a wide range of facilities and transportation options to move people, vehicles, and goods through the community in an efficient, safe and economical manner. It is also essential that the Circulation Plan provide both a logically distributed hierarchy of streets and adequate access to meet the current and future demand of the planning area and region.

The Master Circulation Plan addresses a variety of non-motorized means of enhancing planning area mobility. Sidewalks, on-street and separated bike paths, trails, and open space rest areas will all encourage walking and biking. Priority is also being given to enhancing SunLine Sunbus access to the planning area as demand grows. The College campus multi-modal depot will also facilitate access for all those bound for business on the campus (see Section X).

Finally, an essential goal is to maintain, enhance and protect the College Park residential neighborhoods and other sensitive areas. The large majority of vacant lands (>80%) yet to develop in the planning area is within the future West Valley Campus. Campus access and traffic, the character of the surrounding lands, and the input provided by local residents dictate campus access and thereby road improvement standards. Also see Section X: College of the Desert West Valley Campus Preliminary Development Plan.

Background

The College Park Master Circulation Plan is an outgrowth of existing conditions, the City General Plan Circulation Element and a variety of other local and regional traffic and circulation plans. The circulation plan and roadway system also affects and is affected by a variety of community and environmental factors. The types, intensities and mix of land uses in the College Park community influences the types, volumes and time of day of traffic traveling the area's roads now and in the future.

Specific guidelines and implementation programs are provided in the Circulation Master Plan, which address the existing traffic conditions and assure the preservation of adequate long-term roadway capacity. City and regional facilities, including major interchange upgrades on US Interstate-10, and major roadways like Indian Canyon Drive are also being expanded, thereby better linking the planning area and City with the region.

Pollution associated with vehicular traffic is the primary threat to local and regional air quality and requires careful analysis and planning to protect the community from significant levels of locally generated pollutants. Vehicular pollutant emissions will increase with expanding population, increase in miles traveled and less efficient travel conditions. However, the maintenance of adequate traffic flows, the prevention of traffic congestion caused by inadequate and/or failing roadways, and enhanced vehicle efficiencies will help preserve community air quality.

Optimizing Land Use and Transportation

The relationship between land uses and local traffic is well understood. Ideally, community planning is directed toward the efficient mix and distribution of land uses so that the greatest number of land use interactions can occur within the shortest distance practical. This is the intent of Senate Bill 375, which directs land planning toward patterns that reduce vehicle travel. This proximity of complementary land uses, such as homes and neighborhood shopping, requires shorter trips, allows more trips to be completed by walking or by bike or neighborhood electric vehicle (NEV), and otherwise can reduce demand for arterial roadway capacity.

Other considerations include the benefits from increasing vehicle occupancy and use of mass transit systems. The future West Valley Campus will provide an important opportunity for ridesharing. Campus planning calls for the use of alternative modes of travel on and to and from the campus. By shortening trips and making many of them local in nature, the quality of the community's neighborhoods can be protected and the impacts from noise and vehicle emissions can be minimized.

Transportation and Land Planning

A variety of land uses are best suited to take advantage of proximity to major transportation systems, including high-capacity roadways, rail lines and railroad stations, local and regional light rail lines, and rapid bus transit. Land uses in these areas optimize convenient and efficient access to employment centers, commercial services, regional institutions (College, etc.). In addition to such community and neighborhood commercial centers, professional office and high-density housing are also appropriate uses. Employment centers, such as office and industrial parks, are also developed in proximity to a readily available high capacity roadway network.

New residential development is planned in the vicinity of major transportation nodes, including McCarthy Place and San Rafael Gardens, both planned on San Rafael Drive. These developments will provide higher density and accessibility, with convenient, walkable access to local employment centers and commercial services in College Park. Resident are also more likely to take advantage of bus and other transit services as they become more convenient.

Mass Transit

SunLine Transit Authority is the provider of public transportation services in the planning area and the Coachella Valley. The College Park Specific Plan provides significant opportunities for the expansion of existing bus routes. It will also help establish of new intra-project and inter-area bus routes that provide efficient and cost effective service within the planning area.

The Specific Plan promotes minimum headways for buses between the point of trip origin and destination within the project planning area and at major interconnections with the regional/arterial roadway network, in essence making trips quick and convenient. Frequent buses on a route reduce headway (waits between buses) and thereby encourage use. Thoughtful interconnectivity with other routes increases efficiency of transfers.



The College Park planning area already draws traffic from well outside the planning area. The expansion of the local industrial employment base and the future COD West Valley Campus and business development center will draw more traffic from other parts of Palm Springs and from Desert Hot Springs and Cathedral City. This eventuality will warrant additional north-south bus routes on Indian Canyon Drive. Also see Section III-F, below.

Transportation and Neighborhood Preservation

The College Park land use plan was developed concurrent with traffic planning, testing different land use and traffic consequences. The roadway hierarchy within the Specific Plan planning area, from local streets to major arterials, is fortunately well scaled to address existing and projected demand. The local network also assures that local traffic stays local, and inter-area travel is efficiently channeled to collectors and arterials. The roadway network facilitates arterial use while protecting local neighborhoods from cut-through and other non-local traffic. The use of traffic calming designs, such as narrower road widths, medians, and circuitous routes convenient primarily to local traffic, will also serve to preserve College Park neighborhoods from undue traffic impacts.



Traffic Calming

Traffic calming strategies and techniques slow traffic and improve safety. Traffic calming is also used to adjust the flow of traffic to levels compatible with surrounding land uses, such as residential neighborhoods, parks, schools and pedestrian-oriented shopping areas. Calming is typically accomplished by imposing constraints on movement and speed, and by providing less generous roadway paved sections. Such design features as circuitous streets, narrow travel lanes and landscaped median islands also act to slow down traffic. More generous parkway landscaping, which is an integral component of the College Park design, will assure adequate paved street cross-sections and will also improve neighborhood aesthetics.

Transportation and Utility Services

The College Park area's transportation network also provides important rights-of-way for other public infrastructure, including drainage, water and sewer lines, electricity, telephone and cable. These services and their infrastructure are generally be comparable with the local road network, and their design and location should facilitate installation and maintenance, while minimizing conflict with roadway operations.

Pedestrians, Bicycles and Other Modes of Travel

The College Park Specific Plan provides alternatives to the use of motor vehicles by providing a range of options for pedestrians, bicyclers and other non-motorized users. In addition to the sidewalks and bicycle paths, the Specific Plan encourages integration of trails for non-motorized access within College Park. Walking and bicycling are alternative means of transportation, but are also important for their use in recreation and exercise. To the extent appropriate and practical, development within the College Park planning area will be required to provide separate paths for bicycles and pedestrians to assure safety and avoid conflicts.

Bicycle parking facilities shall be integrated into the design of college, industrial, commercial, office and public land uses. Connectivity is also a primary goal of the College Park Specific Plan, and design emphasizes easy access within and between neighborhoods, employment centers, parks, schools and commercial services to maximize the opportunities for pedestrian and bicycle access by short and direct trips. This planning focus will help to shortening some trips for those residents who must use their automobiles.

Parking and Access Facilities

In addition to issues associated with roadway capacity at mid-block and intersection locations, the College Park roadway network is also affected by the design and location of access drives and on-site parking facilities. Commercial and industrial developments in the planning area will be required to provide safe and efficient access, and adequate parking to serve their customers.

Inadequate on-site and on-street parking has been identified primarily in association with existing industrial and commercial development. Future and renovated development must be required to provide on-site parking adequate to meet the parking demand generated. Parking lot ingress and egress must also be thoughtfully controlled, and access consolidation is encouraged to minimize disruption to traffic flow and to preserve capacity and assure safety. In certain development, the parking ratios may be adjusted downward in recognition of land use efficiencies.

Air Transportation

The Coachella Valley is served by three airports; Palm Springs International Airport, Jacqueline Cochran Regional Airport in Thermal and the Bermuda Dunes Airport in Bermuda Dunes. The Palm Springs International Airport is most relevant to the Specific Plan and is briefly described below.

Palm Springs International Airport

Palm Springs International Airport is the primary air transportation link for the Coachella Valley. The airport is classified in the National Plan of Integrated Airport Systems (NPIAS) as a long-haul commercial service airport. It is capable of supporting non-stop commercial service to destinations over 1,500 miles away and is classified as a small hub air passenger airport based upon the percentage of national airline enplanements it supports.

Since 1972, the airport has increased service from 143,809 passenger enplanements to 486,644 in 1994, with an average annual growth of about 5.5 percent. Major destination cities include San Francisco, Chicago and Seattle. Commercial traffic is clearly seasonal, with the peak season being the January-February-March period and the slowest period occurring during the summer months. Commercial operations reached a total of 772,206 passenger enplanements in 2008 and 739,749 passenger enplanements in 2009, a year-to-year decrease of 4.24 percent.¹ Airport enplanements are projected to reach approximately 809,256 by the year 2015.²

B. Roadway Network and Hierarchy

Introduction

A detailed traffic impact analysis was prepared for the College Park Specific Plan³ in close consultation with the City Public Works Department. Long-term traffic projections for the College Park project and surrounding lands were derived from the City General Plan traffic study⁴ and sub-regional demand model currently being used for long-term planning in the Coachella Valley⁵.

¹ ACAIS CY09: Preliminary CY09 Enplanements at Commercial Service Airports. June 29, 2010.

² "Palm Springs Regional Airport Master Plan and Part 150 Noise Compatibility Study", prepared by Coffman Associates. 1994.

³ "College Park Traffic Impact Study", prepared by Endo Engineering. May 2010.

⁴ "General Plan Updated Traffic Analysis", prepared by Parsons Brinkerhoff, Quad and Douglas. March 2007.

⁵ Coachella Valley Subarea Applications Traffic Model (CVSATM) is an updated regional model of the Coachella Valley Area Transportation Study (CVATS) regional model.

The traffic impact analysis for the Specific Plan takes into account growth in the vicinity of the planning area, as well as the development facilitated by the Specific Plan. While the analysis does not weight projected traffic volumes based on use of public transit or other alternative modes of transportation, these are encouraged and may in the long-term reduce the impacts projected in the traffic impact analysis. Nonetheless, the analysis indicates that local roadways will be able to accommodate the buildout of the College Park planning area, as well as surrounding lands.

With the planned development of the COD West Valley Campus and the encouragement of additional commercial and industrial and related development, there are opportunities for land use synergies that facilitate the use of alternative modes of transport, including Sunline bus, bicycling and walking. There are also opportunities to optimize circulation and roadway planning that results in a more cost-effective and economically enhancing long-term roadway network.

College Park Roadway Hierarchy

The College Park roadway and traffic analysis includes consideration of major and other roadways bounding and passing through the planning area, and gives consideration to other roadways and intersections that may be affected by buildout of the Specific Plan. Roadway classifications associated with this project include the "Expressway" designation on Highway 111, "Major Thoroughfare" designation on a portion of North Palm Canyon Drive and Indian Canyon Drive, "Secondary Thoroughfare" designation on San Rafael Drive, and "Collector" and "Local" on the balance of the public streets. The following further describe these roadways.

Expressway

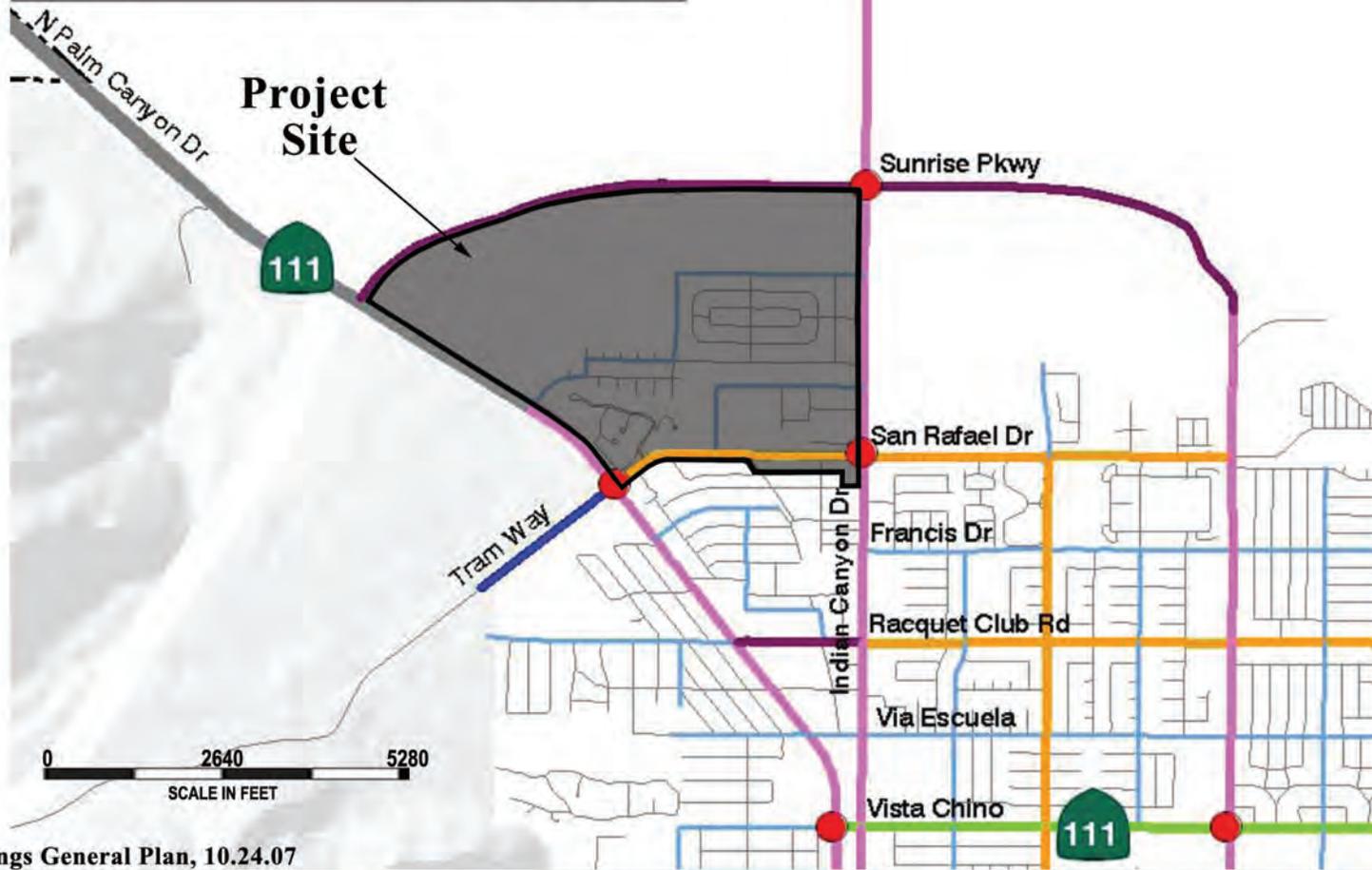
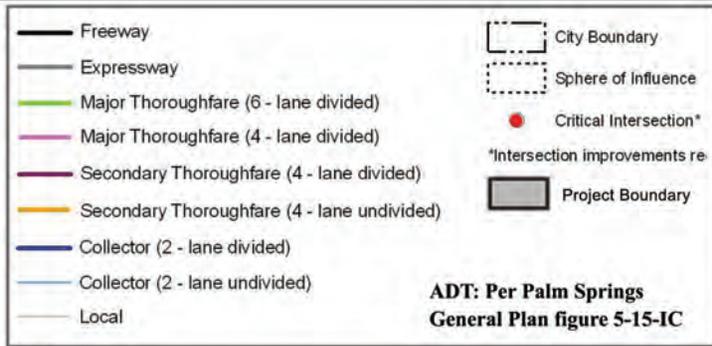
The College Park Traffic Impact Report identifies an "Expressway" classification for that portion of North Palm Canyon/Highway 111 located north of Gateway Drive. This classification provides for 4 travel lanes within a variable right-of-way, plus a painted or raised median along portions of the right-of-way. As cited in the City General Plan, Expressways primarily serve through-traffic, allow limited local access, have a minimum of four travel lanes and few cross-streets, and do not allow on-street parking.

Major Thoroughfare

The College Park Traffic Impact Study identifies that portion of North Palm Canyon/Highway 111 south of Gateway Drive, as well as Indian Canyon Drive, as Major Thoroughfare roadways. These roadways are designed to serve mostly through-traffic with some local access allowed. The subject roadways do not allow on-street parking. Major Thoroughfares are typically designed with four or more travel lanes, provide the backbone circulation system for the City, and also connect the various neighborhoods of the City with each other and to regional highways. Landscaped medians are typically provided to preserve roadway capacity and to maintain an acceptable level of service.

Secondary Thoroughfare

The College Park Specific Plan traffic report and the City General Plan identify San Rafael Drive as a Secondary Thoroughfare. This roadway serves local and through-traffic and may allow on-street parking with adequate paved width. It connects various areas of the City, provides access to major thoroughfares, and serve secondary traffic generators such as small business centers, schools, and major parks. Typical street right-of-way width is 88 feet, which can be divided or undivided.



Source: Palm Springs General Plan, 10.24.07

Industrial Collector

The College Park Specific Plan provides a modified version of the "Collector Street" described in the General Plan, providing a wider paved section to facilitate maneuvers of larger vehicles typical of industrial areas. The modified street provides a 66-foot right-of-way and a 46-foot paved section, six-feet wider than a standard collector. These roadways have been so designated along McCarthy Road, Radio Road and the proposed Industrial Collector between Radio Road and Rosa Parks Road. There is no median or striped center turn lane since traffic volumes on these roadways is relatively low. On-street parking is permitted in areas where parked vehicles do not obstruct travel or maneuverability on the roadway.

Collector Roadway

The College Park planning area also includes two streets designated on the General Plan as "Collector Street", which is designed to primarily serve local traffic, serves mostly local neighborhood traffic. These roadways vary from 60 to 66-feet in right-of-way. Collectors are typically comprised of two travel lanes and parkways with sidewalks, and on-street parking is typically permitted. In the planning area, Radio Road, McCarthy Road (see "Industrial Collector" above), Tramview Road and East Gateway and Gateway Drives are also designated as "Collector Streets".

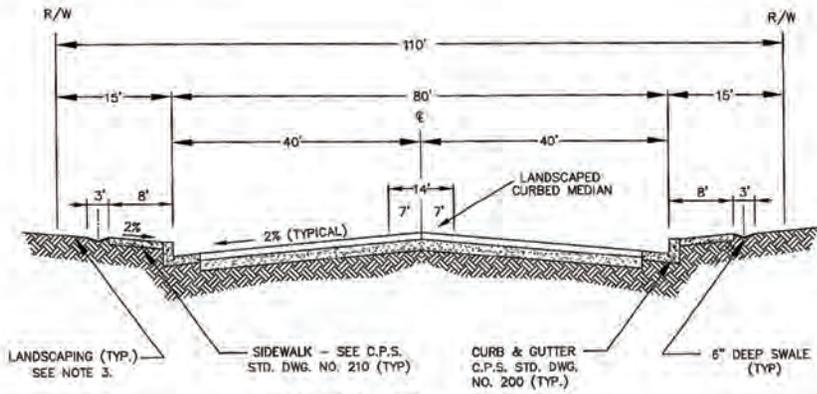
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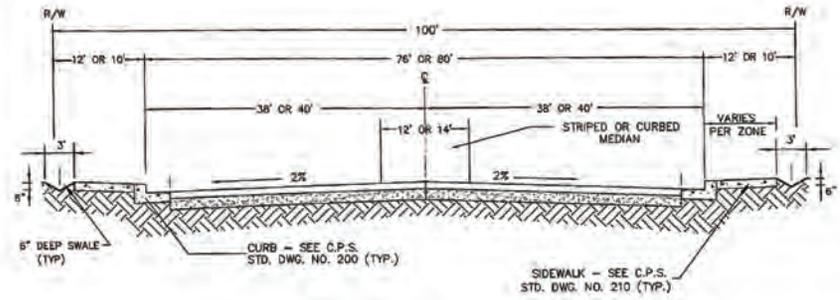
Local Streets and Private Roadways

The City also makes provision for local streets serving residential neighborhoods and with close connections to the larger roadway network. The City also recognizes private roads but sets minimum standards for their development. Local streets require a minimum right-of-way of 50 feet although 60-feet may be required where necessary. The typical paved section for a local street is 36-feet, which may be reduced to 28-feet if off-street parking is provided, rolled or wedge curbing is installed, and pedestrian pathways or sidewalks are separated from the curb by a minimum five-foot parkway. In the CPSP planning area, local streets include those internal to the Desert Highland and Gateway Estates neighborhoods.

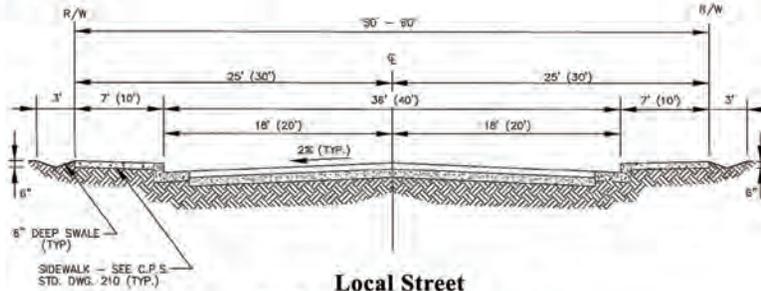
Private streets are meant to provide access to individual parcels of land in planned development communities approved with privately maintained access. Access may be restricted. As with local streets, private streets typically provide a 50-foot right-of-way or easement, with a 36-foot paved section that can be reduced to 28-feet if additional off street parking is provided, rolled or wedge curbing is installed, and pedestrian pathways or sidewalks are separated from the curb by a minimum five-foot parkway. In the CPSP planning area, private streets include those internal to the Mountain Gate neighborhood and San Rafael Place, which extends from Indian Canyon Drive to a dead end and serves converted single-family residences now used by construction and contracting businesses.



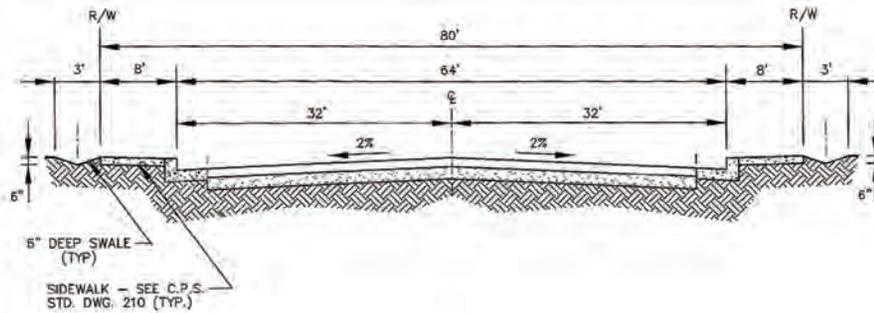
110' Major Thoroughfare



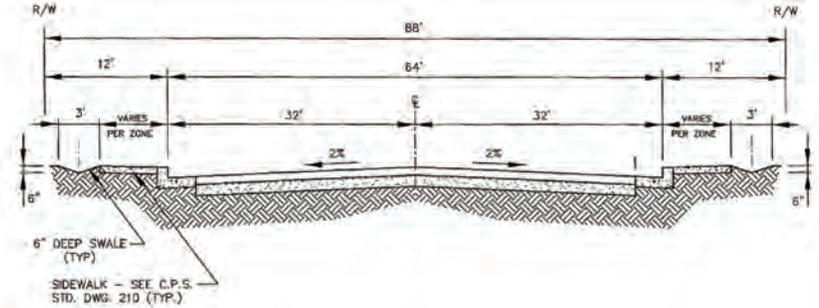
100' Major Thoroughfare



**Local Street
50' R/W 36' (Improvement)**



80' Secondary Thoroughfare



88' Secondary Thoroughfare

Source: City of Palm Springs, Standard Drawings 2010



C. Access and Internal Circulation System

As can be seen from the Master Land Use and Circulation Plans, the distribution of land uses and roadways has already been established by the decades of development in the planning area and surrounding lands. The local roadway network maximizes access and traffic flow and keeps through-traffic on major highways and thoroughfares. This is accomplished by restricting internal circulation and access to that needed to serve local land uses. Complementary land uses in the planning area are generally located in proximity to one another, enhance internal rates of capture and optimize opportunities for access via non-motorized modes of travel.

Access into each planning area should limit the potential of conflicting turning movements along major roadways, especially along Indian Canyon Drive, Sunrise Parkway (if constructed), North Palm Canyon/Highway 111, and San Rafael Drive. Where possible, shared, consolidated access for multiple businesses should be pursued. High volume drives may warrant the provision of acceleration and/or deceleration lanes to limit the effects of turning movements on roadway capacities. In several instances, some ingress and egress points to a planning area may be limited to right-turn in and right-turn out.

D. Planning and Transportation Issues

The College Park Specific Plan project has been developed to conduct area-wide land use, transportation and other community planning that harmonizes existing land uses, and assures the thoughtful integration and optimization of the future 118-acre COD West Valley Campus into this area of the City. There are a variety of planning and transportation issues that are addressed in this and other sections of the Specific Plan, as well as the College Park Specific Plan EIR. These include the acquisition of rights-of-way needed to build out important area roadways, including Indian Canyon Drive, San Rafael Drive, and San Rafael Place.

Providing industrial users with better access to northbound Indian Canyon Drive is also an important issue, as is the protection of Tramview Road and the Desert Highland community from undue college-related traffic. Finally, the issue of long-term roadway planning, specifically the planned extension of Sunrise Parkway west to Highway 111, is also evaluated. Each of these major issues is further discussed below.

San Rafael Drive Right-of-Way and Buildout

San Rafael Drive is designated a "Secondary Thoroughfare" and is designed to serve through and local traffic, connecting various areas of the City, providing access to major thoroughfares, and serving secondary traffic generators such as small business centers, schools, and major parks. Typical street right-of-way width is 88 feet, which can be divided or undivided. In the planning area, San Rafael Drive is constructed as a 4-lane undivided roadway, between North Palm Canyon Drive and McCarthy Road.

West of Indian Canyon Drive, San Rafael Drive is a 2-lane undivided roadway that is offset to the south to avoid existing buildings that encroach into the future right-of-way. To the east, San Rafael Drive is a 4-lane undivided secondary roadway between Indian Canyon Drive and Sunrise Way. Between Indian Canyon Drive and Avenida Caballeros, the posted speed limit is 50 mph. East of Avenida Caballeros, San Rafael Drive has a posted speed limit of 45 mph. Average weekday traffic volumes on this roadway range from 2,400 vehicles east of North Palm Canyon Drive to 5,300 just west of Indian Canyon Drive.

As discussed in detail in Section VII: Special Treatment Areas, the buildout of San Rafael Drive west of Indian Canyon Drive should be a priority. Section VII sets forth specific actions to secure the needed right-of-way and facilitate the construction of this important roadway segment.

Extending San Rafael Place

San Rafael Place is a private street approximately 750-feet long, which extends west from Indian Canyon Drive to a dead-end abutting an auto wrecking and repair yard; this roadway has no outlet and or turn-around areas at its western terminus. This road provides a 30-foot paved section within an easement of the same size. This roadway does not conform to City standards and is limited in width by existing structures and property lines.

Currently, San Rafael Place serves a wide range of business, including the Roman Marble and Granite/Tuscan Showroom located at the northwest corner of San Rafael Place and Indian Canyon Drive. This business has converted two additional structures along this road as showrooms. Farther west, single-family homes have been converted to offices and other business enterprises, some with high lot coverage and others with substantial outdoor and covered storage in the rear.

As discussed in detail in Section VII: Special Treatment Areas, a schematic has been prepared proposing an extension of San Rafael Place as a 36-foot wide paved section, turning this road northward from its existing terminus to connect to Del Sol Road to the north. The Phase II plan for this area also allows San Rafael Place to connect to anticipated new industrial development to the south. For safety and other reasons, the extension and connection of San Rafael Place to the surrounding road network should be a priority. Section VII sets forth specific actions to secure the needed right-of-way and facilitate the construction of this important roadway segment.

Elimination of Sunrise Parkway West

Sunrise Parkway was originally envisioned as a roadway that would extend west from Gene Autry Trail to North Palm Canyon Drive/Highway 111. Later, the parkway was redesignated to start at the northerly extension of Sunrise Way. Currently, portions of rights-of-way have been secured and limited portions of the roadway have been graded but not yet constructed. As currently shown on the Circulation Map of the General Plan, Sunrise Parkway will extend from Indian Canyon Drive, along the south side of the Chino Creek/Whitewater Flood Control Levee.

The rationale for this roadway was to facilitate access to Highway 111 and US Interstate-10, as well as to Indian Canyon Drive to the north, and to relieve traffic from other streets in the vicinity, including San Rafael Drive. The College of the Desert may be responsible for improving at least a portion of Sunrise Parkway west of Indian Canyon Drive. It is uncertain where funding for this roadway would come if not from the College, which does not especially benefit from extending this roadway beyond that needed to serve the campus and its various functions.

Furthermore, the intervening lands between the future campus and Highway 111, which comprise approximately 2,200 linear feet of future roadway, are designated Open Space/Water and therefore will not have development that could be required to fund this portion of the parkway. The divided expressway configuration and grade separation of Highway 111 near the Chino Creek levee appears to make the construction of an intersection with Sunrise Parkway at this location difficult and costly.

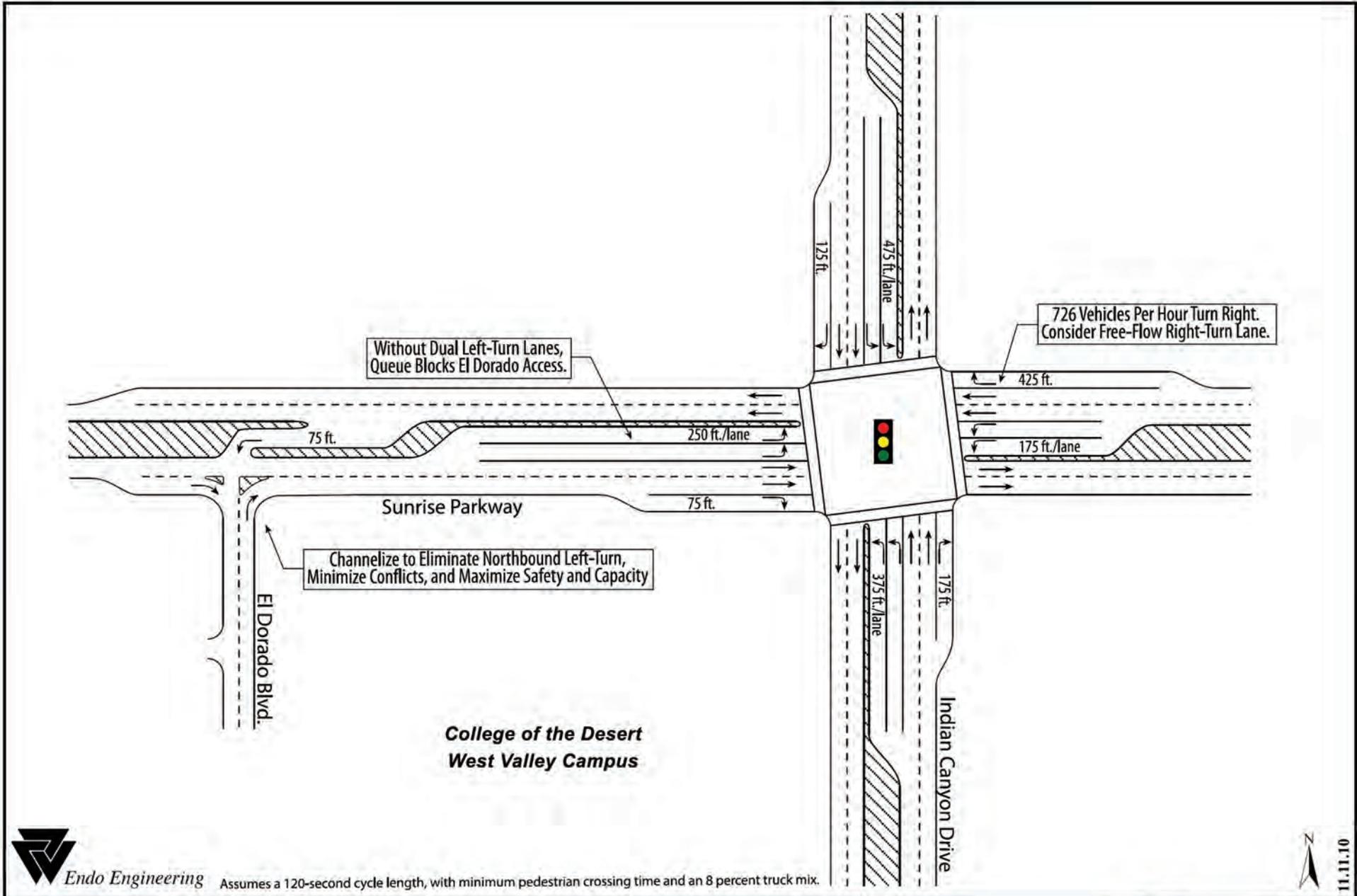
To the extent that Sunrise Parkway may be intended as a commuter bypass to improve access to Highway 111 and I-10 west, turning volumes associated with the future COD West Valley Campus will tend to interfere with and discourage through traffic movements on Sunrise Parkway. It may ultimately prove to be more cost-effective to use scarce roadway improvement funds to widen San Rafael Drive between Indian Canyon Drive and North Palm Canyon Drive, rather than collect funds for the ultimate extension of Sunrise Parkway to Highway 111.

In addition to the limited functional value to be gained by constructing this segment of Sunrise Parkway, its connection to North Palm Canyon/Highway 111 could have adverse economic effects on the City. This could result by providing convenient alternative routes to residential lands in the northern portions of Palm Springs and Cathedral City that bypass existing and future commercial uses along San Rafael Drive and south to Vista Chino. Passerby traffic is an important fraction of retail business in the City, especially in the vicinity of convenience, neighborhood and community-scale commercial developments.

Finally, it should be noted that even at General Plan buildout the construction of the west segment of Sunrise Parkway is not needed to maintain a viable roadway network with good levels of service in the CPSP planning area or vicinity. Once San Rafael Drive is fully improved to its master planned four-lane cross-section between Indian Canyon Drive and Highway 111, the east/west roadway capacity in the project vicinity will be sufficient to accommodate General Plan build out traffic volumes, without the Sunrise Parkway extension to Highway 111.

The General Plan buildout through-traffic volume of 8,100 vehicles per day projected for Sunrise Parkway, between Highway 111 and Indian Canyon Drive, could be accommodated at acceptable levels of service by San Rafael Drive, once it is realigned and widened to four lanes. Therefore, the extension of Sunrise Parkway to Highway 111 could be delayed indefinitely or eliminated from the Circulation Element the General Plan without causing the General Plan capacity of parallel roadways in the vicinity to be exceeded.

Therefore, the College Park Specific Plan, supported by the Traffic Impact Study prepared for the Plan, recommends deletion of the west segment of Sunrise Parkway between Indian Canyon Drive and Highway 111. The main access for the West Valley Campus would continue as a westward extension of Sunrise Parkway, but would serve only the campus and would not provide a connection to Highway 111.



Endo Engineering

Assumes a 120-second cycle length, with minimum pedestrian crossing time and an 8 percent truck mix.



11.11.10



E. Roadway Financing and Phasing

The local and regional roadway system serving the College Park planning area was well established several decades ago, although not all major roadway have yet been built out, including Indian Canyon Drive and San Rafael Drive. Major portions of future roadway construction will be financed by direct capital investments of project developers, including the College of the Desert. The payment of impact fees, including the regional Transportation Uniform Mitigation Fee (TUMF), signalization and other fees will also finance remaining roadway development. Other sources of financing include Measure A revenues, state transportation bonds, Federal Highway Administration funding, and other sources.

The construction of remaining roadway improvements at the College Park planning area is expected to move forward on several fronts. The City is currently completing engineering and planning the development of major improvements along Indian Canyon Drive, including that portion in the vicinity of the future West Valley Campus. Improvements to intersections inside and outside the planning area that will be impacted by Specific Plan and other land development will also be required. Many of these improvements are already included in City Capital Improvement Projects and the City will use a variety of funding sources, including TUMF and Measure A, to make these improvements in a timely manner.

Ultimate improvements needed to adequately serve the College Park planning area and other affected roadways and intersections are set forth in the College Park Specific Plan traffic impact report.

Other development in the area may also affect the timing of certain roadway improvements in the vicinity of the College Park area, including the Indian Canyon Drive/US I-10 interchange upgrades currently underway. The College of the Desert West Valley Campus project has given impetus by the development of this broader planning process to better coordinate and guide the buildout this area of the City.

F. Mass-Transit Plan

Sun Line and Public Transportation

The provider of public transit service within the College Park planning area and the Coachella Valley is the SunLine Transit Agency, which was created in 1977. Sunline has since evolved to provide a wide range of public transit service within the City and the Coachella Valley in a service area of more than 366 square miles on its *SunBus* system. SunLine is required to have bus stops that comply with the federal Americans With Disability Act (ADA). SunLine Transit now provides public transit service to 2.8 million passengers per year. A fleet of 27 buses serve twelve SunBus transit lines seven days a week throughout the Coachella Valley.

SunLine’s fleet of new buses is powered by compressed natural gas and other clean-burning fuels, and SunLine is also integrating other innovative technologies and fuels into the local public transit system. In 2002 SunLine introduced a bus powered entirely by zero-emission hydrogen fuel cell technology, sometime referred to as Non-Emission vehicles (NEVs). The Agency has also been a leader in the implementation of photovoltaic systems to generate hydrogen as part a suite of zero-emission technologies. SunLine continues to be a test site for advanced clean air technology and alternative fuel vehicles, and is the winner of the National Clean Cities Award from the US Department of Energy.

Local Bus Service

The College Park planning area is well served by public transportation provided by SunLine, as shown on the Sunline route map for this area. SunBus Lines 14, 24, and 111 extend through the study area. Line 111 is the major trunk line, which is interconnected with eleven smaller community feeder routes that provide access to every community in the Valley.

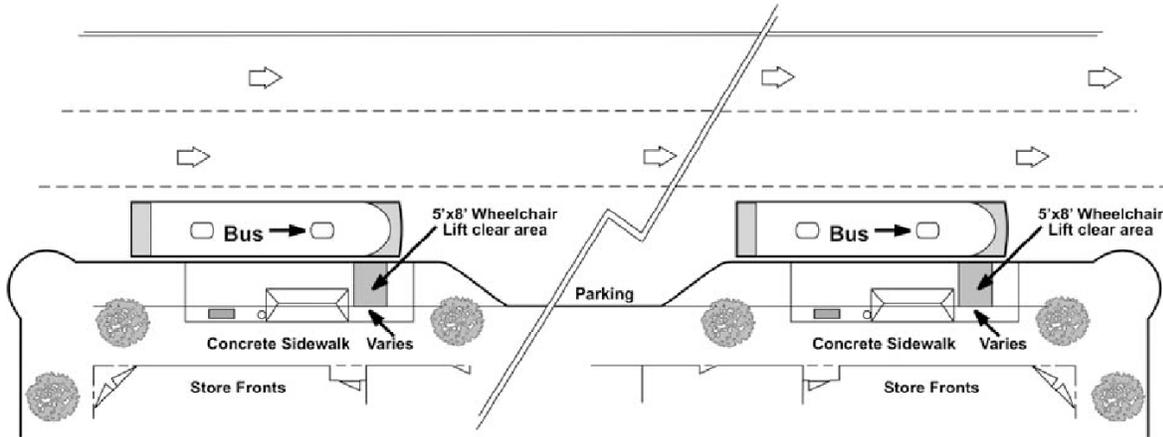
Line 111 extends north on Indian Canyon Drive to Vista Chino, west on Vista Chino to Palm Canyon Drive, and south on Palm Canyon Drive to a transfer point. Route 14 extends along Farrell Drive, south of Vista Chino, and along Vista Chino, east of Farrell Drive.

Fixed Route 24 extends along North Palm Canyon Drive to Gateway Drive, where it enters the College Park Specific Plan area. From Gateway Drive, Route 24 turns north onto Video Road and east along Rosa Parks Road (where two transit stops are located) before turning south on Indian Canyon Drive.

Line 14 extends east along San Rafael Drive from Indian Canyon Drive to Sunrise Way, where it turns south to Racquet Club Road. After turning south along Avenida Caballeros, Route 24 turns east on Vista Chino. This route operates seven days per week. Transit service is provided between 5:24 AM and 11:26 PM. SunLine Transit has bicycle racks on every bus in its fleet. These bike racks can carry up to three bicycles per bus. Bicycle parking is planned at the Amtrak station near Indian Canyon Drive, where the Greyhound bus station is also located.



SunLine Bus Routes-West Valley



Typical Bus Stop Design

A transit station is located north of the CPSP site off of Indian Canyon Drive, at the end of Train Station Road. This station is served by Amtrak train and Greyhound buses. SunLine Transit vehicles do not currently stop at this station.

Supplemental SunLine Services

SunLine also provides “Sun Dial” service, which consists of a fleet of small buses that offer curb-to-curb service from home to destination. The *SunDial* is a valley-wide, ADA-compliant service providing curb-to-curb next day service that is wheelchair accessible. SunLine also operates the regional *SunLink* connection, which provides fast and comfortable freeway service between the Coachella Valley, Cabazon and the Inland Empire, with rail connections to Los Angeles and Orange Counties, Ventura County and San Diego via the *MetroLink* system.

SunLine Bus Rapid Transit (BRT) Route

SunLine has been developing the bus rapid transit or BRT concept for application in the Coachella Valley. The purpose of the BRT is to provide express service between major destinations, with a limited number of strategically selected stops along the route that limit travel time. SunLine is also investigating a variety of other systems and future rights-of-way available for different versions of the BRT system.

The BRT route may also provide opportunities for the development of transit-oriented mixed-use development west of the College Park planning area that optimizes the use of the BRT system by local residents, employees and students. Areas of adequately intense development, such as the planning area and especially the West valley Campus, will constitute an expanding market for this type of mass transit system.

Railway Facilities

Rail lines of the Union Pacific Railroad (UPRR) are located approximately two miles north of the College Park planning area. The City has developed an Amtrak passenger station immediately west of Indian Canyon Drive and on the south side of the UPRR lines. Service is provided as part of the Sunset Limited and the Texas Eagle runs. There is also current Amtrak service at the Indio station (approximately 19 miles to the southeast). Rail freight service is provided to the Coachella Valley by the Union Pacific Railroad with freight transfer facilities located in Indio and Coachella. These facilities

have recently been upgraded and currently carry between 30 and 40 trains per day, almost all of which are freight. The UPRR right-of-way also includes Centralized Track Control (CTC) facilities, which include extensive electronic switching and communication facilities.

G. Non-Motorized Circulation System

The College Park Specific Plan has been designed to optimize pedestrian, bicycle and other non-motorized modes of travel throughout the planning area. As discussed throughout this Specific Plan, land uses have been considered and adjusted to achieve a synergy that optimizes non-vehicular access to employment centers, commercial services, schools (COD), daycare, parks, community recreation facilities and open space areas.

The non-motorized, multi-use trail system in the planning area is also an increasingly important community asset to residents, including families and retirees, but also and especially to students, and staff of the future COD West Valley Campus. In addition to facilitating non-motorized access, the miles of bikeways and trails will provide exercise and recreation opportunities for all members of the planning area. Attractive multi-use trails are also an important part of the streetscapes and will function as a key aesthetic feature of the College Park area, providing convenient non-motorized access (also see Exhibits III-3 and III-4).

H. Path, Trail and Pedestrian Design Standards

Design standards for paths, trails, sidewalks and associated pedestrian and other non-motorized modes of travel for the CPSP planning area are reflected in the City design standards for these facilities. They are designed to guide development of these facilities within a geographic area that includes the College Park planning area. With the provision of parkway enhancements, stormwater retention facilities adjacent to street rights-of-way, and landscape buffer areas, the College Park project will be consistent with and provide a model for application of the community design guidelines. The following discussion sets forth the scope and development standards to be implemented in the College Park planning area. Also see Exhibits III-6 through III-9 for plan and cross section view of the major sidewalks, bikepaths and trails.



Trails, Paths, Sidewalks & Bikeways

Sidewalks, bike paths and multi-use trails are an important asset to the community. In addition to creating a buffer between land uses and providing additional recreational opportunities, the College Park Specific Plan expands and enhances the existing and planned network of pedestrian paths and trails that will ultimately provide important alternative transportation opportunities. These alternative routes will include greater accessibility to commercial areas and other neighborhood services, employment and education centers, and recreational and open space areas.

Bicycle-ways not only provide a quick and convenient alternate form of transportation, they also reduce air and noise pollution attributed to motor vehicle use. Incentives for bicycle use, such as a reduction in required parking spaces in exchange for the placement of bicycle racks, are becoming more common, as traffic and pollution levels continue to increase, and shall be an integral part of the Specific Plan and development-specific approvals.

Types of Trails

There are generally two types of trails that are applicable to the project's active trail system: urban trails and open space trails. Urban trails, principally sidewalks and multi-use trails along roadways, are expected to serve as the most widely distributed system of alternative transportation routes, linking residential neighborhoods with central areas of the community. While open space trails will function as access to College Park's open space and natural and scenic resource areas, it is expected that they will generally be used for walking, jogging and bike riding. Together, urban and open space trails within and surrounding the planning area will create a multi-use trail system that can accommodate all types of users, and provide access to a variety of urban and open space areas.

Trail Development

When urban and open space trails are developed, certain design concepts must be taken into consideration. Accessibility and functionality are the most significant factors. Where trails are planned along private lands and are not a part of a public road parkway, another important consideration is privacy, especially for adjacent residential lands. The planning area's urban trails will connect the community's residential neighborhoods with commercial services, employment centers, schools, parks, and open space trails. Both types of trails will utilize appropriate signage for directional guidance, and consist of suitable designs and materials. Consideration must also be given for the provision of shade, especially during the summer months (also see Section V: Master Landscape Plan).

Bikeways and Associated Development Standards

Standards for travelway widths for safe operation of bicycles have been established by the Institute of Transportation Engineers (ITE), which may vary with the availability of right-of-way. ITE guidelines include the following: A two-way urban bike trail should have a width of 8 to 10 feet. One-way urban bike trails should have a width of 6 to 8 feet to ensure safety. Trail standards for all types of trails are included in Table III-1: College Park Trail Reference Standards, above. The guidelines in this table are representative of national trails standards and in the context of the College Park Specific Plan are meant serve as a reference.

Bicycle ways and facilities are essential components to meet the transportation, exercise and recreational needs of the College Park planning area. By exploiting these opportunities for bicycling, the implementation of the Specific Plan (and City General Plan) will decrease vehicular traffic. Due to the favorable terrain and climatic conditions that exist at College Park and the vicinity, bicycle use has the potential to account for a substantial number of daily trips in many parts of the planning area.

**Table III-1
College Park Trail Reference Standards
Urban Standards (Maximum Accessibility)**

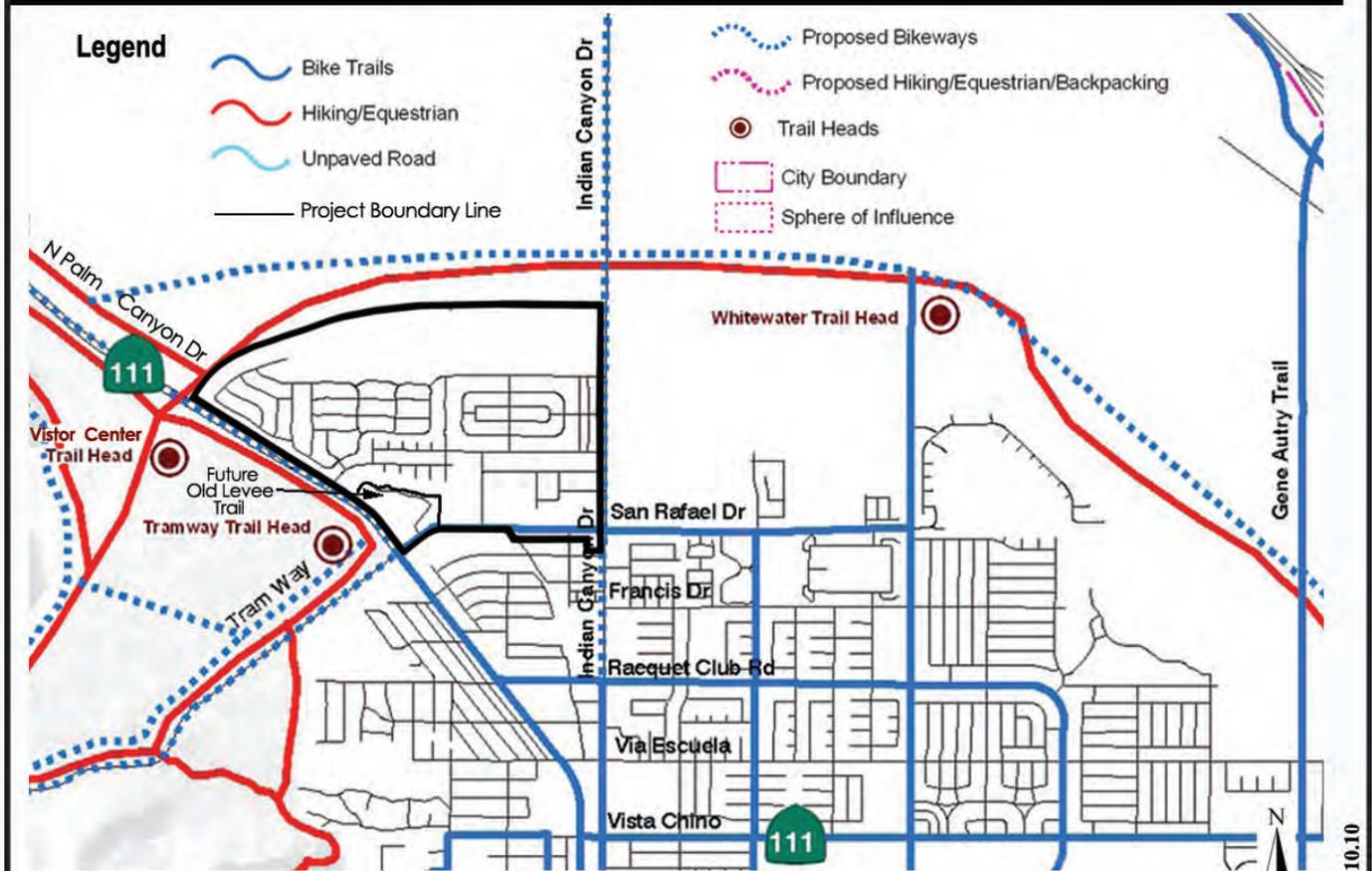
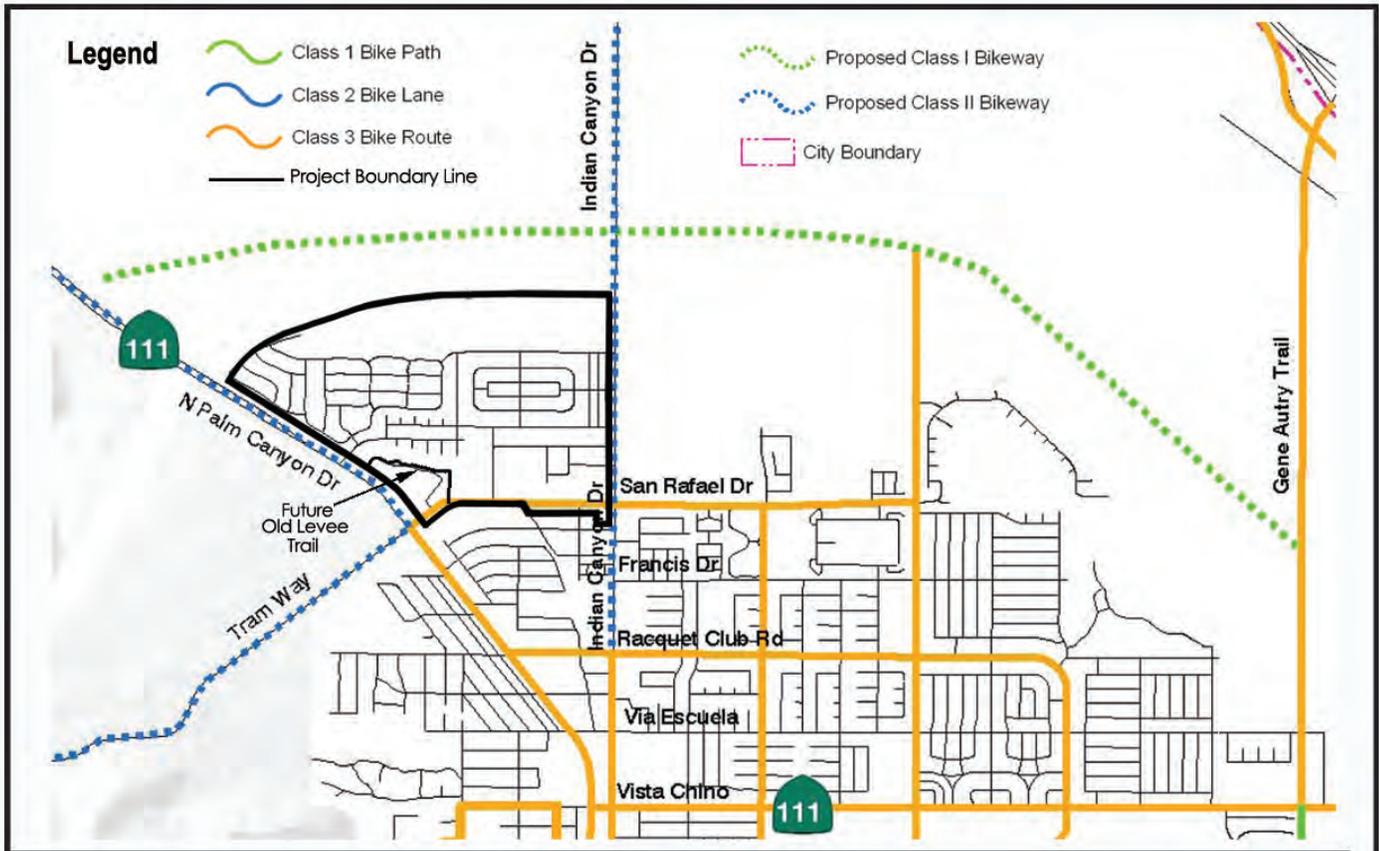
Item	Bicycle + Pedestrianⁱ	Bicycle Onlyⁱ	Hiking Only	Equestrian Only^{iv}
Min. Width (one-way)	10'	5'	5'	8'
Min. width (two-way)	12'	8-10'	8-10'	10'
Surface	hardened e.g. asphalt ⁱⁱ	hardened	hardened	hard-packed
Shoulder	2' min.	2' min.	2' min.	2' min.
Vertical Clearance	12'	10'	10'	12'
Cross Slope	2% max.	2% max.	2% max.	2% max.
Max. Grade	5%	5%	5%	max. limit is erosion control

Open Space and Natural Area Standards

Item	Bicycle +Ped + Equestrianⁱⁱⁱ	Hiking Only	Mountain Bicycle	Equestrian Only
Min. Width (one-way)	6-8'	2'	2'	6'
Min. width (two-way)	8-10'	2'	4'	8'
Surface	firm all-weather & unobstructed	minimize erosion	minimize erosion	minimize erosion
Shoulder	2' min.	2' min.	2' min.	2' min.
Vertical Clearance	10'	8'	8'	12'
Cross Slope	3% max.	3% max.	3% max.	3% max.
Max. Grade	5%; rest & turning areas every 200ft. min.	max. limit is erosion control	max. limit is erosion control	max. limit is erosion control

Notes: i Standards meet Caltrans Class I Bicycle-way standards.

- ii. Where equestrian uses occur, an appropriate trail material, such as decomposed granite, should be provided on the equestrian portion of the trail only; the remainder of the trail should use materials appropriate to its intended use.
- iii. Multiple use trails with both bicyclists and equestrians should be no narrower than 6 feet. A combined use trail with hiking and bicycling only should be no narrower than 4 feet.
- iv. A maximum of 20% vertical grade or as needed for erosion control, whichever is less. This can be exceeded for short distances (no more than 200').



Source: City of Palm Springs General Plan, 10.24. 07

09.10.10

Bikeways Classifications

The College Park Specific Plan acknowledges and attempts to augment the bikeways and trails network set forth in the City General Plan Circulation Element. Strategically located off-street bikeways greatly enhance non-motorized modes of transportation in the planning area both for destination and recreation-oriented use. On-street bikeways are designed to provide enhanced safety for bicyclists and provide convenient access to shopping, employment, school or recreation facilities. The use of on-street bikeways will be facilitated by addressing issues of on-street parking, elimination of surface irregularities and roadway obstacles. The General Plan describes the three classes of bikeways developed in the City.

Class I (Bike Path or Trail): Off-street bikeways that provide a completely separate right-of-way for the exclusive use of bicycles and pedestrians with crossflow by motorists minimized. The bike path area is physically separated from auto traffic or entirely outside the road right-of-way, and measures a minimum of 8 feet in width for two-way bicycling. Pedestrian paths are characterized by sidewalks or similar rights-of-way shared by cyclists and pedestrians that measure 12 feet wide, of which 8 feet will be designated for pedestrians and 4 feet will be designated for cyclists.

Class II (Bike Lane): Unprotected bikeways defined by a stripe on the roadway. A minimum 4-foot-wide lane within the roadway designated for one-way bicycle traffic.

Class III (Bike Route): Unprotected on-street bikeways sharing the roadway with vehicular traffic. Typically characterized as any type of bikeway, including streets signed as bikeways, that offers no other specific lane or other accommodation for bicycles.

The College Park Specific Plan and the City General Plan delineate existing and proposed bikeways. No Class I and Class II bike paths have yet been built in the planning area. A future Class I bikepath is planned along or in proximity to the Chino Creek/Whitewater River flood control levee, which is also the north boundary of the CPSP planning area. The City General Plan also calls for an equestrian trail along this same approximate alignment. A future Class II bikeway is planned along North Palm Canyon Drive/Highway 111 north of San Rafael Drive. Existing Class III bikeways include Indian Canyon Drive northward to the flood control levee, as well as along San Rafael Drive.

Multi-Use Trails

Multi-Use trails in the context of the College Park Specific Plan are primarily designed to accommodate pedestrians/hikers and mountain bikes. The City delineates "Hiking/Equestrian" trails in the General Plan; these are found primarily along and within the San Jacinto and Santa Rosa Mountains, but also along major washes, including the Palm Canyon, Tahquitz and Chino Canyon/Whitewater washes, the last of which borders the planning area. In the CPSP planning area, the only hiking/equestrian trail is planned along the active flood control levee located at the north end of the planning area.

Gateway Levee Trail

The Specific Plan adds the "Gateway Levee Trail" to the system of existing and planned trails in the area. This trail will be located on top of the remnant flood control levee immediately north of the Palm Springs Villas condominium project. The levee and trail extend more than 1,600-feet from West Gateway Drive near North Palm Canyon Drive to the northwest corner of the McCarthy Place property planned for Medium Density residential development.

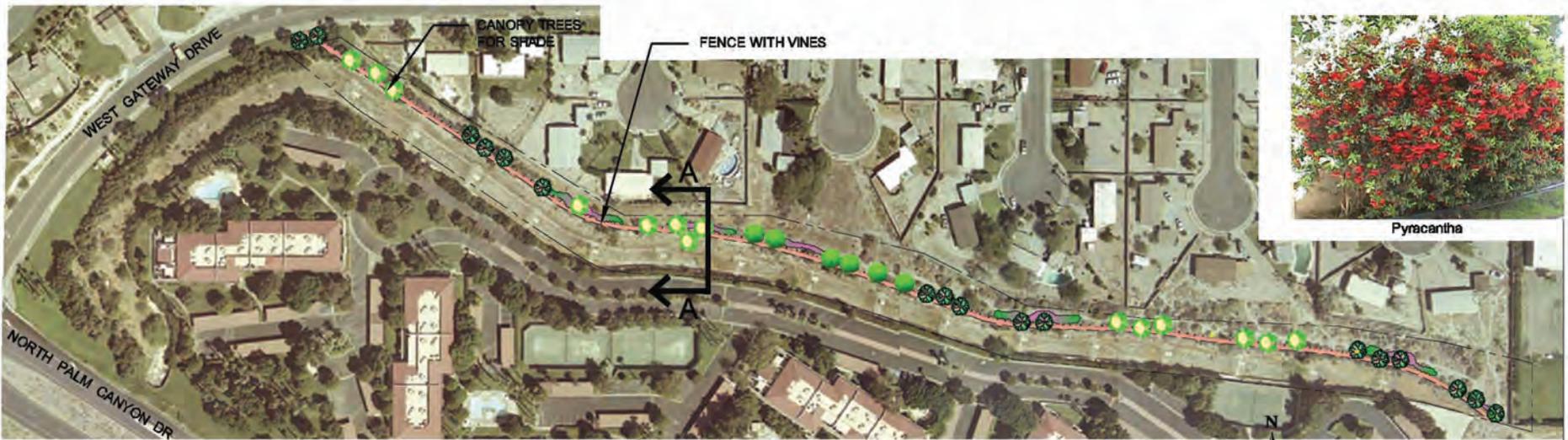
Although originally built to protect the Palm Springs Villas project from 100-year flooding from the Chino Canyon and Whitewater River drainages, that protection is now provided by newer facilities to the north. The levee now provides only limited flood protection in conjunction with a 60±-foot drainage channel, which separates the levee and the trail from the Palm Springs Villas development. Lands to the north are the southern portion of the Gateway Estates single-family subdivision.

As can be seen from the two photos of the levee below, the Gateway Levee Trail is well segregated from the Palm Springs Villas project by the aforementioned drainage channel and a wall and landscaping. On the north side of the levee are the backyards of single-family homes of Gateway Estates neighborhood. Due to the elevation of the levee, views into these backyards are largely unobstructed.

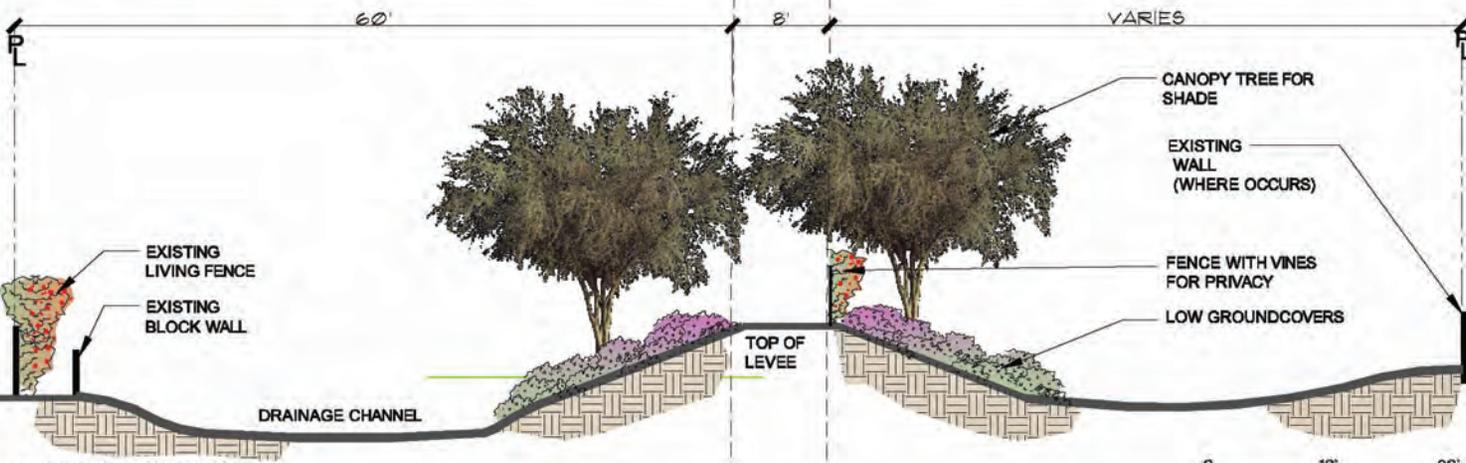


The Specific Plan provides a preliminary plan and design for the Gateway Levee Trail, which would allow the trail to be used by hikers/pedestrians, mountain bikers or equestrian riders. It would start along West Gateway Drive and would need to be conveyed through the McCarthy Place residential project planned at the northwest corner of San Rafael Drive and McCarthy Road to access either of these streets.

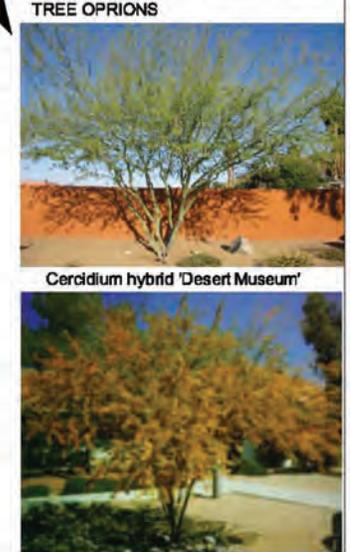
To assure the privacy of Gateway Estates residents, the design of the levee trail would include either fencing and/or a combination of landscaping on the north edge of the levee trail to provide a six-foot screen. Landscape enhancements are planned on both slopes of the levee; these plantings would be drought-tolerant, slow-growing and require minimal maintenance.



LEVEE AERIAL PLAN VIEW
SCALE: 1" = 200'



A-A LEVEE SECTION
SCALE: 1" = 10'-0"



JULY, 2010

Source: TKD Associates, August 2010



**College Park Specific Plan
Levee Trail Plan and Section
Palm Springs, California**



Exhibit

III-5

8.20.10

Multi-Use Trails Design Guidelines

The construction of multi-use trails must take into consideration the various end-users and the demands they will make on the trail and associated facilities. Trails should be constructed on well compacted decomposed granite. The use of compacted natural materials, the use appropriate fencing where needed, and the integration of rest areas and interpretive stops that describe the scenery and the region should be incorporated into the design of these trails. Some of the preliminary guidelines that would be applicable to the development of multi-use trails in the College Park planning area include the following:

- A. Construct multi-use trails of compacted, decomposed granite or other natural material with performance capabilities that support equestrian, hiking and bike use.
- B. To the greatest extent practicable, multi-use trails shall be located along major open space areas such as parks, the West Valley Campus, and washes and levees.
- C. If sufficient room can be secured, multi-use trails should also be incorporated along arterial roads between the landscaped parkway and adjoining property lines.
- D. Where additional parkway has been dedicated for buffering or to accommodate stormwater retention, the multi-use trail system may be integrated into this area. This trail may be discontinuous, joining and leaving adjoining sidewalks.
- E. Multi-use trails will generally be 8'-10' in width to accommodate equestrian, biking and hiking.
- F. Multi-use trails shall be integrated into the parkway landscape plan and shall be provided with a minimum of 40% shade during summer months utilizing appropriate desert and other drought-tolerant trees from the Specific Plan plant palette. Shade at seating areas, bus stops and other places of stopping and congregation shall be provided with 65 to 70% summer shade

Sidewalks

The design and location of sidewalks is dictated by the City Roadway Standards, as they may be modified by this Specific plan. Sidewalks shall be constructed of concrete and shall provide a minimum of five-feet of unobstructed travelway. Wherever possible, and especially on busy streets, the sidewalk should be separated from the street by a two to three foot planting strip.

I. Circulation Master Plan Standards

Streets and Roadways

The development standards for streets and arterial roadways in the College Park planning area are established to a large degree by City ordinances and standards, by the demands of the planning area and anticipated development. While the design parameters for planning area streets and roadways are well defined, the following standards will also help to assure that the College Park Specific Plan achieves its design goals.

- A. The City shall make good-faith efforts to achieve peak hour LOS D operations along roadway segments and hour intersection. LOS E may be acceptable in instances when physical constraints, land use compatibility or other urban design considerations make achieving LOS D impracticable.

- B. Over the course of implementing the College Park Master Circulation Plan, the City, College of the Desert and individual developers shall coordinate and cooperate with the City Traffic Engineer to assure preservation of capacity and maximized efficiency along Indian Canyon Drive and San Rafael Drive, as well as at associated intersections.
- C. Consistent with this Specific Plan and the project traffic study, access onto major arterials shall be limited, and shall also rely upon alignment and/or consolidation of access drives in a manner that minimizes conflicting turning movements, and maximizes the use of well-spaced access drives and intersections.
- D. On major roadways, intersections shall be spaced as widely as is practicable. Full access shall be by limited to signalized intersection only, unless traffic volumes and visibility allow safe turning movements onto or off of major roadways.
- E. On secondary roadways, the minimum intersection spacing should be 600 feet. All access configurations not in substantial conformance with Specific Plan recommendations and/or design guidelines shall be subject to City review and approval.
- F. On industrial collector roadways, the minimum intersection spacing should be 250 feet. All access configurations shall be subject to City Traffic Engineer review and approval. All access configurations not in substantial conformance with Specific Plan recommendations and/or design guidelines shall be subject to City review and approval.
- G. To relieve congestions, preserve roadway capacity, and enhance transportation opportunities, the City, College of the Desert and developers shall encourage bus ridership, regular updating of the service area, and the use of advanced systems, fuels and technologies in the public transit systems operated by the SunLine Transit Agency within the planning area.
- H. The City, College of the Desert and developers shall regularly consult and coordinate with the SunLine Transit Agency when reviewing development proposals. SunLine input should also be solicited on bus stops design and location, facilitating carpooling efforts. Sunline input should also be secured regarding enhanced lighting, security and handicapped access, which should be integrated into project designs.
- I. Facilitate pedestrian and other non-motorized access in the COD West Valley Campus planning area, specifically between the campus and residential and commercial lands. The City and developers shall consider design solutions that optimize safe and efficient access between land uses.
- J. The City, College and other project developers shall provide clear and coherent public signage programs directing traffic to major community resources, including park and recreational facilities, West Valley Campus, and community centers. Signage should also provide direction to major area destinations and shopping districts in the City.
- K. Individual development projects may propose alternative design standards for private streets, with the intent of minimizing paved street cross sections, reducing traffic, and facilitating safe and efficient use of bicycles and other alternative modes of transportation.

- L. To the greatest extent practicable, intersection and development access drive enhancements such as dedicated deceleration and acceleration lanes, and dedicated left-turn lanes, shall be incorporated into street designs to optimize traffic flow and defer or preclude the need for intersection controls such as stop signs or traffic signals.

Trails, Paths, Sidewalks & Bikeways

Essential goals of the Master Circulation Plan include the provision of a high-quality non-motorized, multi-use system of trails, paths and sidewalks that meets the College Park community's active and passive recreation needs with facilities that provide a mix of alternative modes of travel for the community's residents, employees and students. The objectives of the College Park Specific Plan are also to provide a comprehensive sidewalk, path and open space trails network to meet the walking and running, biking and equestrian needs of the community's residents, employees, students and visitors. Exhibits V-4 and V-5 illustrate the major components of the multiple trails system planned for the College Park planning area. The following guidelines are meant to facilitate achievement of these important goals.

- A. Enhanced accessibility shall be included in the planning and development of sidewalks and multi-use trails, in accordance with the Americans With Disabilities Act, including increased wheelchair accessibility, restroom, and other requirements needed for the elderly and physically handicapped.
- B. Maximize visibility and access for pedestrians and encourage the removal of barriers (walls, easements, and fences) for safe and convenient movement of pedestrians. Special emphasis should be placed on the needs of disabled persons considering Americans With Disabilities Act (ADA) regulations.
- C. Plan for convenient and safe pedestrian access that is consistent with road design standards. Provisions for pedestrian paths or sidewalks and timing of traffic signals to allow safe pedestrian street crossing shall be included.
- D. When assessing the need of new development for on-site parking, the City shall consider incentives for bicycle use, such as a reduction in required parking spaces in exchange for the placement of bicycle racks

CITY OF PALM SPRINGS COLLEGE PARK SPECIFIC PLAN



IV. MASTER DRAINAGE PLAN

A. Introduction

The College Park Specific Plan planning area is located at the northern boundary of the City's area for planned drainage improvements. The location of these lands adjacent to the Chino Canyon and Whitewater River flood plain has resulted in the construction of several flood control levees, which have incrementally been built to protect development north of San Rafael Drive. Portions of remnant and now abandoned flood control levees remain immediately north of the Palm Springs Villas condo project and immediately north of Tramview Road on the future COD West Valley Campus site, the Chino Canyon-Whitewater River Levee immediately north of the campus now protects the entire planning area from these washes.

The City's Master Drainage Plan¹ and associated analysis has provided the basis and established the design parameters for future flood control improvements to manage stormwater runoff in the CPSP planning area and throughout the City. None of the master plan facilities have yet been developed in the CPSP planning area and existing development relies upon on-site stormwater retention and surface streets to manage storm runoff.

This section of the Specific Plan describes existing and future drainage issues, explains how these relate to existing and planned drainage facilities, and how stormwater runoff will be managed in the planning area in the future.

B. Regional Drainage Issues

The City and the CPSP planning area site are located at the northwest end of the Coachella Valley, a low desert valley basin surrounded by mountains that effectively isolate the valley from the Pacific marine air mass of moist and cool air. The result is a low desert region with a subtropical desert climate with summer temperatures frequently above 110°F and winter temperatures in the eastern parts of the valley frequently fall below freezing.

¹ "Revised Master Drainage Plan for the Palm Springs Area", prepared by the Riverside County Flood Control and Water Conservation District. November 1982.

The Coachella Valley is part of the West Basin of the Colorado River Watershed and drains a large and diverse watershed to the terminal lake at the low point of the Salton Trough, the Salton Sea. Mean annual rainfall on the valley floor ranges between 2 and 6 inches. In some years no measurable rainfall is recorded but the region is also occasionally subjected to flash flood events typically resulting from intense late-summer thunderstorms and accelerated spring runoff from the surrounding mountains. Flooding events and long-term patterns have shaped the valley's hydrological setting with general storm conditions being: winter storms with high-intensity rainfall in combination with rapidly melting snow; tropical storms out of the Southern Pacific Ocean, or late summer thunderstorms frequently associate with the monsoon season.

The Riverside County Flood Control and Water Conservation District (RCFC) manages drainage for portions of the Coachella Valley, including Palm Springs. RCFC is responsible for flood planning and construction and maintenance of drainage facilities, including the Chino Canyon-Whitewater River Levee forming the north boundary of the CPSP planning area. Drainages and drainage facilities are also important in providing opportunities for multiple-use that may include pedestrian and bike trails, wildlife habitat, maintenance of ecological processes, including fluvial transport.

Site Specific Conditions

The CPSP planning area is located at the base of the alluvial cone of the San Jacinto Mountains and specifically Chino Canyon. The northern portion of the planning area is also on the edge of the larger flood plain created by the Whitewater and San Gorgonio Rivers, which originate at the northwest end of the valley. As noted above, the planning area has incrementally come under flood protection through the construction of flood control levees, including the Chino Canyon-Whitewater River Flood Control Levee that protects the planning area on the north from 100-year storm flows. The Federal Emergency Management Agency (FEMA) is in the process of certifying this protective levee. Therefore, limited tributary flows pass through the planning area and are managed by existing facilities located along Highway 111/North Palm Canyon Drive.

All but a small sliver in the southwest portion of the CPSP planning area is located within Zone X (Shaded) as shown on the FEMA Flood Insurance rate Map², the small remainder being designated Zone X. This designation indicates “areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. Insurance purchase is not required in these areas.” (See attached NFIP Flood Insurance Rate Map in Appendix I, Conceptual Hydrology Report, of the CPSP EIR).

The existing soils in the CPSP planning area are categorized as hydrologic soil group A³. These soils have high infiltration rates even when thoroughly wetted and consisting chiefly of deep, well to excessively drained sands or gravels. Soils in the CPSP planning area are comprised primarily of the Carsitas series (Carsitas gravelly sand and cobbly sand and fine sand) with limited areas of the Carrizo and Myoma series. These soils have high infiltration rates and consist chiefly of deep, well to excessively drained sands or gravels (see USDA NCSS Hydrologic Soils Map in CPSP EIR). Therefore, soils in the planning area are generally favorable for direct stormwater infiltration, as well as percolation in retention basins.

² FIRM Panel Number 06065C1556G, prepared by the Federal Emergency Management Agency, revised August 28, 2008. Zone X delineates lands that are determined to be outside the 0.2% annual chance (500-year) floodplain.

³ Hydrologic Soil Group—Riverside County, Coachella Valley Area, California (1983), National Cooperative Soil Survey, Natural Resources Conservation Service.

It should be noted that most portions of the planned regional drainage system set forth in the City's Master Drainage Plan have not been built in the planning area. Currently, large portions of the CPSP planning area are already developed, and additional lands are entitled for additional residential, industrial and commercial development. Both existing and approved development are generally required to retain any net increase in runoff that they generate within their development boundaries. This requirement applies in principle to all types of development in the planning area, although it is probable that not all increases in runoff are being captured in on-site facilities, and City streets are occasionally carrying development-related runoff to downstream portions of the City's existing drainage system.

Palm Springs Villas Levee and Drainage Channel

As discussed herein, the planning area includes remnant flood control levees that have been replaced and made obsolete by new levees. In addition to the remnant levee, there is a drainage channel that parallels the levee and is comprised of a series of small basins and drop structures. This channel extends from the southeast corner of West Gateway Drive and North Palm Canyon Drive to the vacant site at the northwest corner of McCarthy Road and San Rafael Drive, a distance of approximately 1,610-feet.

This channel has a bottom width of approximately 35 to 40-feet, and is bounded on the south by a six-foot masonry wall and on the north by the remnant flood control levee. The levee and channel separate the Palm Springs Villas from the Desert Highland Estates single-family neighborhood to the north and do not drain or provide flood protection to either of these development areas.

The potential for this drainage channel to carry stormwater runoff appears to be quite limited. The drainage area that it serves appears to be limited to a portion of the Chino Canyon alluvial cone west of North Palm Canyon. There is very little evidence that this channel has carried storm flows at least in the past several years. The extent of the tributary area for this channel is uncertain, as is the channel's capacity and estimated storm flows.



Remnant Channel



Remnant Levee and Channel Looking West

As discussed in Section VII: Special Treatment Areas, the site of the McCarthy Place multi-family development, is located immediately downstream and at the discharge point of the Palm Springs Villas channel. It will be essential that potential storm flows from this facility are quantified and accommodated by the future McCarthy Place development. The subsequent discharge of these and other non-retained storm flows is discussed below.

Runoff from the planning area north of San Rafael Drive and west of McCarthy Road, which is not retained within development sites, discharges onto these two roads and meanders eastward following the roadway gradient. Surface drainage continues east along W. San Rafael Drive, where the proposed Line 3 is shown on the Palm Springs Master Drainage Plan. Note that Line 3, which was designed to convey only the 10-year storm, will likely never be constructed because the drainage acreage fee currently being collected in the northern region of the City is insufficient to construct Line 3 and other proposed lines in the northern region.

Palm Springs Master Drainage Plan

The current City Master Drainage Plan, which encompasses the CPSP planning area, dates back to 1966 and was developed under the direction of the Riverside County Flood Control District. Since this time, growth in development throughout the City has resulted in the incremental development of portions of the envisioned master drainage system. In 1981, the City developed and imposed drainage impact fees for the area north of Vista Chino to help offset the costs of planned facilities.

The Master Drainage Plan assumes that underground drains will collect local urban runoff and will be located with existing or planned future rights-of-way. The plan also allows runoff from a 10-year frequency storm to accumulate in the street until it reaches the top of the curb; beyond this level of runoff, a system of catch basins and underground pipes of progressively larger size would convey runoff to open facilities with capacities for the 100-year or greater flood such as the Whitewater River.

The City Master Drainage Plan appears to provide the most cost-effective means of conveying increased stormwater runoff to major conveyances in the area, including the Whitewater River. However, development has progressed in the planning area with substantial reliance upon on-site stormwater retention in lieu of discharge into the planned (but as yet unbuilt) master drainage facilities. The costs associated with a regional collection and conveyance seem to argue for a continuation of the current practice of optimal on-site retention and the minimal construction of new, area-wide facilities.

Major Existing Facilities

There are several major drainage facilities within and in the vicinity of the CPSP planning area, and which affect the hydraulic conditions in the area. These include the *Chino Canyon Levee and Channel* and the *Whitewater River Levee*. The Chino Canyon levee and channel were built in 1971 by the Army Corps of Engineers and manages mountain runoff from a "rugged" nine square mile drainage area by intercepting and directing flows into the Whitewater River located east and northeast of the Chino Canyon alluvial cone.

The Whitewater River levee bounds the northern portion of the planning area and provides 100-year flood protection to most or all of the planning area. The projected 100-year flow in the Whitewater River in this area is approximately 55,000 cubic feet per second (cfs). As noted above, this flood plain drains large portions of the San Jacinto and San Bernardino Mountains.

As noted above, the planning area also includes portions or remnants of flood control levees, which are no longer needed for 100-year flood protection but portions of which continue to provide flood control functions. Particularly important is the *Palm Springs Villas* drainage channel and remnant levee located on Palm Springs Villas lands and extending from the southeast corner of West Gateway Drive and North Palm Canyon Drive to the east end of the development. The channel discharges to a detention basin, which appears to be partially located on the adjoining property. Management of these facilities and associated discharges are further discussed above under "Palm Springs Villas Levee and Drainage Channel".

Major Planned Facilities

As noted above, drainage facilities to serve the CPSP planning area have been called out in the Master Drainage Plan but have not yet been constructed. These include the east-west Line 3 and associated north-south Laterals 3A through 3G, and are designed to collect runoff and convey it eastward to discharge into the Whitewater River at the easterly extension of San Rafael Drive. Note that Line 3 and its laterals will likely never be constructed because the drainage acreage fee currently being collected in the northern region of the City is insufficient to construct Line 3 and other proposed lines in the northern region. It should also be noted that the subject line and laterals were designed to convey a 10-year storm.

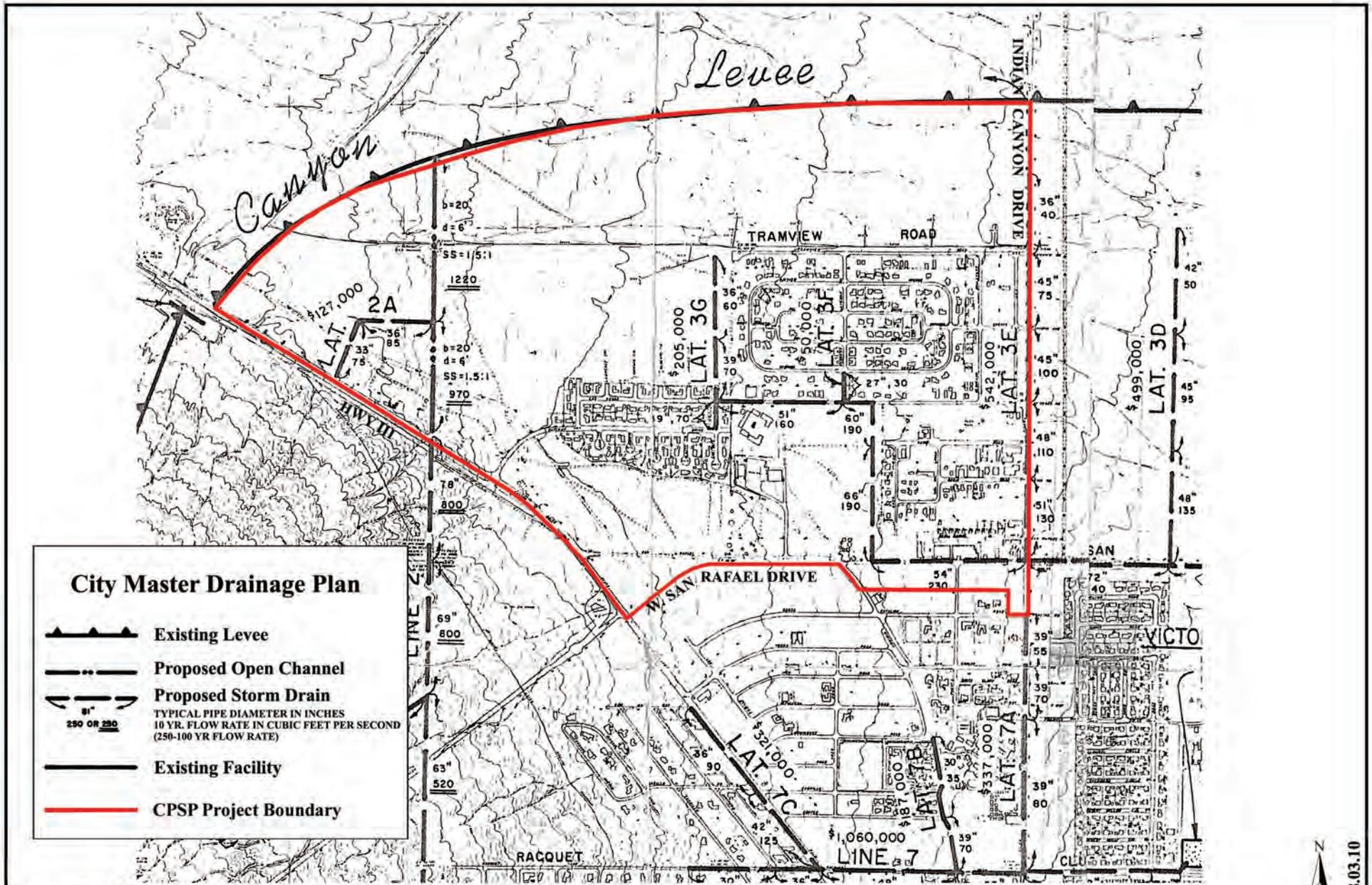
Recommended Master Drainage Plan Revisions

As noted above, runoff emanating from the CPSP planning area in the vicinity of McCarthy Road and San Rafael Drive will be conveyed by either surface or underground facilities that will be located in San Rafael Drive. Drainage flowing east within the San Rafael Drive right-of-way ultimately discharges at the Whitewater River.

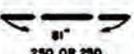
CPSP Master Drainage Facility Costs

The costs associated with constructing the City's Master Drainage Plan have been periodically updated, with the latest update in 1982 dollars. The portions of master plan facilities that would be the direct obligation of the planning area totaled \$924,000⁴. The planning area would also be responsible for its pro rata share of costs associated with Line 2 (\$2,075,000) and Line 3 (\$2,745,000). In 2009 dollars, these improvement would be expected to costs approximately \$12,602,113.

⁴ "Revised Master Drainage Plan for the Palm Springs Area", prepared by the Riverside County Flood Control and Water Conservation District. November 1982.



City Master Drainage Plan

-  Existing Levee
-  Proposed Open Channel
-  Proposed Storm Drain
TYPICAL PIPE DIAMETER IN INCHES
10 YR. FLOW RATE IN CUBIC FEET PER SECOND
(250-100 YR FLOW RATE)
-  Existing Facility
-  CPSP Project Boundary

Source: City of Palm Springs Master Drainage Map November, 1982



Relevant General Plan Policies and Actions

The Master Drainage Plan for the College Park Specific Plan must review its relationship to and consistency with the relevant goals and policies of the City General Plan, specifically the flooding-related policies and actions set forth in the Safety Element.

General Plan Policies

SA3.1 Provide appropriate land use regulations and site-development standards for areas subject to flooding.

SA3.2 Evaluate all development proposals located in areas that are subject to flooding to minimize the exposure of life and property to potential flood risks.

SA3.3 Require that future planning for new development consider the impact on flooding potential as well as the impact of flood control structures on the environment, both locally and regionally.

SA3.5 The City shall provide drainage controls and improvements that enhance local conditions and are consistent with and complement the Regional Master Drainage Plan and ensure that updated and effective Master Drainage Plans are implemented in a timely fashion.

SA3.7 Provide direction and guidelines for the development of on-site stormwater retention facilities consistent with local and regional drainage plans and community design standards.

SA3.11 Design underground storm drains serving local neighborhoods to accommodate runoff from a 10-year frequency storm for conveyance to a downstream outlet and locate them in existing or proposed street rights-of-way where possible. Flows exceeding the 10-year frequency storm will be carried within public rights-of-way.

SA3.12 Design flood-control facilities so that biological impacts are minimized and locally significant habitat is either avoided or replaced.

SA3.13 Discourage the introduction of flood-control measures in the undeveloped areas of Palm Springs at the expense of environmental degradation.

SA3.14 Continue to leave existing watercourses and streams natural wherever possible by developing them as parks, nature trails, golf courses, or other types of recreation areas that could withstand inundation and provide for their enhancement as wildlife habitat.

SA3.15 In conjunction with the Coachella Valley Water District and the Riverside County Flood Control District, assure that design opportunities for enhanced open space and recreation amenities, including habitat enhancement, hiking, and equestrian trails, are fully explored and incorporated when designing and constructing channels, debris and detention basins, and other major drainage facilities, to the greatest extent practical.

SA3.16 Require the extensive landscaping of open-space areas in new development, provide the maximum permeable surface area to reduce site runoff, and prohibit unnecessary paving.

General Plan Actions

SA3.1 With assistance from the Coachella Valley Water District and the Riverside County Flood Control and Water Conservation District, develop and continually update a Regional Master Drainage Plan for the City, providing these entities with land use and other relevant data and information.

SA3.2 Establish and/or update local regulations and guidelines to direct the management of runoff and provide for local drainage facilities that tie into and maximize the effective use of regional drainage facilities.

SA3.3 Adopt or update local drainage policies and development standards that reduce the rate of runoff from developed lands that are consistent with capacities of public facilities and local and regional management plans, while providing opportunities for open space enhancement and multi-use.

SA3.5 Inspect bridges before and after a flood event to determine whether or not there is scouring damage that could impact their foundations.

SA3.6 Investigate the feasibility for additional all-weather crossings of the major drainage channels: e.g., Indian Canyon Drive, Gene Autry Trail, and Vista Chino across the Whitewater River.

SA3.7 With assistance from the Coachella Valley Water District, file the appropriate FEMA application materials and secure amendments to Flood Insurance Rate Maps as improvements are made to flood-control facilities or as changes in property elevations occur that warrant such considerations.

SA3.8 Develop a public outreach program to inform property owners about the potential for flooding in their area, including potential flooding of access routes to and from their neighborhoods.

Specific Plan/General Plan Consistency

As noted, the CPSP planning area is located outside of FEMA-mapped 100-year flood zones. The City's practice is to contain and convey the 100-year frequency storm within the public rights-of-way of streets. Portions of the planning area that may be subject to flooding from off-site storm flows are limited to lands at the northwest corner of McCarthy Road and San Rafael Drive, where the channel bounding the north side of the Palm Springs Villas project discharges onto the parcels located at the northwest corner of McCarthy Road and San Rafael Drive (McCarthy Place development site; see Section VII). Here and elsewhere in the planning area the Specific Plan establishes development standards and guidelines to protect people and property from flood damage.

Drainage controls in the CPSP planning area will be largely limited to on-site retention facilities and the use of public streets for local conveyance (\geq 10-year storm). Based on on-going stormwater management in the area and the lack of tributary watersheds, the planned underground pipe system envisioned in the 1982 Master Drainage Plan does not appear necessary to protect the planning area from flooding. It should again be noted that the CPSP provides direction and guidelines for the development of on-site stormwater retention facilities, which may include sub-grade stormwater storage/recharge.

The CPSP drainage facilities standards and guidelines emphasize an holistic approach to channel and retention basin design. The Specific Plan provides direction on possible physical design options, the enhancement of habitat associated with landscaping these facilities, and the integration of passive and active (trails) open space within or as a part of these facilities. Landscaping standards and guidelines are strongly oriented to native and other drought-tolerant species that are best suited for the sometimes-challenging heat and wind in the area. The use of gravels, cobbles and boulders significantly increases permeable area, while lending structure and reduced water and maintenance requirements.

Additionally, the Specific Plan provides for coordination between the City and RCFC (and CVWD) to amend and update that portion of the Master Drainage Plan related to the subject planning area. The Specific Plan also establishes and updates local regulations and guidelines for the planning area. CPSP development standards and guidelines will reduce the average area of impermeable surfaces and reduce the potential for off-site runoff from future development. While the long-term viability of the CPSP planning area is not dependent upon additional all-weather access, long-term plans for such access on Indian Canyon Drive across the Whitewater River flood plain would clearly benefit the area.

Flood Control, Wildlife Habitat and Recreation Enhancement

The controlling of stormwater flows should also be viewed as an opportunity for multiple uses, including recreation and wildlife enhancement. Washes, detention/retention basins and channels should be designed with this multi-use function in mind. Drainage facilities also offer the opportunity to integrate hiking and equestrian trails, and these areas are consistently frequented by numerous birds and small and large mammals, and can offer meaningful areas for passive enjoyment. As a retreat from the more urban environments of the area, they are important as a source of forage and cover, and offer opportunities for the continued integration of the natural desert habitat into the built environment.

C. Stormwater Management Standards and Guidelines

1. Introduction

Development in the CPSP planning area has proceeded without implementing most of the components described in the City's Master Drainage Plan. Rather, on-site and area-wide stormwater management has largely been accomplished on a project-by-project basis. Based on consultations with the City Public Works and Planning Departments, on-going design reviews and approvals for on-site stormwater management, and plans for future development, it has been determined that the construction of the various underground facilities set forth in the Master Drainage Plan for the CPSP planning area may not be necessary.



Therefore, the Specific Plan sets forth both general and specific standards and guidance to assure that drainage issues in the planning area are appropriately addressed. Relevant development-specific standards and guidelines are also set forth in Section VII: Special Treatment Areas. The following sets forth development standards and guidelines for the management of development-related stormwater runoff in the CPSP planning area.

2. Stormwater Management Standards

- A. To the maximum extent practicable, development plans shall be designed in order minimize runoff, minimize impervious footprint, and conserve landscaped and natural areas.
- B. Development proposals within the CPSP planning area shall be required to submit detailed hydrology analyses that calculate pre and post-development runoff, and identify, quantify and properly convey tributary flows.
- C. The size and depth of on-site channels and retention basins shall be designed to contain the project's additive contribution to the 100-year stormwater runoff calculated for the developed project.
- D. Generally, the water storage area of retention basins shall not exceed 5-feet in depth and with maximum side slope of 3 to 1 and preferably 4:1 or gentler where basin access may be permitted.
- E. For larger or linear sites, a connected series of basins is highly recommended to achieve variation in the site's topography and to create interesting landscapes.
- F. Basin and channel sides and bottoms shall be either a living or inert groundcover. Inert ground cover should be at least 3/8–inch minus decomposed granite with a 60% large aggregate and 40% minus material at a 3-inch minimum final depth. Larger cobble and or rubble sized inert material is highly recommended and should be used in conjunction with the decomposed granite to create visual interest.
- G. Boulders will be utilized with the other inert materials to naturalize manufactured drainage features and create attractively designed landscapes.
- H. Colors for boulders and inert materials in channels and basins shall be in the natural tans and beiges based on local natural earth tones.
- I. As part of the submittal of development submittal, site plans shall include the following project features and information:
 - Location and identification of all structural BMPs, including Treatment Control BMPs.
 - Landscaped areas.
 - Paved areas and intended uses (i.e., parking, outdoor work area, outdoor material storage area, sidewalks, patios, tennis courts, etc.).
 - Number and type of structures and intended uses (i.e., buildings, tenant spaces, dwelling units, community facilities such as pools, recreation facilities, tot lots, etc.).

- Infrastructure (i.e., streets, storm drains, etc.) that will revert to public agency ownership and operation.
- Location of existing and proposed public and private storm drainage facilities (i.e., storm drains, channels, basins, etc.), including catch basins and other inlets/outlet structures. Existing and proposed drainage facilities should be clearly differentiated.
- Location(s) of Receiving Waters to which the project directly or indirectly discharges.
- Location of points where onsite or tributary offsite flows exit the property/project site.
- Proposed drainage area boundaries, including tributary offsite areas, for each location where flows exit the property/project site. Each tributary area should be clearly denoted.
- Pre- and post-project topography.

3. Stormwater Management Design Guidelines

The following guidelines are provided to assure that stormwater facilities are effective and efficient at addressing and protecting against damage from all storms, and that are aesthetic complements to the overall master landscape design. These additional guidelines include the following.

- A. Major drainage facilities, including levees, channels, and retention basins shall be designed and managed to maximize their use as multi-purpose recreational or open space sites, consistent with the functional requirements of these facilities.
- B. Analyse runoff emanating from the CPSP planning area in the vicinity of McCarthy Road and San Rafael Drive, evaluate the need for surface or underground facilities at the site and convey these flows east within the right-of-way of San Rafael Drive.
- C. On-site drainage facilities, including surface conveyances and storage basins, shall be treated as integral elements of site planning and project design. Design, hardscape and vegetation shall be used to integrate these facilities in a natural and organic manner.
- D. All roof and canopy drainage shall be conveyed to the street or on-site retention facilities in an approved, non-erosive manner. Water from off-site sources should not be allowed to discharge onto development sites or should be conducted through the site in a non-erosive manner.
- E. Individual development proposals with the potential to generate significant runoff shall be required to prepare and submit a development-specific hydrology study and mitigation plan which implements these standards and guidelines, as well as the regional and local requirements, policies, and programs.
- F. Future flood control plans required of developers shall include specific recommendations and/or designs regarding pollution control techniques to be applied to keep pollutants, including herbicides, pesticides, and other contaminants out of surface water and groundwater. Management measures may include specifically designed open space areas such as bio-remediation areas where nuisance and other potentially contaminated on-site runoff shall be retained separate from channels conveying off-site flow.

- G. Hazards resulting from ponding at roadway intersections shall be engineered and improved to maximize drainage capacity of the streets and reduce ponding-related driving hazards.
- H. Pollution control techniques/facilities shall be incorporated into the project's design to keep pollutants out of surface and ground waters. Management measures shall include periodic street cleaning, control/monitoring of pesticide and fertilizer applications, and the intercepting and/or pre-treatment of urban runoff prior to discharge into the retention areas.
- I. General design considerations that should be reflected in drainage features include the following:
1. *Design Principles:* Flood control facilities primarily serve to control and convey storm runoff, but they also function as wildlife corridors and as open space for recreational activities, such as hiking, equestrian, biking and golf. Environmentally sensitive community planning also supports the use of drainages as open space buffers that conserve energy and water.
 2. *Plant Palette:* The plant palette for the CPSP planning area is shown on Table V-1 and should be relied upon in the designing of landscape plans for drainage facilities. It is comprised of native and other drought-tolerant plant materials that are also important components of habitat for birds and other wildlife.
 3. *Hardscape Materials:* Drainage structures and other surfaces are exposed to significant erosive forces and must be reinforced in a variety of cost-effective ways that can also be treated in a visually/aesthetically sensitive manner.
 4. *Efficiency and Sustainability:* Drainage facilities, whether public or private, shall be designed to cost-effectively address runoff conveyance and storage. Future facilities shall also optimize the dedication of lands and improvements for long-term sustainability.
- J. Stormwater management in the CPSP planning can take several forms. Two major approaches that may be considered include the following:

Conventional Retention Basin

With the exception of the COD West Valley Campus site, the remaining development sites in the planning area are less than five acres in size, which may result in limited area available to dedicate solely for stormwater retention basins. To the extent retention basins are planned, they should:

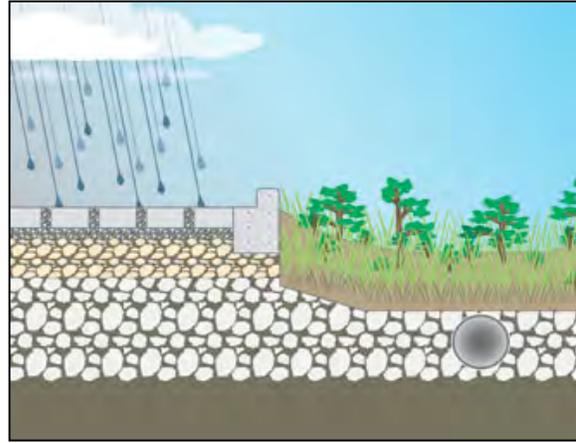
- a. Provide approximately 2.7 acres for each $13.7 \pm$ acre-feet in incremental increased runoff volume for the 100-year - 24-hour storm event (assumes a 2 inch per hour percolation rate);
- b. Retention basis should be as close to square in shape as possible;
- c. Basin side slopes should not exceed 3:1 slope steepness;
- d. Provide a 25-foot road/transition area around the perimeter of the retention basin.

Permeable Pavements

Given the limited size of remaining vacant development areas and areas that may redevelop in coming years, the use of permeable pavements in the planning area should be given serious consideration. The use of permeable pavements has increased slowly since their introduction in the mid-1970s and offers potentially significant benefits in reducing the amount of runoff and required storage volume. Porous pavements, not including asphalt pavements, offer another important tool for managing storm water. These pavements, used mostly for parking lots, allow water to drain through the pavement surface into a stone recharge bed and infiltrate into the soils below the pavement.



Porous Interlocking Paver System



Porous Pavement Cross Section

D. Drainage Management Best Management Practices

All new development in the planning area will be required to use source-control Best Management Practices (BMPs) and/or on-site structural treatment control BMPs. To the extent applicable, stormwater management in the planning area will include participation in regional or watershed-based structural treatment control BMPs. The goal of these BMPs is to create a project that mimics the predevelopment hydrologic regime by detaining on-site the difference between the developed and undeveloped storm runoff.

The approved Water Quality Management Plans (WQMP) to be prepared for future projects will identify the individual Site Design BMPs for water quality and may include the following:

- a. Maximizing permeable areas (pervious open space) of the site by reducing the amount of pavement, decreasing the project's footprint, or by utilizing alternative (permeable) paving materials in select areas;
- b. Draining rooftops into pervious, swaled landscaped areas, prior to discharge of overflow into storm drain;
- c. Constructing streets and parking lot aisles to the minimum width and pavement area necessary;
- d. Constructing walkways, parking stalls, overflow parking lots, and other low-traffic areas with open-jointed paving materials;
- e. Using pervious drainage channels (rock- or grass-lined systems) for conveying parking lot runoff into storm drain overflows;
- f. Using perforated pipe, gravel infiltration pits, and drywells for low-flow infiltration following treatment by an acceptable method;
- g. Constructing on-site vegetated ponding areas and swaled landscaping (not mounded) that drain within 72 hours to prevent the development of vector-breeding areas;
- h. Providing curb cutouts, curb cores, or concrete mow strips and wheel stops to allow stormwater runoff to flow into swaled landscaped areas;
- i. Where soil conditions are suitable, constructing vegetated infiltration trenches in paved parking lot areas to infiltrate and filter stormwater runoff;
- j. Maximizing tree canopy interception and water conservation by preserving mature existing native trees, and planting additional native or drought-tolerant trees and large shrubs; and

- k. Using other site design options that are comparable and equally effective.

Maintenance of Drainage Facilities

Water quality structures/devices (NPDES facilities) installed for treatment of stormwater runoff shall be maintained by individual property owners, or by a property owners or homeowners association and incorporated into the CC&Rs.

CITY OF PALM SPRINGS

COLLEGE PARK SPECIFIC PLAN

V. MASTER LANDSCAPE GUIDELINES

A. Introduction

The College Park Specific Plan Master Landscape Guidelines provide comprehensive guidance for landscape design within multi-family residential neighborhoods, commercial, business park and industrial areas. This chapter also provides guidance that is applicable to the landscape plan for the COD West Valley Campus, further discussed in Section X of this Specific Plan. Landscape guidelines are first discussed, followed by a discussion on architectural design.

Landscaping within urban areas provides visual and spatial relief, and helps to tie together the built and natural environment. Buildings and landscapes must also be designed to be responsive to varying seasonal conditions, providing many important functional values, including solar capture (indoors and out) in the winter and shade in the summer.

The CPSP landscape design guidelines pertain to new, larger developments, infill and redevelopment sites, and public lands and rights-of way. These guidelines address site planning, building and landscape design based on sustainability principles. They also provide direction on the design of areas requiring special attention, such as multi-family housing and industrial and business park design, treatment of major and minor entries, and area roadways and community open space areas.

These guidelines are meant to preserve the planning area's tremendous scenic vistas, provide interest and focus that complements the surrounding viewsheds, and reduce the visual clutter associated with overhead power lines, unsightly structures and land uses. The CPSP master landscape guidelines are also designed to enhance and improve the quality of life and sense of well being for the community's residents, employees, students and visitors. The guidelines should help the City and developers create living and working environments, as well as outdoor places to relax, walk, jog, play and participate in other recreational activities.

As noted, the COD WVC Preliminary Development Plan also addresses landscape issues in Section X.

A. 1 Objectives of the Master Landscape Guidelines

The College Park Specific Plan master landscape guidelines establish integrated and cohesive landscape design tools and guidelines responsive to the context and the environmental conditions of the planning area. These tools and guidelines are also meant to yield the most sustainable landscapes possible, while providing an important complement to the built environment. Further, the landscape guidelines help to unify and complement the various existing and planned land uses in the Specific Plan area. In addition to well-established residential, commercial and industrial neighborhoods, and parks and open space in the CPSP planning area, the COD West Valley Campus provides an important opportunity to implement and demonstrate the efficacy of sustainable xeriscape landscaping on a large scale.

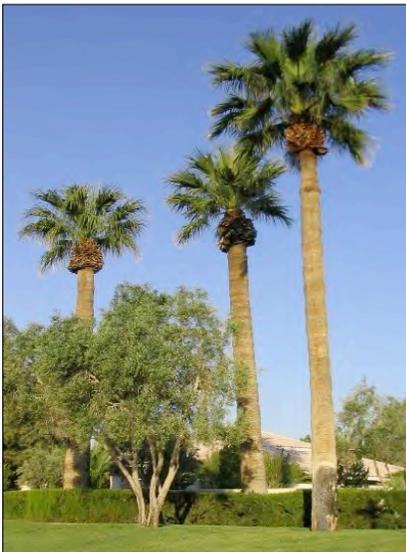
The planning area comprises the northernmost area of contiguous urban development in Palm Springs. It is subject to seasonal high winds and temperatures, and is characterized by urban development. To the north are undeveloped desert lands of the Chino Creek and Whitewater River floodplain, while to the west are expansive views of the surrounding mountains.

The College Park Specific Plan landscape guidelines are compatible with the local setting and consistent with the goals, policies and guidelines set forth in the Palm Springs General Plan. The following objectives have guided development of the CPSP landscape plan.

- *Desert Oriented, Drought-Tolerant, Habitat Enhancing:* Landscaping that is responsive to desert conditions, that utilizes creative and thoughtful designs that conserve water and harmonize with the natural setting. The Master Landscape Palette (Table V-1, below) incorporates native desert and other drought-tolerant plants. The plant palette also includes plants that provide wildlife habitat for native species.



- *Functional and Harmonious Design:* Landscaping that softens, enhances and frames the built environment, and serves to attenuate noise and screen undesirable views. It breaks up large areas of parking and blank facades of buildings, and differentiates roadways separating commercial and industrial areas from residential neighborhoods. Within multi-family neighborhoods, landscaping buffers street traffic, parking areas and recreation areas. It is designed to provide unifying elements that harmonize the various land uses in the planning area. Open space buffers may also serve as water retention basins and provide opportunities for active and passive recreation.



- *Shade:* Provides between 25 percent and 30 percent shade within certain open space areas, along pedestrian trails and roadway parkways, and between 30 and 70 percent shade at some critical facilities, such as bus shelters and in parking areas. To provide for shade during the hottest months, the landscape palette incorporates drought-tolerant deciduous and evergreen trees within landscape zones, retaining expansive mountain views during much of the year.

- *Consistency, Appropriateness and Community Identification*: Landscaping that is consistent with the existing and planned land uses in the College Park Specific Plan area and adjacent areas of the City, and landscaping that is appropriate to and consistent with the surrounding natural environment. Includes recognizable thematic landscape elements that link the College Park community with the characteristic Palm Springs desert resort identity as described in the City General Plan.
- *Safety and Security*: Landscape design that incorporates Crime Prevention Through Environmental Design (CPTED) principles of defensible space by increasing visibility, creating well-defined public and private areas, and encouraging directed pedestrian movement.

A.2 Goals of the Master Landscape Guidelines

To assure that the Master Landscape Guideline objectives are met, landscaping within the College Park Specific Plan area will function in a variety of ways, depending on the placement within the land use plan. They are meant to create a sense of community cohesiveness and place for the College Park neighborhood, surrounding lands and as a major gateway to the City of Palm Springs.

While landscaping is already established within existing development, the landscape concepts herein will be applied to existing development wherever feasible and appropriate. The plan and guidelines will also be applied to new landscape design within approved, not-yet-constructed development (including infill) and to yet to be proposed development. Landscaping in the Specific Plan area will serve the following general functions:

- 1) Effectively buffer sensitive lands uses not requiring high levels of visibility from noise and visual impacts;
- 2) Provide shade where needed, including within parking areas, bus shelters, seating areas in parks and open spaces, and landscaped areas that incorporate pedestrian paths and trails;
- 3) Reduce and minimize potential water and wind erosion;
- 4) Serve as stormwater retention within landscaped buffers;
- 5) Create harmonious transitions and balance elements of the built and natural environment, providing visual relief, screening and softening;
- 5) Reduce glare by shielding reflective surfaces;
- 6) Establish or enhance visual order of streetscapes, parking areas, building perimeter landscaping and common open space areas;
- 7) Generally provide a cooling effect.

A.3. Design Review Process

Landscape plans in the College Park Specific Plan area will be subject to review by the City Planning Department as set forth in City Municipal Code Section 8.60, which applies to the construction and installation of any new or rehabilitated landscaping for non-residential land uses, and for multi-family residential uses with a landscape area greater than 2,500 square feet. The landscape plan must address water demand and conservation, grading, irrigation system design, and may require a soil analysis.

B. Master Landscape Palette

The College Park Specific Plan Master Landscape Palette is based on principles of sustainability. The plant palette has been developed in compliance with the Palm Springs Water Conservation Ordinance (Municipal Code Section 8.60) and Desert Water Agency Ordinance 31, which prohibit wasteful water use such as irrigation runoff onto streets or gutters. The plant palette includes plants that may also enhance bird and wildlife habitat in the area.

The City's ordinance applies to new and rehabilitated landscape plans for private development projects such as common area landscaping, private schools, businesses, and for multifamily housing. The Ordinance requires that landscaping plans incorporate water conservation measures including efficient irrigation systems that are subject to performance standards, including water audits.

The CPSP Master Landscape Plan and Guidelines are also consistent with the City and Specific Plan sustainability goals and guiding principles of the City's Path to Sustainability (2009), which include conserving water resources and enhancing natural habitat.¹

The plant palette is designed for maximum water conservation and an aesthetically rich landscape environment that blends with the surrounding desert environment. Therefore, it utilizes native and other drought-tolerant plants as much as possible and requires the implementation of xeriscape techniques. It incorporates wildlife habitat enhancing plantings to the greatest extent feasible. The sustainability principles implemented in the Master Landscape Guidelines are discussed below.

Water Efficiency

Planting materials in the CPSP landscape palette are drought tolerant and water efficient, and the landscape plan is designed according to principles of "xeriscaping." This method of landscaping utilizes efficient irrigation systems and designs that group plants according to water needs.

The CPSP plant palette includes drought-tolerant trees that provide effective summer shade and comply with City and DWA water ordinance requirements. These trees should be used to stimulate visual interest during the winter and allow for views of surrounding scenic vistas. Important trees include thornless cascalote and mesquite, palo verde, acacia, Southern live oak, olive, ash, pepper and tipu trees, and tall and smaller shrubs in addition to grass and groundcover. Trees provide protection from strong winds, shade from the intense summer sun, and reduced outdoor and indoor temperatures.



¹ "The Palm Springs Path to a Sustainable Community (Draft)", prepared by Cogan Owens Cogan/SERA, March 25, 2009.

The Water Supply Assessment (WSA)² prepared for the CPSP analyzes the potential water demand associated with landscaping in the Specific Plan area and incorporates water efficient practices and irrigation systems to reduce water consumption. Based on the WSA, the CPSP prohibits the use of large non-functional turf areas, and requires that irrigation systems include moisture detectors and evapotranspiration (ET) controllers to ensure that water application is based on measured ET rates. As discussed elsewhere, landscape plans for specific projects in the CPSP will be subject to review by the City and DWA. The College of the Desert will also coordinate with DWA to assure that campus landscape plans are consistent and in substantial conformance with the CPSP and DWA requirements. Performance standards for landscape plans and irrigation systems in the CPSP area are set forth in Section D, below.

Energy Conservation

Landscape design can be an effective means of conserving energy. Deciduous and semi-deciduous trees in proximity to structures provide shade during hot summer months and allow solar access in the winter. Trees shading buildings can reduce inside temperatures by 8 to 10 degrees. The CPSP plant palette includes several native deciduous and semi-deciduous trees, including Desert Museum and Sonoran Palo Verde, Honey Mesquite, and Mexican elderberry.³

Vines and shrubs may be planted against outside structural surfaces to provide additional cooling and shading, as is the intention with living walls. Organic and inorganic groundcovers are also recommended where feasible in place of asphalt or concrete. Minimizing paved surfaces wherever possible and using landscaped areas instead can notably reduce air temperature in those areas. The planning area is subject to strong winds; therefore, the CPSP landscape plan also encourages the considered use of windrows of trees or tall shrubs, perhaps in conjunction with berms, as living windbreaks that can mitigate wind and erosion.

It should also be noted that the use of water in California constitutes a major portion of the state's electric power demand. The use of native and other drought-tolerant plants can significantly reduce irrigation water demand and thereby reduce electric power consumption and associated environmental impacts. Sustainable landscaping also means there will be more water left for others in the community.

Habitat Enhancement

Native and appropriate non-native plants offer a variety of options that harmonize with the desert-oriented theme of the CPSP landscape plan and the surrounding environment. The plant palette for the Specific Plan has been designed to enhance habitat by including a variety of trees, shrubs, cacti and succulents, and accent flowers and grasses that benefit native and migratory species that inhabit or could inhabit the planning area. Beneficial plants provide food and shelter for a variety of birds, mammals, reptiles and beneficial insects.

Landscape types are based on the recommended Master Plant Palette, shown in Table V-1, below. Examples of plants within the plant palette are shown on Exhibit V-1 and IA, Landscape Palette.

² "Water Supply Assessment for the College Park Specific Plan," prepared by Terra Nova Planning & Research, Inc., Adopted by DWA July 20, 2010.

³ "Typical Leaf Shed Characteristics of Trees Grown by Arid Zone Trees", <http://www.aridzonetrees.com/AZTimes%20Trees/Deciduous%20and%20Evergreen%20Desert%20Trees.htm>, accessed April 19, 2010.

**Table V-1
Landscape Hierarchy/Plant Palette
College Park Specific Plan**

Botanical Name	Common Name
TREES	
<i>Acacia aneura</i>	Mulga Tree
<i>Acacia salicina</i>	Willow Acacia
<i>Acacia stenophylla</i>	Shoestring Acacia
<i>Acacia smallii</i>	Sweet Acacia
<i>Caesalpinia cacalaco</i> 'Smoothie'	Thornless cascalote
<i>Cercidium</i> 'Desert Museum'	Palo Verde 'Desert Museum'
<i>Cercidium praecox</i>	Sonoran Palo Verde
<i>Olneya tesota</i>	Evergreen ash
<i>Quercus virginiana</i>	Southern Live Oak
<i>Prosopis chilensis</i> (thornless)	Thornless Chilean Mesquite
<i>Schinus molle</i>	California pepper tree
<i>Tipuana tipu</i>	Tipu Tree
PALMS	
<i>Brahea armata</i>	Mexican Blue Palm
<i>Chamaerops humillis</i>	Mediterranean Fan Palm
<i>Washingtonia filifera</i>	California Fan Palm
<i>Washingtonia robusta</i>	Mexican Fan Palm
CACTI	
<i>Agave spp.</i>	Agave
<i>Dasyllirion longissima</i>	Mexican grass tree
<i>Dasyllirion whelleri</i>	Desert spoon
<i>Fouquieria spendens</i>	Ocotillo
<i>Opuntia bivelovii</i>	Teddy Bear Cholla
<i>Opuntia</i> 'Santa Rita'	Santa Rita prickly pear
ACCENTS / GRASSES	
<i>Baileya multiradiata</i>	Desert marigold
<i>Hymenoxys acaulis</i>	Angelita daisy
<i>Lupinus</i>	Lupine
<i>Penstemon spp.</i>	Penstemon
<i>Psilostrophe cooperi</i>	Paperflower daisy
<i>Melampodium leucanthum</i>	Blackfoot daisy
<i>Nolina nelsoni</i>	Blue nolina
<i>Muhlenbergia lindheimeri</i>	Lindheimeri Muhly
<i>Muhlenbergia rigens</i>	Deer Grass
SHRUBS	
<i>Acacia greggii</i>	Catclaw acacia
<i>Atriplex canescens</i>	Fourwing saltbush
<i>Baccharis</i> 'Thompson'	Desert broom
<i>Bougainvillea sp.</i>	Bougainvillea
<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise
<i>Calliandra eriophylla</i>	Fairy duster
<i>Carissa g.</i> 'Boxwood Beauty'	Boxwood Beauty Natal Plum
<i>Carissa g.</i> 'Green Carpet'	Green Carpet Natal Plum

**Table V-1
Landscape Hierarchy/Plant Palette
College Park Specific Plan**

Botanical Name	Common Name
<i>Cassia artemesoides</i>	Desert cassia
<i>Cassia nemophila</i>	Bushy senna
<i>Chrysactinia mexicana</i>	Damianita
<i>Cordia parvifolia</i>	Little leaf codia
<i>Dalea pulchra</i>	Bush dalea
<i>Dodonaea viscosa</i>	Hopseed bush
<i>Eremophila Summertime Blue</i>	Summertime Blue
<i>Encelia farinosa</i>	Brittlebush
<i>Hesperaloe parviflora</i>	Red Hesperaloe
<i>Hymenoxys acualis</i>	Angelita daisy
<i>Leucophyllum spp.</i>	Texas Ranger
<i>Penstemon spp.</i>	Penstemon
<i>Ruesselia hybrid</i>	St. Elmo's Fire
<i>Ruellia b. 'Katie'</i>	Blue Dwarf Ruellia
<i>Ruellia peninsularis</i>	Desert Ruellia
<i>Salvia greggii</i>	Red Salvia
<i>Salvia leucantha</i>	Mexican Bush Sage
<i>Simmondsia chinensis</i>	Jojoba
<i>Sphaeralcea spp.</i>	Globe mallow
<i>Thevetia peruviana</i>	Yellow oleander
<i>Tecoma stans v. angusta</i>	Yellow bells
<i>Tecoma hybrid</i>	'Sierra Apricot'
<i>Yucca spp.</i>	Yucca spp.
VINES AND GROUNDCOVER	
<i>Bougainvillea 'Barbara Karst'</i>	Bougainvillea
<i>Calliandra inaequilatera</i>	Pink Powder Puff
<i>Tecoma stans v. stans</i>	Yellow Bells
<i>Tecoma hybrid 'Orange Jubilee'</i>	Orange Jubilee
<i>Lantana 'New Gold'</i>	Yellow Lantana
<i>Lantana montevidensis</i>	Purple Lantana
<i>Oenothera berlandieri</i>	Mexican Evening Primrose
<i>Rosmarinus officinalis 'Prostratus'</i>	Dwarf Rosemary
<i>Dalea spp.</i>	Dalea
2' depth Compacted 3/1" Minus Decomposed Granite	Brimstone by Southwest Boulder and Steon
2'-5' dia. Brown Cresta Boulders	
4"-6" dia. Brown Cresta Fractured Granite	
Sod – Hybrid Bermuda	
Source: TKD Associates, August 5, 2010	

PALMS



WASHINGTONIA FILIFERA



WASHINGTONIA HYBRID



BRAHEA ARMATA



CHAMAEROPS HUMILIS



ACACIA ANEURA



ACACIA SALICINA



CERCIDIUM H. 'DESERT MUSEUM'



ACACIA SMALLII



CERCIDIUM PRAECOX



CHILOPSIS LINEARIS



QUERCUS VIRGINIANA



OLNEYA TESOTA



TIPUANA TIPU



PROSOPIS HYBRID 'PHOENIX'



PEBBLES



BOULDERS AND FRACTURED GRANITE



CACTI AND SUCCULENTS



AGAVE DESMETTIANA



AGAVE AMERICANA



DASYLIRION WHEELERI



DASYLIRION LONGISSIMA



HESPERALOE PARVIFOLIA



FOQUIERIA SPLENDENS

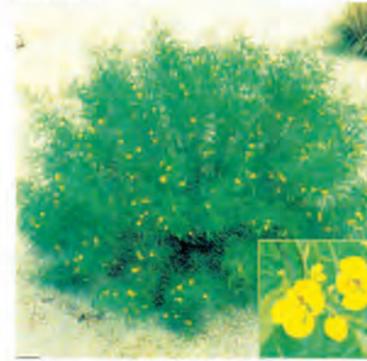


ECHINOCACTUS GRUSONII



OPUNTIA 'SANTA RITA'

SHRUBS



CASSIA SPP.



LEUCOPHYLLUM SPP.



CAESALPINIA PULCHERRIMA



ENCELIA FARINOSA



LARREA TRIDENTATA



CORDIA PARVIFOLIA



SALVIA SPP.



CALLIANDRA ERIOPHYLLA

GROUNDCOVER



LANTANA MONTEVIDENSIS



LANTANA 'NEW GOLD'



CARISSA SPP.



BOUGAINVILLEA 'OH LA LA'



OENOTHERA BELARDIERI



BACHARRIS SPP.

SHRUBS



BAILLEYA MULTIRADIATA



RUELLIA B. 'KATIE'



CHRYSACTINIA MEXICANA



PENSTEMON SPP.



SPHAERALCEA SPP.



JUSTICIA CALIFORNICA



TECOMA SPP.

GRASSES



MUHLENBERGIA LINDHEIMERI



MUHLENBERGIA CAPILARIS

C. Design Concepts and Guidelines



Tramview Way Access to Mountain Gate

C. 1. Introduction

The objectives of the College Park Specific Plan establish landscaping as a functional design element in all aspects of the Specific Plan. The master landscape guidelines balance aesthetic considerations, such as preserving views of the area's scenic vistas, with climate conditions, including temperature extremes and the site's exposure to sun, wind and desiccation. Sustainability requires thoughtful and efficient use of water resources. The landscape guidelines maximize the use of native desert and other compatible drought-tolerant planting materials in all landscape areas. The design guidelines address these and other issues below.

C. 2. Specific Plan Area-Wide Design Concepts and Guidelines

The following design and landscape guidelines serve to provide both general and specific concepts and guidance. This section discusses concepts and guidelines that apply throughout the planning area. Land-use specific concepts and guidelines are discussed in section C.3, below.

C.2.1. Shade Design Principles

The seasonally intense and varied climate in the College Park area require that the plant palette provide site-appropriate shade trees to shade building, open space areas, pedestrian paths, bus shelters, parkways and parking areas. As discussed below, shade is also an important sustainability feature of the CPSP landscape plan. As previously noted, the City's Ordinance Water Efficient Landscape Ordinance and DWA Ordinance 31 will ensure the most efficient use of water resources in landscape plans.

Shade for Sidewalks, Trails and other Pathways

Shade is appreciated in the desert not only in the summer but also during any sunny and warm time of the year. To encourage the use of sidewalks, trails and other pathways, landscaping should be strategically planned to provide "shade stations" along these routes. These should be good spaces to stop and sit or hydrate in a cool and protected location. A variety of native and other drought-tolerant trees, including palo verde, thornless mesquite, willow acacia and occasional groupings of desert fan palms, along with other appropriate drought-tolerant trees, shall be used to landscape sidewalks and other pedestrian paths with the goal of provide 25 to 30 percent overall shade along these pathways at maturity.

Shade for Parking Areas

New or renovated parking areas, whether associated with campus, commercial, multi-family residential, business park or industrial development shall incorporate shade trees in the landscape plan and shall substantially conform with the shade requirements set forth below. In the absence of constructed shade structures, parking areas shall be interspersed with tree islands planted with native or other approved drought-tolerant tree.

Parking lot landscaping shall assure a distance of no more than 50 feet from any parking space to the trunk of a canopy tree, with plantings interrupting each group of parking spaces. Plants shall be grouped to provide visual interest and relief, avoiding long, skinny-planted areas. Where the entire parking surface is permeable, some deviations from these standards may be considered. The following shade standards shall be applied to parking areas. Tree coverage shall be determined by the approximate crown diameter of each tree at ten (10) years of age. New development shall submit a shade plan with detailed landscaping plans, showing canopies after ten years growth to confirm these shade percentages.



Palo Verde Provide Filtered Shade

**Table V-2
Parking Area Shade Standards¹**

Number of Spaces	Percentage of Total Parking Area to be shaded (minimum) ²
5 – 24	30%
25-49	40%
50+	50%

¹ Based on City Municipal Code Section 93.06.00, Off-Street Parking Standards.

²Based on the number of uncovered parking spaces, and excluding driveways and aisles. Multi-level parking structures are exempt from these requirements.

C.2.2 Wind and Water Erosion Protection

The planning area is subject to strong winds and some areas may be exposed to wind erosion. Landscape plans for infill and new development shall address and mitigate potential wind and water erosion hazards, and shall demonstrate the water efficiency gained from plant and irrigation system selection. The following landscape design measures should be considered to minimize the potential for wind and water erosion.

1. Windbreaks, walls, berms and fences may be constructed in new development areas that warrant this type of protection from the prevailing winds.
2. All landscaped areas shall be equipped with an irrigation system. Drip irrigation is preferable wherever feasible, giving targeted and controlled application to plants. Irrigation systems shall be designed to minimize or eliminate runoff to the greatest extent practicable and shall conform to performance standards set forth in the College Park Specific Plan WSA and this Specific Plan.
3. Vegetative groundcover, decomposed granite, rock and other stabilizing materials shall be incorporated into landscaped areas to minimize wind and water erosion and to promote cooling.

4. The steepness of graded slopes shall be minimized to the greatest extent practicable. All excavated or manufactured slopes shall be planted with an appropriate native slope re-vegetation mix and shall be temporarily irrigated until clearly established.
5. All areas not covered by structures, drives, parking or hardscape shall be appropriately landscaped. Landscaping designs and plant palettes shall substantially conform to the College Park Specific Plan landscape guidelines, and the Master Landscape Palette shown in Table V-1. Project-specific landscape and irrigation plans shall be approved by the Planning Department prior to the issuance of grading permits.

C.2.3. Fences and Wall Concepts and Guidelines

Walls and fences of a variety of type and quality are currently in use within and around CPSP planning area, including masonry walls at Mountain Gate, the 32@Agave project (Vista San Jacinto), and the Palm Springs Villas II condominiums. Both industrial and commercial uses use fences for security and to delineate property boundaries. Walls and fences should be an integral part of landscaping, especially in areas of public visibility, and those subject to high winds. For new development in the Specific Plan area, careful consideration must be given to the proposed placement of walls and fences to provide a natural transition between land uses and between development and open space areas. Walls and fences should be treated as architectural elements, providing aesthetically pleasing visual and sound buffers, and preserving privacy for residential neighborhoods.

Where appropriate, decorative sound walls will be utilized, including at the future McCarthy Place and San Rafael Gardens where these residential development will front on busy roadways. The proposed locations of walls and fences are shown on the conceptual development plans prepared for these areas (see Section VII: Special Treatment Areas). View fences and berm/fence treatments are encouraged to create an open feeling while enhancing safety and security. Section VIII, Design Guidelines, describes walls and fences and discusses appropriate finish materials. The latter includes slump stone with a sack finish, stone veneer, wrought iron, tile insets or grillwork.



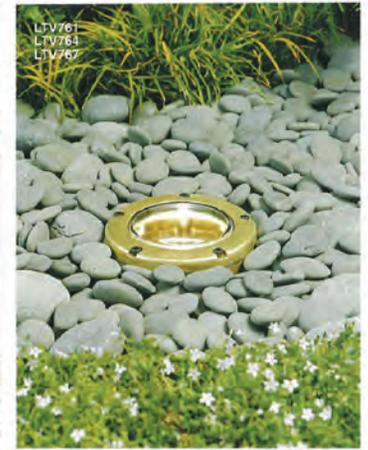
C.2.4. Lighting Concepts and Guidelines

Lighting fixtures associated with existing development in the Specific Plan area includes streetlights, pole-mounted, dusk-to-dawn lights, and building-mounted motion sensitive lighting within residential neighborhoods. Security lighting is also installed at multi-family residential, commercial and industrial development and associated parking. For future development, typical lighting elements within the Specific Plan site have been identified to be consistent with lighting design guidelines set forth in the City General Plan.





WALL SCONCES



IN GRADE - LIGHTING



PARKING LOT LIGHTS



BOLLARDS



Source: TKD Associates, September 2010



STREET LIGHTS FOR PLAZA DE MUNDO / NEIGHBORHOOD COMMUNITIES



STREET LIGHTS FOR COLLEGE CAMPUS



Source: TKD Associates, September 2010



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**College Park Specific Plan
 Typical Lighting Elements
 Palm Springs, California**



Exhibit

V-3B



Development within the Specific Plan area should incorporate lighting fixtures that are designed to provide the appropriate type and level of illumination, while limiting the potential adverse impacts on surrounding lands or the night sky.

Lighting should blend into landscaped areas and parkways, and should be viewed as a unifying element. Street lamps should be low-elevation and use low-intensity lighting to the greatest extent practicable. Blinking or flashing lights are prohibited. Bollard pedestrian lighting may be used along walkways and trails and at major project entryways. Typical lighting elements and fixtures are illustrated in Exhibit V-V-3 and 3A, Typical Lighting Elements. All outdoor lighting within the CPSP planning area shall conform to City Ordinance 93.21.00: Outdoor Lighting Standards

C.2.5 Signage Concepts and Guidelines

Signage is an essential community landscape element that identifies the location, and gives direction to businesses and residential areas. It also serves as an advertisement and attractor for retail business and an easy building locator for industrial establishments. In the Specific Plan area signage shall be consistent with community design standards, including the Specific Plan and the City General Plan. All signage within the CPSP planning area shall conform to City Sign Ordinance as set forth in Sections 93.20.00 through 93.20.11.

Signage should promote and not detract from the community's appearance by properly scaled design, and character that complements buildings and streetscape. Location shall also respect minimum sight distance needs for drivers and pedestrians. Design shall be judged by signage type and function, quality of materials, scale, color, illumination, and maintenance of signs. Existing City ordinances and regulations place appropriate limits on the use of signs associated with business uses.

Entry and monument signs are recommended at any of the major and minor entry points discussed above. Entry monument signs may, where appropriate, incorporate vertical elements, low walls and planters, and decorative stones and boulders, and natural appearing finishes such as stone. As discussed throughout the Specific Plan, guidelines encourage an emulation of the surrounding natural environment, which includes sandy washes, cobble and boulders that can be used in monument signage and other elements of development, including architecture and landscaping.

C.2.6. Utilities: Aerial and Ground-Based

There are aerial utilities such as electrical power poles and lines, transformers and terminal boxes in portions of the planning area. Section VI: Master Facilities Plans and Financing describes and illustrates the location of these facilities. As noted therein, future development in the CPSP planning area will require the extension of utilities, including electrical, telephone, cable, water and gas. Utilities will be undergrounded in accordance with City Municipal Code Section 8.04.401: New Construction. A variety of approaches should be considered that help obscure above-ground utilities, including locating pad-mounted facilities within the landscape and painting facilities so that they better blend into the streetscape.

C. 3. Land Use-Specific Landscape Concepts and Guidelines

C.3.1. Residential, Commercial, Business Park and Industrial Development Concepts and Guidelines

The landscape concepts for residential, commercial, business park, and industrial land uses in the College Park Specific Plan apply throughout the planning area. As noted above, given that the planning area is largely developed with these uses, the landscape plan provides guidelines and a plant palette that encourages conversion to a predominantly drought-tolerant, native desert landscape theme, reduction of turf wherever feasible, and performance requirements for water-efficient irrigation systems. Opportunities primarily include infill development, particularly in the Desert Highlands neighborhood and the PA 5 Industrial area, and where approved or future development is planned. The Specific Plan also sets forth standards and guidelines that will direct landscape rehabilitation for existing development to ensure the inclusion of desert-oriented plantings and water efficiency.

Approved development has been the subject of City review and landscaping plans have been prepared pursuant to the approval process for those projects. For future development, landscaping plans will be subject to City review prior to approval of development plans. The conceptual site plans prepared for future proposed projects in the planning area shall consider landscaping based on the Specific Plan plant palette, standards and guidelines. These are discussed and illustrated in Section VII, Special Treatment Areas. Future development includes multi-family residential (McCarthy Place and San Rafael Gardens); commercial (Plaza del Mundo); and business park (Agave East and West Business Parks).

C.3.2 Parks and Open Space Concepts and Guidelines

The CPSP planning area benefits from valuable parks and open space lands, including the Desert Highland Park, and the expansive open space surrounding the area (described in Section VI, Master Facilities Plan and Financing). These assets are essential to community cohesiveness and appreciation for the neighborhood. The College Park Specific Plan provides for safe and efficient access to useable open space, whether public or private, for recreation and social activities for all residents and visitors.

Approximately 6 acres at Desert Highland Park are currently undeveloped. New development on these lands may include ball fields, basketball courts, playground equipment, and shaded seating and picnic areas, bike racks, and connector trails linking to trails within the COD West Valley Campus and the southern portion of the planning area. Therefore, the landscape concept includes a variety of plantings to enhance the range of active and passive recreational amenities. Canopy trees will provide shade within and around seating areas, picnic areas, along walking and bike trails, and in parking areas. Clustered trees and smaller plantings, such as shrubs and groundcovers, will provide areas of interest, wildlife habitat, and visually and spatially defined areas within the park. Also see Section VII: Special Treatment Areas.



Desert Highland Park and James O. Jessie Center

In addition to existing parks and open space within established neighborhoods, the CPSP encourages land use and open space buffers that serve to differentiate and protect different land uses. As previously noted, a trail/bicycle/pedestrian path network will cross the planning area and include the two levees and the future COD West Valley Campus.

In this regard, the Specific Plan optimizes the use of previously underutilized open spaces, such as the remnant levee north of the Palm Springs Villas II condominium development and the Chino Creek/Whitewater River Levee that protects the planning area on the north. Multi-purpose trails along these two facilities will provide valuable trails and open space opportunities within and connecting to the CPSP planning area.

Future multi-family neighborhoods should have secure open space and recreation areas that are visible from residential units. In addition to on-site facilities, new development will also contribute to the acquisition of additional park and open space lands, or other recreational amenities. Section II of this Specific Plan establishes development standards for provision of open space within future development. These standards are based on the City Municipal Code, and have been adapted in consideration of the conditions that exist in the planning area. The following table summarizes these standards.

Table V-3
College Park Specific Plan
Standards for Provision of Open Space

Land Use/Zone	Standard ¹
Multi-Family Residential/R-2-SP	30%
Commercial/C-1-SP and CM-SP	25%
Business Park/BP-SP	25%
Industrial/M-1-SP	25%

¹Usable landscaped open space and outdoor living and recreation areas, with an adequate irrigation system. Adapted from Sections 92.03.04, 92.04.04, 92.05.04, 92.08.04 of the City Municipal Code.



Community Gardens

The CPSP also provides for community gardens on vacant lots in existing single-family neighborhoods and within future multi-family development. Community gardens are a unique functional landscape feature comprised of vegetable and flower gardens planted and maintained by community residents. Gardens integrate open space within developed areas. They may be considered an active recreational area and



offer a place for community members to gather around a productive, enjoyable activity that fosters an awareness and appreciation of the land and community. They offer socio-economic benefits, reducing family food budgets, and serve as a source of nutritious food. Community gardens have been shown to reduce crime through increased social cohesiveness, opportunities for inter-generational and cultural connections, and residents' increased visibility and involvement.⁴ Community gardens are successfully operated in other valley cities.

⁴ "Benefits of Community Gardens," <http://www.communitygarden.org>, accessed April 19, 2010.

In the CPSP area, community gardens will be allowed on appropriate vacant parcels in existing single-family neighborhoods, as well as within specified open space areas multi-family developments. Community gardens within the College Park Specific Plan area are subject to development standards as set forth in Section II of this Specific Plan.

Gardeners are asked to sign an agreement establishing terms and conditions for use of the garden. These include using only approved planting materials, fertilizers and pesticides, maintenance of garden plots, adopted program of activities, hours of operation, and other considerations that assure the safety, enjoyment and benefits of the garden for all users. Agreements used for CPSP community gardens will be developed in consultation with the City. The establishment of community gardens is subject to approval by the City Planning and Parks and Recreation Department.

C.3.3 Streetscapes

Landscape treatments along and within roadways that are adjacent and internal to the planning area constitute one of the most prominent and visible features of neighborhoods, private communities and other developments. Landscape concepts for the College Park Specific Plan are intended to establish or enhance the visual order to streetscapes. Landscape treatments are already well established within certain parts of the Specific Plan area, such as the Mountain Gate neighborhood, along the western portion of San Rafael Road and on the east side of Indian Canyon Drive. Landscape concepts for streetscapes in the planning area are designed to be consistent with design guidelines established in the Palm Springs General Plan for road rights-of-way, setbacks, intersections, trails and bike paths, and entryways. The guidelines also complement the best qualities of existing streetscape treatments. Therefore, City design guidelines have been adapted in this Specific Plan for enhanced landscaping along existing roadways where needed and appropriate, and for landscaping along new roadways in the College Park Specific Plan area. The guidelines for streetscapes in the CPSP area are described below.

Where landscape treatments are to be applied to new development, or within treescape programs along existing roadways, these will range from the formal to the “naturalized” or combinations of both approaches. Formal design may include ordered rows of California fan palms or other distinctive trees, regularly interspersed with equally ordered shrubs or beds for annuals plantings. In less formal designs, a more free-form or natural groupings will be used and intersperse native and non-native desert plantings.

Landscape treatment plans and cross sections for Major and Secondary Roadways, and Industrial Collector roadways, are shown on Exhibits V-4, V-5 and V-6, below.

C.3.3.1 Street-Specific Design Treatment

Section III of this document contains the Specific Plan master circulation plan, and illustrates roadway designations and cross sections. As noted above, many of the roadway parkways in the Specific Plan area have established landscape plans that have been implemented in association with master planned communities such as Mountain Gate, Palm Springs Villas II and Palermo. Where such plans have not yet been established, the Specific Plan provides for landscaped parkways and medians along roadways within the planning area. The following describes the roadway classifications and, where applicable, the associated design treatments that apply in the Specific Plan area.

Major Thoroughfares

Based on adopted City General Plan roadway standards, a Major Thoroughfare is either a 4 or 6-lane divided roadway with a 110-foot or 100-foot right-of-way with a 24-foot parkway and a 10-foot median island. In the CPSP planning area, there are two designated Major Thoroughfares: Indian Canyon Drive and the portion of Highway 111 south of West Gateway Drive, both of which are planned with 100-foot rights-of-way.

Both of these roadways are shown as “Enhanced Transportation Corridors” in the City General Plan and are primary access points into the City, serving to communicate the City’s identity and welcome visitors and community residents. As noted elsewhere, there are two City entryways with landscaped oases, monumentation and signage located along these roadways in the planning area, one at Highway 111 and Gateway Drive, and the other on Indian Canyon Drive just south of Tramview Road. These are further discussed below.

North Palm Canyon/Highway 111

South of Gateway Drive, North Palm Canyon/Highway 111 is a four-lane divided roadway in the project vicinity. Landscaping along the project perimeter and at community entryways is well established and reflective of the City’s identity. There is a City entryway located at Highway 111 and Gateway Drive near the west portion of the planning area. Opportunities for enhancement or expansion of landscaping on Highway 111 through the College Park landscape plan are limited. Nonetheless, the landscaping program “complements the wash and surrounding areas and provides an attractive ‘edge’ to the urbanized northerly portions of the City”⁵; and appropriately incorporates screening features into design of the COD WVC landscape plan along Highway 111 while protecting scenic vistas for homes in the planning area. Such features may include berms and native landscaping.⁶

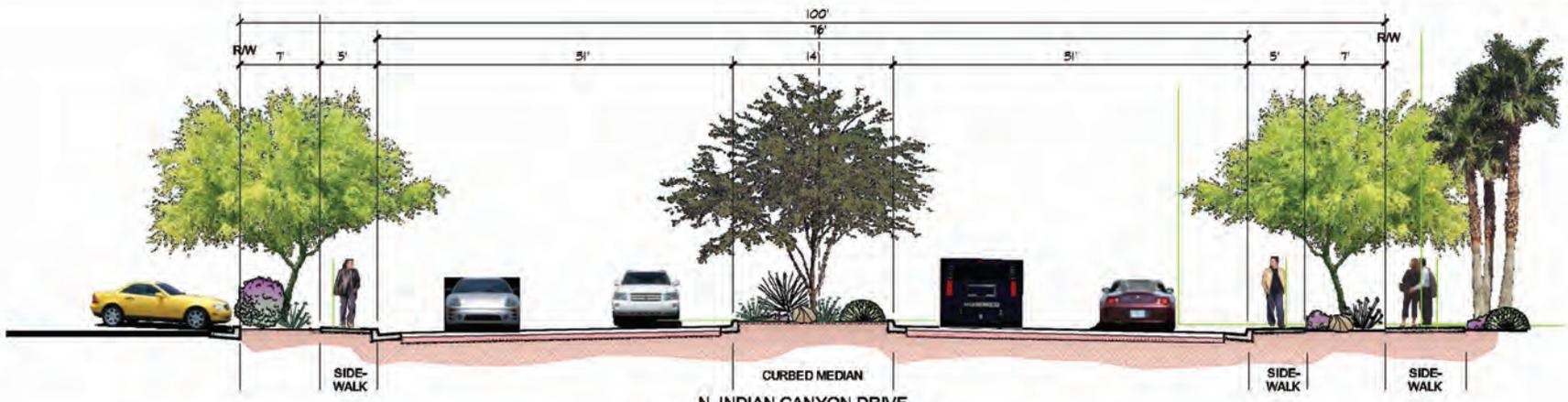
Indian Canyon Drive

Indian Canyon Drive is a four-lane divided roadway. The City is actively working to widen this roadway north of Tramview Road to the new interchange at US Interstate-10. There are several locations or areas of focus along Indian Canyon Drive within the planning area. These include median islands, the western parkway where development has not yet occurred, primarily between Santa Catalina Road and San Rafael Road and north of Rosa Parks Road, and project entryways along Indian Canyon Drive. Project entryways are further discussed under Entryways, below.

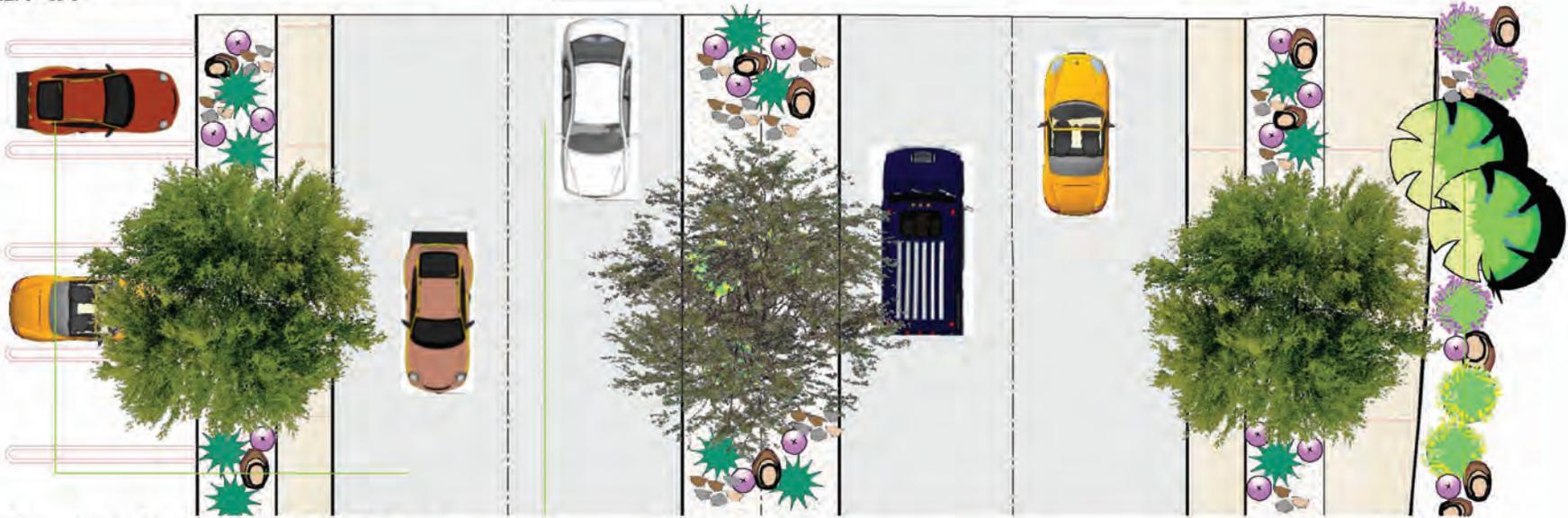
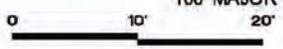
Indian Canyon Drive through much of the project planning area will have 14-foot median islands and 12-foot parkways with five-foot sidewalks. Landscape areas will be comprised of rocks, boulders and decomposed granite, and an appropriate mix of plant materials taken from the CPSP plant palette and already reflected in landscaping along this roadway. Existing commercial development fronting the western parkway of Indian Canyon Drive between San Rafael Road and Rosa Parks Road includes established landscaping within setbacks. In some areas enhancement may be appropriate; this is considered in Section VII: Special Treatment Areas, which provides conceptual site planning for the existing Julian Market site. The proposed San Rafael Gardens multi-family residential site, south of San Rafael Road to Santa Catalina Road, is also discussed and conceptual plans shown in Section VII. North of Rosa Parks Road to Corozon Road the Indian Canyon Drive parkway will benefit from a more cohesive landscape design.

⁵ “City of Palm Springs General Plan, adopted October, 2007.

⁶ Ibid, Policy CD4.3.

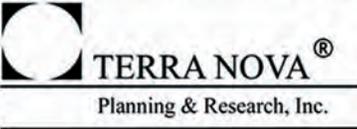


N. INDIAN CANYON DRIVE - SECTION
SCALE: 1"=10'-0"



N. INDIAN CANYON DRIVE - PLAN VIEW
SCALE: 1"=10'-0"

Source: TKD Associates, August 2010



**College Park Specific Plan
Major Thoroughfare (Indian Canyon Drive)
Section and Elevation
Palm Springs, California**



8.18.10

Exhibit
V-4

Secondary Thoroughfares

The College Park Specific Plan and the City General Plan identify San Rafael Drive as a Secondary Thoroughfare. This roadway serves through and local traffic and may allow on-street parking with adequate paved width. It connects various areas of the City, provides access to major thoroughfares, and serve secondary traffic generators such as small business centers, schools, and major parks. Typical street right-of-way width is 88 feet, which can be divided or undivided. In the CPSP planning area, only San Rafael Drive is designated as a Secondary Thoroughfare.

San Rafael Drive is planned as a four-lane, undivided roadways with an 88-foot right-of-ways and a 12-foot parkway with five foot sidewalk. Where feasible, meandering sidewalks that are separated from the street by canopy trees and shrubs should be considered. Landscape materials to be used along this roadway include plant materials from the CPSP plant palette, and the extensive use of inorganic elements, including boulders, cobble, rock and decomposed granite. All plants should be irrigated with emitters controlled by an ET controller.

Industrial Collector

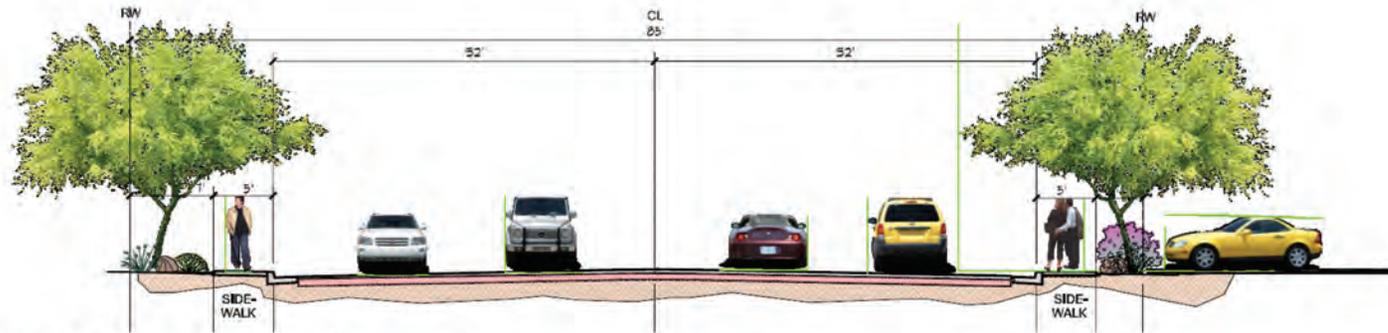
The CPSP provides a modified version of the "Collector Street" described in the General Plan, providing a wider paved section to facilitate maneuvers of larger vehicles typical of industrial areas. The modified street provides a 66-foot right-of-way and a 46-foot paved section, six-feet wider than a standard collector. A five-foot sidewalk is also provided in the 10-foot parkway. These roadways have been so designated along McCarthy Road, Radio Road and the proposed Industrial Collector between Radio Road and Rosa Parks Road.

There is no median or striped center turn lane since traffic volumes on these roadways are relatively low. On-street parking is permitted in areas where parked vehicles do not obstruct travel or maneuverability on the roadway. Where feasible, meandering sidewalks that are separated from the street by canopy trees and shrubs should be considered. Landscape materials to be used along this roadway include plant materials from the CPSP plant palette, and the extensive use of boulders, cobble, rock and decomposed granite. All plants should be irrigated with emitters controlled by an ET controller.

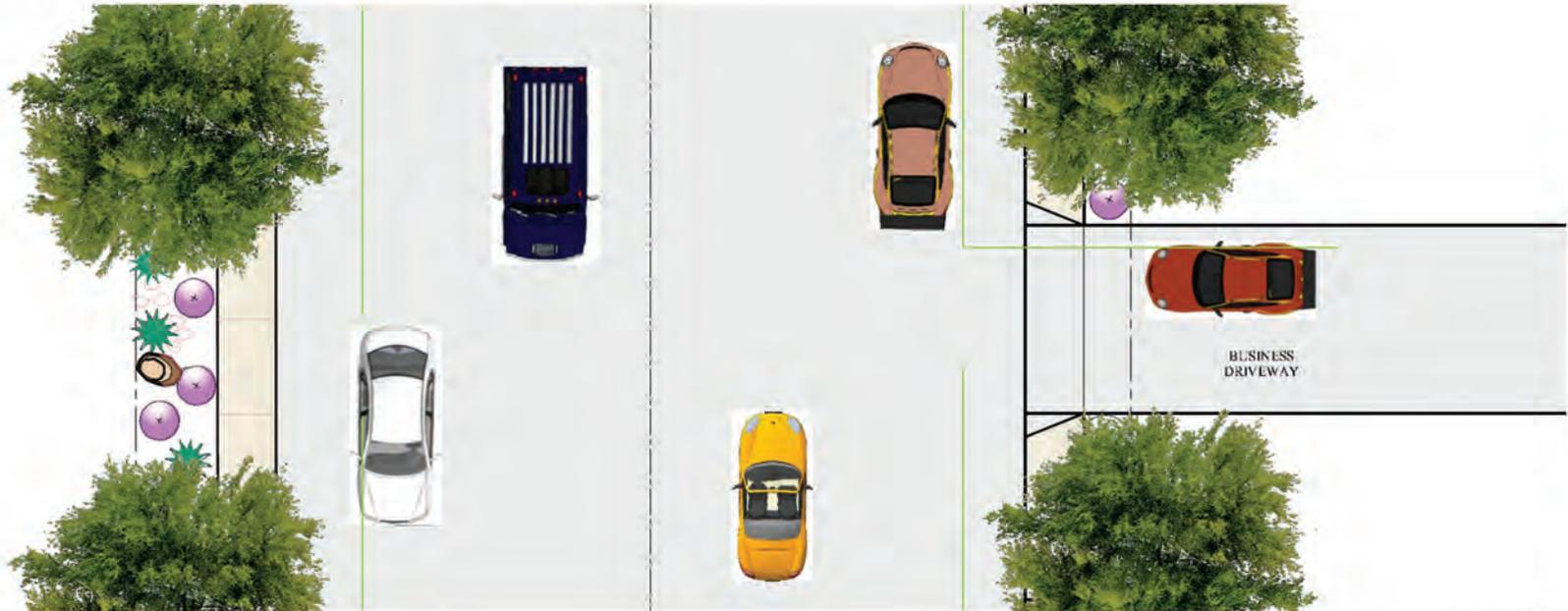
Collector and Local Streets

In the planning area, Radio Road, McCarthy Road (see "Industrial Collector" above), Tramview Road, and East Gateway and Gateway Drives are also designated as "Collector Streets", which are designed to primarily serve local neighborhood traffic. These roadways vary from 60 to 66-feet in right-of-way. Collectors are typically comprised of two travel lanes and parkways with sidewalks, and on-street parking is typically permitted.

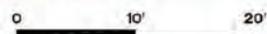
Local streets require a minimum right-of-way of 50 feet although 60-feet may be required where necessary. The typical paved section for a local street is 36-feet, which may be reduced to 28-feet if off-street parking is provided, rolled or wedge curbing is installed, and pedestrian pathways or sidewalks are separated from the curb by a minimum five-foot parkway. In the CPSP planning area, local streets include those internal to the Desert Highland and Gateway Estates neighborhoods. Where feasible, meandering sidewalks that are separated from the street by landscape areas should be considered. Landscape materials to be used along this roadway include plant materials from the CPSP plant palette, and the extensive use of inorganic elements, including boulders, cobble, rock and decomposed granite. All plants should be irrigated with emitters controlled by an ET controller.



SAN RAFAEL DRIVE - SECTION
SCALE: 1"=10'-0"



SAN RAFAEL DRIVE - PLAN VIEW
SCALE: 1"=10'-0"



SCALE: N.T.S.



8.19.10



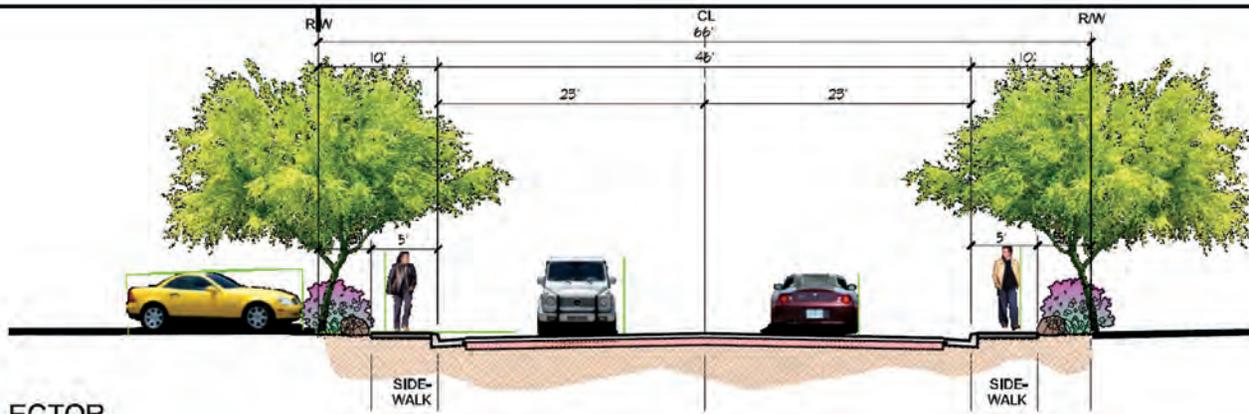
T K D ASSOCIATES, INCORPORATED
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RANCHO MIRAGE, CALIFORNIA 92270
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**College Park Specific Plan
Secondary Thoroughfare (San Rafael Drive)
Section and Elevation
Palm Springs, California**



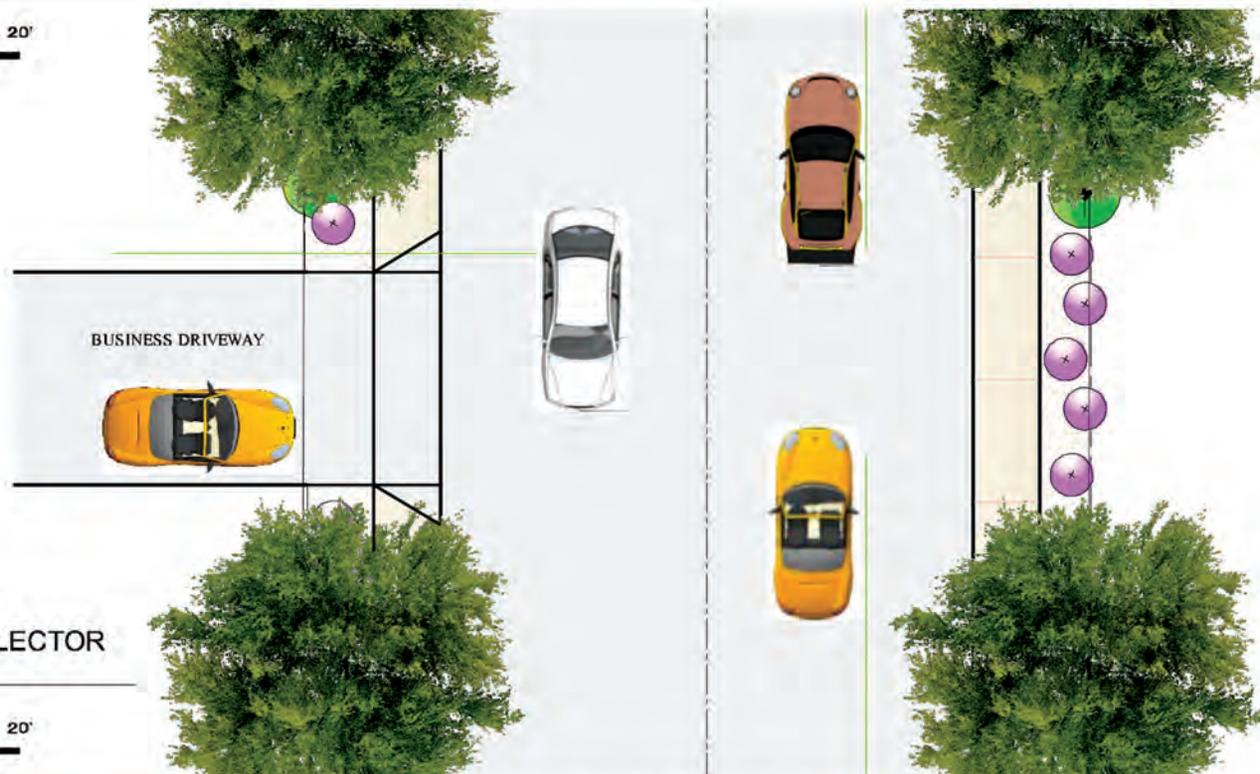
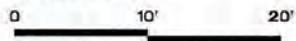
Exhibit

V-5



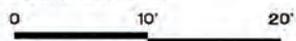
INDUSTRIAL COLLECTOR SECTION

SCALE: 1"=10'-0"



INDUSTRIAL COLLECTOR PLAN VIEW

SCALE: 1"=10'-0"



Source: TKD Associates, August 2010

C.3.3.1.a. Street Tree Plan

The City General Plan recognizes the importance of street trees to provide visual appeal within residential neighborhoods along roadways.⁷ The College Park Specific Plan establishes a Master Street Tree Plan for the Desert Highland and Gateway Estates neighborhoods. This plan uses the Specific Plan plant palette to enhance or create neighborhood themes. Recommended trees include desert fan palms, palo verde, tipu and others. A complementary set of shrubs and groundcovers are also recommended, including dalea gregrii, lantana and ruellia.

Special pavements may also be warranted at key intersections in these neighborhoods, including those along Granada Avenue, Corozon Avenue, Tramview Road at Eldorado Boulevard and along West Gateway Drive. These are some of the oldest neighborhoods in the planning area and will benefit from the distinction of the street tree program.

C.3.3.1.b. Entry and Intersection Treatments

As part of the overall effort to improve the curb appeal of the College Park planning area, simple but dignified entry treatments are proposed. The landscape concept and hierarchy for the College Park Specific Plan features concepts for Major and Minor Entryways applicable to most land uses in the planning area. As noted above, the two City entryways within the planning area reflect the City's identity as a desert resort destination embedded in tremendous natural resources. The community entries planned for the Specific Plan area incorporate these themes while defining the character of the College Park community.

The desert fan palm (*Washingtonia filifera*) is native to the desert and iconic of Palm. It is already used in other entry treatments, including that located on Indian Canyon Drive just south of Tramview Road. Well conceived and properly scaled laying of boulders, cobble and gravel that emulates the alluvial geology of the area should be considered as a design theme.

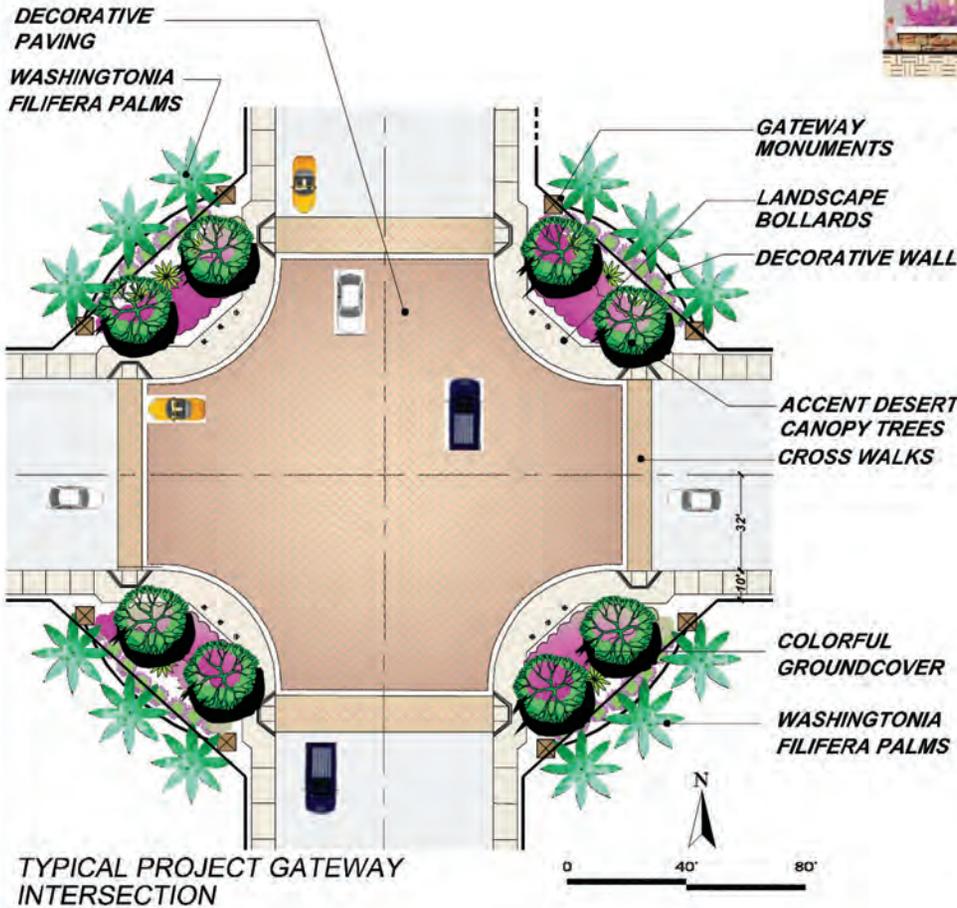
Entry and intersection designs should also consider the integrated use of low walls with stucco or stone-facing to give structure and a solid foundation to the corner. The wall can also allow double loading with plants to exaggerate the depth of this limited area.



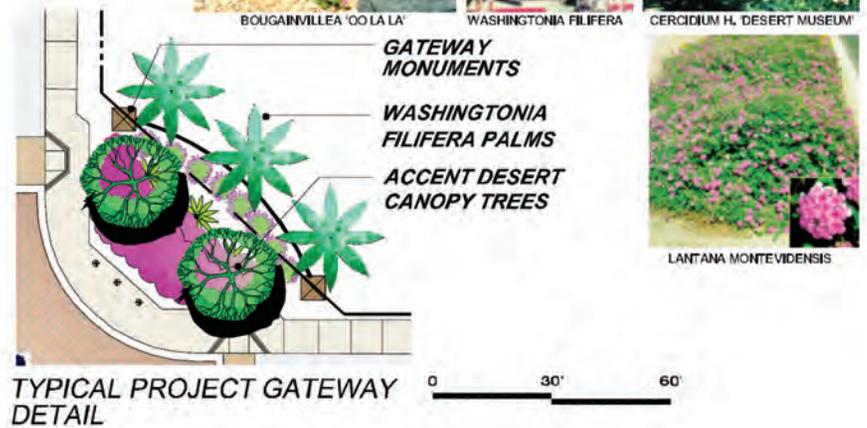
⁷ Policy CD1.3, "City of Palm Springs General Plan," adopted October, 2007.



TYPICAL PROJECT GATEWAY ELEVATION



TYPICAL PROJECT GATEWAY INTERSECTION



TYPICAL PROJECT GATEWAY DETAIL

Source: TKD, Inc. September 2010

A staggered row of fan palms will provide strong massing and vertical emphasis that stands up to the wind, softened at the base with a complementary mix of native and other drought-tolerant plant materials. The wall could also be suitable for modest signage announcing entry into the College Park area of town or into a specific development. Mounding or berming, and the use of boulders and cobble are encouraged to extend the character of the surrounding environment and to minimize maintenance and irrigation costs. Exhibit V-4, above, illustrates the type of treatments that should be considered for major planning area entries.

Major Community Entries

- Sunrise Parkway and Indian Canyon Drive (College and Avalon)
- Indian Canyon Drive and Tramview Road
- San Rafael Drive and Indian Canyon Drive
- San Rafael Drive and Highway 111

Minor Community Entries

- Indian Canyon Drive and Corozon Road
- Indian Canyon Drive and Rosa Parks Road
- San Rafael Drive and McCarthy Road
- Granada Avenue and Tramview Road

Commercial, Institutional and Industrial Entries

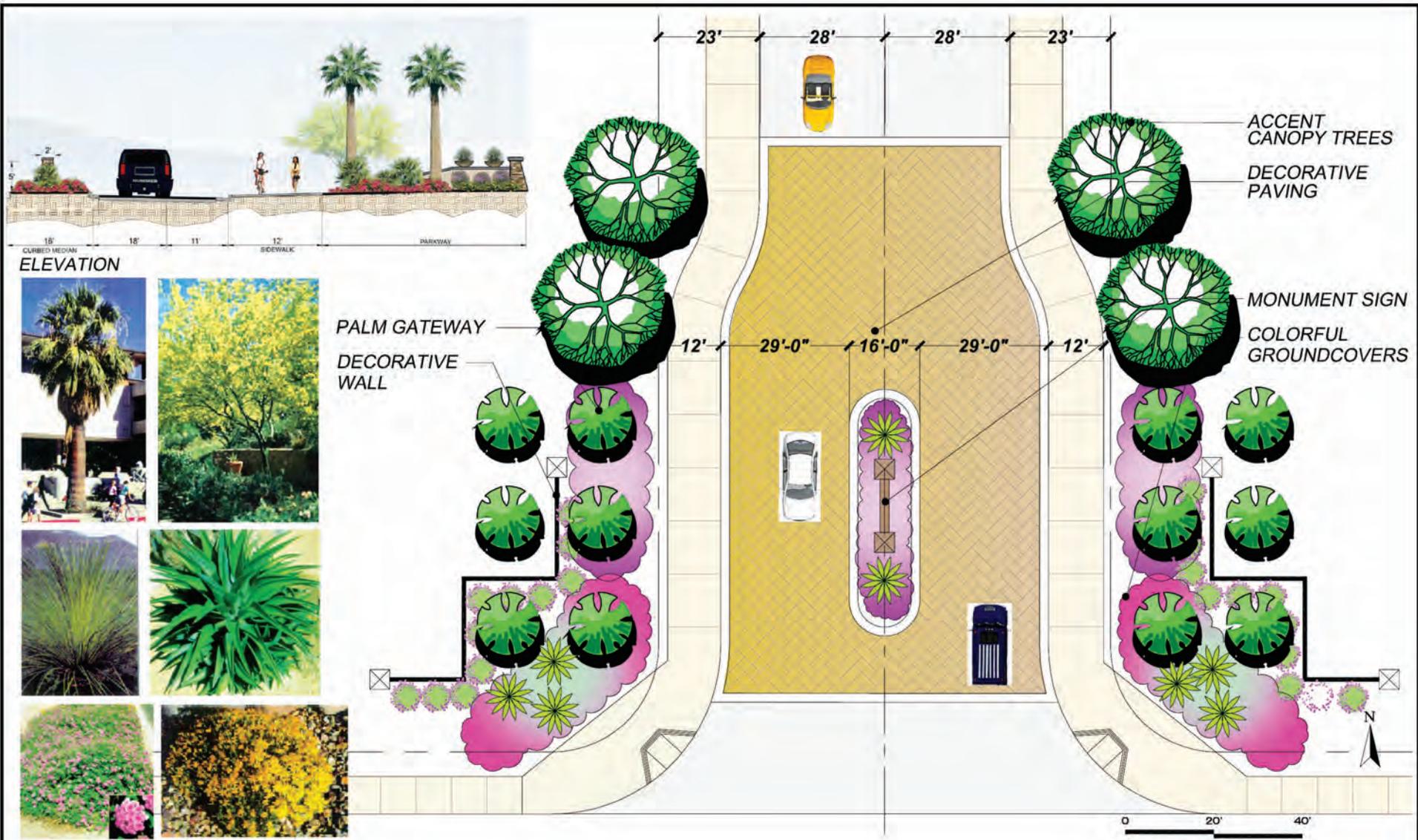
- Tramview Road and Eldorado Boulevard
- Indian Canyon Drive and Oasis Road
- San Rafael Drive and Industrial Drives

Entryway Design Guidelines

Entryways make an important statement about and establish the character of the neighborhood. Pride of place, neighborhood identity and an enhanced aesthetic environment can result from a well-conceived and constructed neighborhood entry. The following, in conjunction with other design guidelines set forth in this Specific Plan, will help assure that attractive neighborhood entryways are developed at key locations in the CPSP planning area.

- A. Major and minor community entries and institutional/commercial/industrial entryways will incorporate vertical elements such as the desert fan palm (*Washingtonia filifera*) and/or structural elements along with canopy trees such as palo verde, mesquite, and tipuana trees.
- B. Shrubs, grass and groundcover with boulders will be used to naturalize entryways. These elements will be underlain with rock and decomposed granite in keeping with the desert landscape theme within the Specific Plan area.
- C. At major entries, landscape bollards and gateway monumentation with signage also be used where appropriate to further frame and highlight these areas.
- D. Where appropriate and space permitting, decorative walls may also be constructed. Wall heights in these locations shall not exceed 36-inches within vehicular lines-of-sight.
- E. Major entries should be accented with decorative pavers such as stamped pavement or concrete pavers.

Conceptual plans and elevations have been developed for major and minor entries within the CPSP planning area, and are shown below. These incorporate materials from the CPSP plant palette and provide typical ways in which the design guidelines can be implemented.



ELEVATION



PALM GATEWAY
DECORATIVE WALL

ACCENT CANOPY TREES
DECORATIVE PAVING
MONUMENT SIGN
COLORFUL GROUNDCOVERS

Source: TKD Associates, November 2010

TERRA NOVA[®]
Planning & Research, Inc.

TKD ASSOCIATES, INCORPORATED
LAND PLANNING - LANDSCAPE ARCHITECTURE
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email: tkd@tkdinc.com

College Park Specific Plan
Major Entry Plan, Elevation and Cross Section
Palm Springs, California



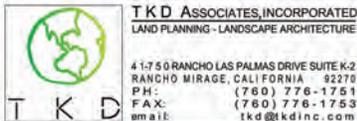
Exhibit
V-8

11.18.10



Source: TKD Associates, August 2010

11.15.10



College Park Specific Plan
 Minor Entry Plan, Elevation and Cross Section
 Palm Springs, California



Exhibit
 V-9

D. Landscape Maintenance and Performance Standards

Landscape Maintenance

Maintenance of open space areas adjacent to development, including on-site landscape area, street parkways and stormwater retention facilities, shall be the responsibility of the owner of each property, which may be managed by the Master Property Owners' Association or other entity. Parkway landscaping within street rights-of-way may be maintained by the City and funded through a landscape and lighting district (LLD). Alternatively, the Master Property Owners' Association may exercise the option to assume responsibility for parkway landscape maintenance, the funding of which would come from the landscape maintenance portion of the LLD fees. Final parkway maintenance arrangements shall be negotiated with the City Public Works Department

Performance Standards

The following performance standards are based on the City's Water Efficient Landscape Ordinance. These are set forth in the College Park Specific Plan Water Supply Assessment (WSA) and shall be applied to landscaping plans in the College Park Specific Plan:

- City Landscaping requirements shall apply to all new and rehabilitated landscaping for private development projects such as common area landscaping, private schools, businesses, and for multifamily housing that have a landscaped area of two thousand five hundred square feet or more.
- All landscape design plans shall be designed and constructed to the highest level of aesthetic values and water efficiency, and to make wise water management viable and easy.
- For all private development projects, a licensed landscape architect, installing licensed contractor, or other qualified professional in a related field shall conduct a final field observation and shall provide a certificate of completion. The certificate shall specifically indicate that plants and irrigation were installed as specified.
- Water waste from inefficient landscape irrigation allowing runoff, low head drainage, overspray or other conditions where water flows onto roadways, adjacent property or non-irrigated property is prohibited.
- Landscape and irrigation system shall be maintained to ensure water efficiency. A regular maintenance schedule shall include, but not be limited to, checking, adjusting and repairing irrigation equipment, resetting the time clocks monthly, aerating and de-thatching turf areas, replenishing mulch, fertilizing, pruning, and weeding all planted areas.
- Programmed irrigation should only occur from 9:00 PM to 9:00 AM during the summer months (May 1st through September 30th).

City of Palm Springs

COLLEGE PARK SPECIFIC PLAN

VI. MASTER FACILITIES PLAN AND FINANCING

A. Introduction

The College Park Specific Plan addresses the full range of essential public utilities, services, and facilities needed to support the residential, commercial, and institutional development within its planning area. The following master facilities plan describes the existing and planned distribution, location, extent and capacity of the facilities that will support the existing and proposed land uses and activities described in this Specific Plan. Public and quasi-public facilities, utilities and services discussed in this section include electric power, natural gas, domestic water, wastewater collection and treatment, telecommunication and internet services, schools, libraries, police and fire protection, and recreational resources. Roadways are discussed separately in Section III: Master Circulation Plan. Drainage and stormwater improvements are also discussed separately in Section IV: Master Drainage Plan.

B. Master Electric Power Plan

1. Existing Facilities

Electrical power service is provided to the Specific Plan area by Southern California Edison (SCE). SCE has 33 kV (kilovolt) underground lines along Indian Canyon Drive, within San Rafael Road west of Virginia Road, and along a portion of Highway 111 in the southwest portion of the planning area. There are 277-450 volt (V) underground lines within the Mountain Gate neighborhood and in the northern portion of the Gateway Estates neighborhood, extending south into the Palm Springs Villas II Condominium development, along Eastgate Road. Underground lines of this voltage range are also located within Tramview Road along the southern boundary of the JOJ/Desert Highland Park, and extending north onto the JOJ site. These lines are also in place in the 32@Agave development, currently partially constructed, as well as in portions of PA 5.

There are 12 kilovolt (kV) aboveground transmission lines within public street rights-of-way in the Gateway Estates and Mountain Gate neighborhoods, and within portions of PA 5. SCE has approximately twelve 12 kV transformers within and adjacent to the planning area, including several along Highway 111, San Rafael Drive, and Indian Canyon Drive. Please see Exhibit VI-1 below, which shows the location of major electric power facilities in the planning area

2. Proposed Facilities

Future development in the Specific Plan area that will require electric service includes approved but not yet constructed, as well as proposed development on vacant lands that have not yet gone through the entitlement process. Electrical lines to serve future development in the planning area will be extended from the existing facilities described above, which are expected to be sufficient to serve new development. Cost for extension of these facilities is expected to be the responsibility of future developers and/or SCE.

The proposed Specific Plan also provides for construction of the COD West Valley Campus, which will include a 50-60-acre solar (photovoltaic) array that is planned for direct connection to the SCE grid. The COD WVC will also incorporate solar PV and other renewable power technologies that will hopefully provide all of the campus' electric power needs. Therefore, in the future the WVC site is expected to be a net exporter of electric power. The grid-connected array may require the construction of a new 33kv line along the south side of the Whitewater flood control levee to tie into existing 33 kv lines in the eastern portion of Indian Canyon Drive. At this writing, SCE is exploring interconnection options and it is not yet known whether the line connecting the array to the grid will be overhead or underground lines. Campus facilities plans are further discussed in Section X: COD West Valley Campus Master Plan.

The design and construction of future electric utility facilities to serve the Specific Plan area are expected to be financed by developers and/or SCE. Financing for future facilities on the COD West Valley Campus is further discussed in Section X-D.

3. CPSP Electric Power Issues

As noted, the planning area is well served by SCE facilities, and new development has resulted in the undergrounding of major transmission lines that pass through the area. There has been limited use of solar PV or thermal systems in the planning area; however, the forthcoming development of the COD West Valley Campus is expected to give significant impetus to the application of solar PV and thermal technologies here and elsewhere in the City. The growing demand for electric power and a cleaner environment will also spur new and expanding businesses in sustainable technologies. Some of these business opportunities can be attracted, nurtured and cultivated within the CPSP planning area through partnerships with COD and other efforts of the City and business owners. Also see Section IX: Socio-Economic Plan.

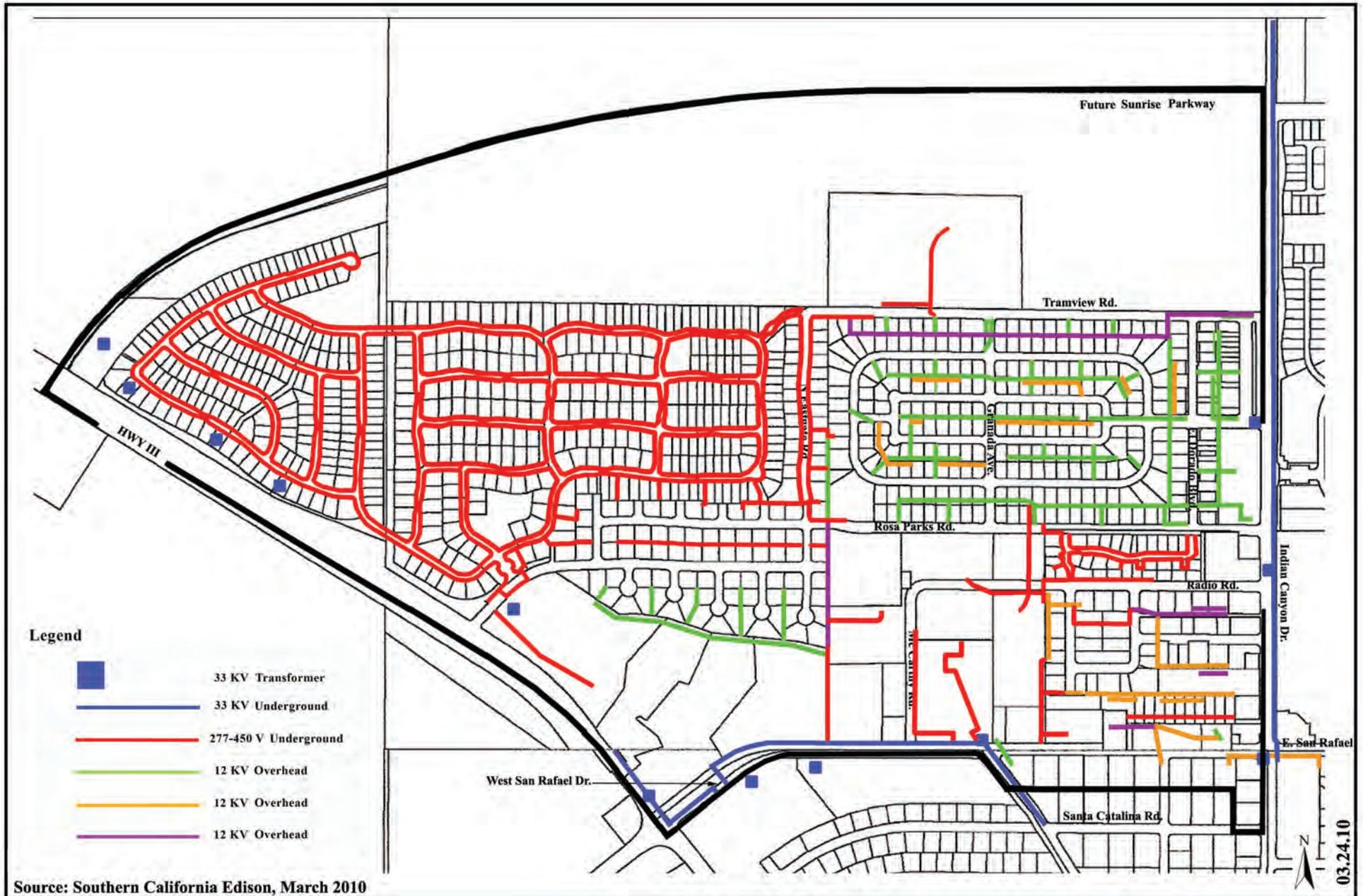
An important issue has been identified: the need for thoughtful investment by SCE, combined with City efforts, to facilitate the development of on-site solar electric systems, including but not limited to those to be developed on the COD campus, the CPSP planning area, City and region. Substantial institutional barriers, both within SCE and the regulatory agencies, need to be better understood and strategically managed to provide some competitive advantage for the CPSP area and the region.

4. Proposed Actions

As noted, most of the issues associated with electric power warranting planned actions are institutional. The College of the Desert West Valley Campus will be an integrated, sustainable campus and business incubator. As discussed in Section X, approximately 50 to 60 acres of the campus site will be developed as a grid-connected solar array, which may also serve as a hands-on training facility for COD sustainable technologies programs. The site may also include test beds for new or refined solar technologies.

The core campus, including academic and business incubator buildings and facilities will be developed using solar PV and thermal systems to address electric, heating and cooling needs of the core campus. At buildout, the WVC is expected to be a net exporter of electric power to the surrounding neighborhood. The following actions should be taken to help facilitate the connection of local solar electric power to the SCE grid.

- A. High Voltage Corridor: Coordinate the dedication of a high voltage transmission corridor along the north property boundary, between the COD WVC solar array and the SCE grid east of Indian Canyon Drive.
- B. Optimize IHUB to enhance the competitiveness of the CPSP planning area by stimulating partnerships with SCE, COD and others, and promote sustainable technology-based economic development and job creation around education and research clusters.
- C. Provide information on and promote state and federal tax credit and rebate programs directed to the use of solar PV and thermal energy systems in all sectors of the local economy.
- D. Establish a strategic partnership with SCE to address institutional barriers and to streamline the interconnection of small and medium-size community power systems to the grid.



Source: Southern California Edison, March 2010

C. Master Natural Gas Plan

1. Existing Facilities

Natural gas service is provided to the planning area and the region by Sempra Energy, formerly Southern California Gas (aka The Gas Company). Sempra has a network of existing gas lines ranging from 1 to 4 inches in diameter within street right-of-ways throughout the Specific Plan area. There are 6-inch diameter medium pressure natural gas transmission lines within Highway 111. These extend from south of the planning area along the site's western boundary and continue to the north beyond the planning area. There are 6-inch diameter high-pressure transmission lines within Indian Canyon Drive; these lines extend from the south along the eastern boundary of the planning area and continue to the north beyond the planning area¹ Existing natural gas lines are shown on Exhibit VI-2, Master Natural Gas Plan.

Currently there are no natural gas pipelines or other facilities within the proposed COD West Valley campus site. As noted above, there are natural gas pipelines within roadways that border the campus site, including transmission lines in Indian Canyon Drive and distribution lines in Tramview Road.

2. Proposed Facilities

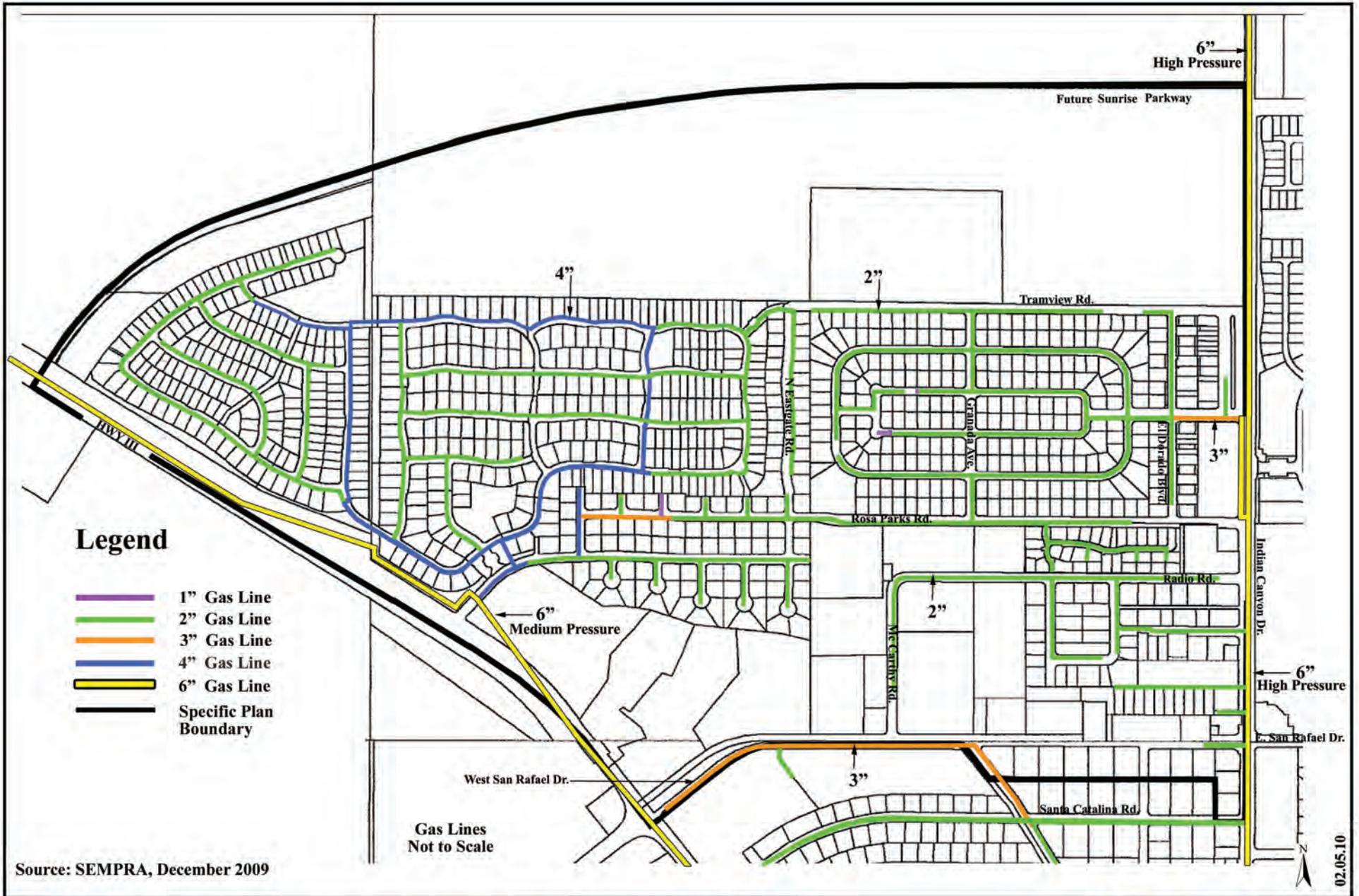
As noted above much of the planning area is built out, and there are existing natural gas facilities from which distribution lines of sufficient capacity can be extended to serve approved and proposed development. Design and construction of facilities to serve future development in the College Park planning area will be financed as determined by the Gas Company, although the Gas Company provides credits and incentives that vary with the type of customer.

The COD West Valley Campus is expected to require the extension of existing gas lines to serve future development on the campus site. It is anticipated that pressure step down and other distribution facilities will be constructed from the existing 6-inch high-pressure line in Indian Canyon Drive. It is uncertain whether and to what degree the campus may be a significant user of natural gas. The sustainability principles being applied to campus design are expected to greatly reduce if not eliminate the need for fossil fuels, although backup power and other facilities may require connection to this energy source. Design and financing for future facilities on the COD West Valley Campus are further discussed in Section X.

3. CPSP Natural Gas Issues

Although a finite fossil fuel, domestic and international reserves of natural gas are substantial; there are large supply lines passing through the valley and carrying natural gas supplies from fields in Texas to the west coast. Natural gas supplies are expected to be available for the foreseeable future. The evolving shift to renewable sources of energy, including those currently supplied by natural gas, will reduce overall demand in the long-term, although natural gas continues to be viewed as a less polluting alternative to oil or coal-fired power plants at least for the near to mid-term. Nonetheless, natural gas can be especially useful in providing high temperatures for materials processing and other activities associated with industry and manufacturing.

¹ Mapping provided by Sempra Energy, December 2009.



4. Proposed Actions

The CPSP planning area is well served by natural gas lines that pass through the area. Furthermore, near to mid-term supplies appear to be secure. Natural gas provides many advantages that are important to certain industrial processes and manufacturing operations. Nonetheless, the need for additional actions to optimize the availability and use of natural gas in the planning area is limited.

A. Provide information on and promote company, state and federal tax credit and rebate programs directed toward the reduction in the use of natural gas systems in all sectors of the local economy.

B. Establish a strategic partnership with The Gas Company to address overall and sector-specific opportunities for conservation and increased use efficiencies in all economic sectors.

D. Master Water Plan

1. Existing Facilities

Potable water for domestic and other uses is provided within the Specific Plan area by Desert Water Agency (DWA). There are existing DWA water lines within the Specific Plan planning area, as well as elevated water storage tanks in the project vicinity. In addition, there are four production wells within the planning area, including two wells located immediately west of North Indian Canyon Drive between Tramview Road and the future Sunrise Parkway.

DWA has a 24-inch diameter domestic water main line in North Indian Canyon Drive, which borders the Specific Plan area on the east. This water main extends to the northernmost DWA well site. A network of water lines ranging in diameter from 4 inches, 6 inches, 8 inches and 12 inches delivers domestic water to existing development within the Specific Plan area. The aforementioned 24-inch diameter line connects to 12-inch diameter lines in West San Rafael Road and West Oasis Road. There are 8-inch diameter lines in Radio Road, and 6-inch diameter lines in Rosa Parks Road and Tramview Road. The construction of laterals will be required to distribute water from the existing network to future development. This is further discussed under Proposed Facilities, below.

There are 11 pressure zones that serve domestic water in the DWA system. The CPSP planning area is served by Pressure Zone 860 (Chino zone). The Chino zone is served by the Chino East storage reservoir, with a total storage capacity of 7 million gallons (MG).²

Reclaimed Waste Water

Both the City of Palm Springs and DWA have wastewater treatment plants. The City contracts with Veolia Water North America to operate its two-stage wastewater treatment plant. After primary and secondary treatment, the City pipes the effluent to DWA, which then provides tertiary treatment and distribution for use in golf course and other irrigation. DWA's tertiary treatment renders wastewater suitable for non-potable uses such as irrigation, although it meets all State of California Department of Health Services requirements for unrestricted use.

² Desert Water Agency Domestic Water System General Plan, prepared by Krieger & Stewart. Inc., 2008.

The distribution system for DWA’s recycled water currently extends as far north as the Palm Springs High School campus, located at the southwest corner of Baristo Road and Farrell Drive, approximately 4.2 miles southeast of the project site. Service is currently (2009) at full capacity, with no excess tertiary treated water available during the summer season. Supply is dependent on the extent of City's wastewater service area and flow, which can vary substantially on a seasonal basis.³ This "recycled" tertiary treated water is supplied at reduced rates to large water users, and is used to irrigate public facilities within the City. Currently these facilities include Tahquitz Creek Golf Course, Palm Springs Municipal Golf Course, Mid-Valley Parkway, Palm Springs High School, Escena of Palm Springs Golf Course, Indian Canyons Golf Resort, Demuth Park, Mesquite Country Club, the DWA Recycling Facility, and the DWA Operations Center.^{4, 5}

2. Groundwater Resources and Proposed Facilities

In accordance with Senate Bills 610 and 221, a Water Supply Assessment (WSA) has been prepared for the College Park Specific Plan project in order to calculate water demand and demonstrate the availability of water resources for the planning area over the next 20 years. Table VI-1, below, calculates project-related water demands at planning area build out. The WSA is included in the appendices section of the EIR for this Specific Plan.

**Table VI-1
Projected Water Demand: Future Development**

SP Land Use Designation	Landscaping (ac-ft/yr)	Potable (ac-ft/yr)	Total Annual Demand (ac-ft/yr)	Daily Demand (mgd)
Single and Multi-Family Residential (PAs 4 through 9)	32.9	70.3	103.1	0.092
Commercial (PAs 3, 5)	2.7	7.7	10.4	0.009
Industrial (PA 5)	2.5	26.8	29.4	0.026
Business Park (PA 5)	1.5	4.2	5.7	0.005
Other Uses				0.000
Institutional (PA 6)	134.7	21.8	156.4	0.140
COD WVC/Alternative Energy (PA 1)	19.5	50.7	70.2	0.063
Parks and Open Space				0.000
Desert Highland Park (new development) (PA 2)	28.8	N/A	28.8	0.026
Total	222.4	159.7	382.1	0.341

Source: Adapted from Table 3.1-2 of the CVWD Water Supply Assessment prepared by Terra Nova Planning & Research, Inc, February 2010.

Notes: mgd: million gallons per day. Ac-ft/ac/yr: Acre-feet per Year.

³ Personal communication: Mark Krause, Assistant General Manager, Desert Water Agency, December 28, 2009

⁴ “City of Palm Springs General Plan”, adopted October 2007.

⁵ <http://www.dwa.org>, accessed December 22, 2009.

The Desert Water Agency extracts groundwater from the Palm Springs Subarea to supply users in its service boundaries. The Palm Springs Subarea is a part of the larger Whitewater River Subbasin, which extends from the San Gorgonio Pass southeast to the Salton Sea, and is itself divided into two large subareas, the Upper and Lower Whitewater River Subbasins.

In 1973 the USGS estimated that approximately 10.2 million acre-feet of water were contained in storage within the Upper Whitewater River Subbasin and 4.3 million acre-feet were in storage within the Palm Springs Subarea to depths of 700 feet. Since the USGS Study demand has exceeded the recharged supply in the Palm Springs Subarea which has resulted in a cumulative reduction to water storage in by approximately 440,000 acre-feet, leaving a current estimate of approximately 3.86 million acre-feet of water in the Palm Springs Subarea through 2009.

DWA coordinates with the Coachella Valley Water District in acquiring new supplies and managing groundwater resources in the upper Coachella Valley. Groundwater supplies are replenished by natural recharge from rain and snowmelt from the surrounding mountains, inflow from other basins, and from the importing of water to the Whitewater River recharge basins located northwest of the planning area. While DWA and CVWD continue to seek new sources of supply, both agencies are aggressively promoting water conservation in all use sectors. The CPSP EIR and associated Water Supply Assessment provide a comprehensive picture of water supplies in the area.

Proposed Domestic Water Backbone Infrastructure

As previously discussed, there are existing water lines serving all of the College Park Specific Plan planning area. DWA will provide domestic water to the future development by means of lateral lines to which user meters and line extensions can connect. No major expansions of the existing water distribution system are expected to be needed to accommodate future development. Design and financing for on-site extension of infrastructure and provision of domestic water for future development will be the responsibility of the developer.

While area distribution lines appear adequate to serve the planning area, increased demand both in the planning area and surrounding lands will require the development of additional wells. To this end, the DWA General Plan provides for two additional well sites on or in the immediate vicinity of the COD campus; these wells will serve the Chino Zone.⁶ Provision of domestic water service to the COD site is further discussed in Section X.

Reclaimed Wastewater

As previously discussed, the DWA reclaimed water distribution system currently terminates approximately 4 miles southeast of the project site. Significant expansion would be required in order to fulfill the project's demand for non-potable water. All available reclaimed water supplies are currently being used and there is no excess supply available at this time. In the near term, therefore, the project site will continue to rely on domestic water for irrigation. It should be noted, however, that the campus master plan calls for the extensive use of native desert and other drought-tolerant landscaping materials, which will substantially reduce the campus' need for irrigation water (please see Section X).

⁶ Personal communication, Steve Johnson, Desert Water Agency, April 6, 2010.

3. CPSP Water Issues

The water supply issues associated with buildout of the CPSP planning area are the same as those faced by other development in the region. While some land uses are more intense water users than others, landscape irrigation continues to offer the greatest potential for conservation. In addition to requirements to fully assess water supplies and their adequacy to serve proposed development, new state legislation (SB 7) dictates that water suppliers shall reduce demand in their service area by 15% by the year 2015 and 20% by 2020. Therefore, the CPSP planning area is faced with the need to make new development as water efficient as possible, and to also encourage conservation by existing users.

While the WSA indicates that there are substantial supplies available to meet the demands of the area over the next 20 years and beyond, the long-term strategy of substantially reduced water use remains essential. The long-term health of the Palm Springs economy depends upon a reliable source of domestic water for the long run.

4. Proposed Water Management Actions

DWA has been promoting water conservation since 1977, and its 2005 Urban Water Management Plan (UWMP) includes a Water Shortage Contingency Plan that identifies four water supply shortage stages that trigger specific and increasingly more stringent conservation requirements. DWA is reducing water demand for irrigation purposes by offering customers incentives to install or upgrade new water efficient irrigation controllers. In addition, DWA provides water audits for large volume users, water-wise tips to reduce landscape irrigation demand and to realize water savings indoors, as well as educational programs. These efforts and other programs are putting DWA on track to achieve the new requirements of reducing water demand to 15% by 2015 and 20% by 2020, in accordance with state legislation.

The City has also taken action to enhance community water use efficiency through a variety of measures, including adoption of a Water-Efficient Landscape Ordinance (Municipal Code Title 8 Chapter 8.6), which establishes the minimum water efficient landscape requirements for all new and rehabilitated landscape projects to meet the minimum requirements of the State of California Water Conservation in Landscaping Act (Government Code Section 65591, et seq). These include the following, which shall be enforced in the CPSP planning area.

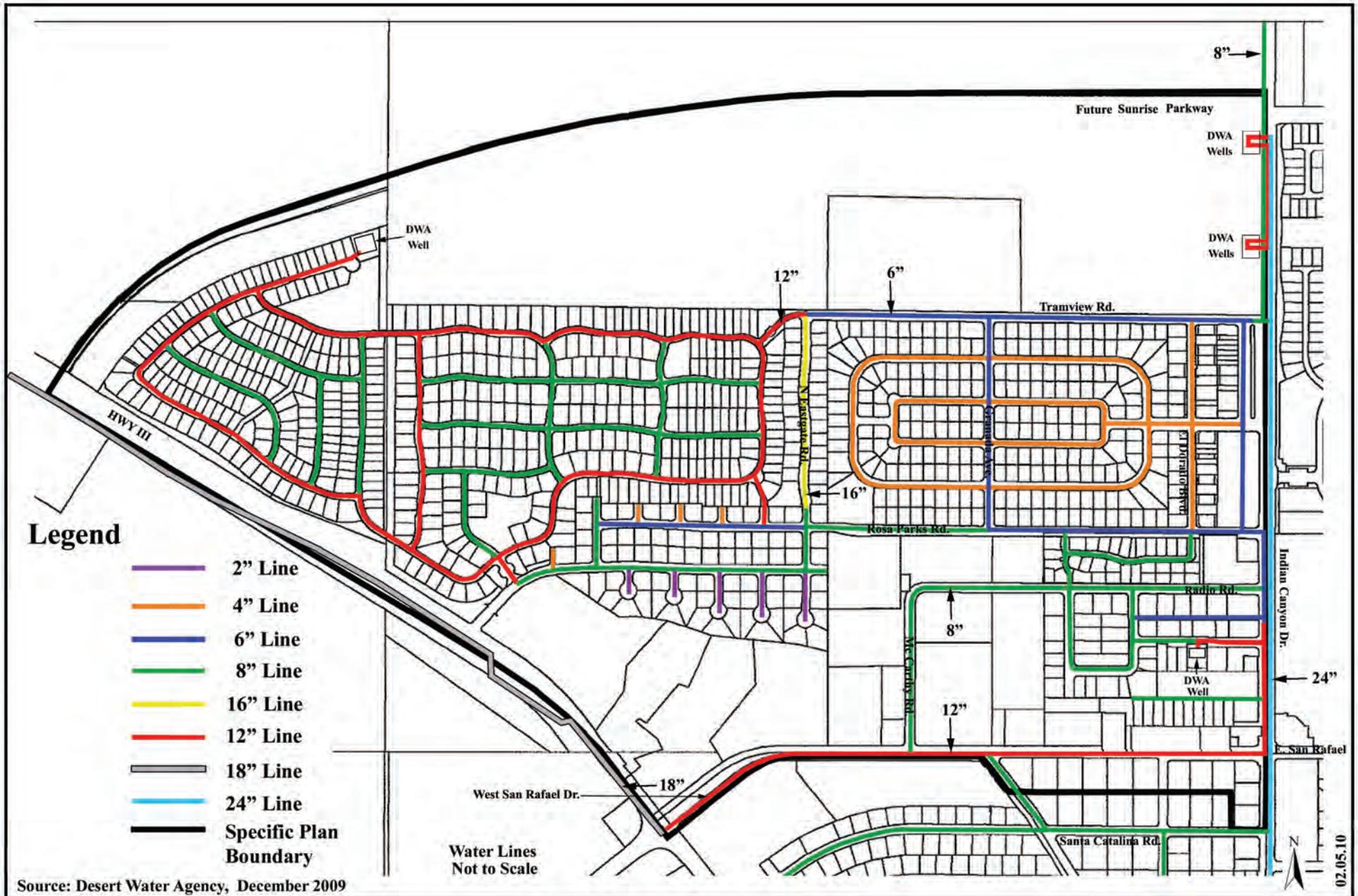
- A. City Landscaping requirements shall apply to all new and rehabilitated landscaping for private development projects such as common area landscaping, private schools, businesses, and for multifamily housing that have a landscaped area of two thousand five hundred square feet or more.
- B. All landscape design plans shall be designed and constructed to the highest level of aesthetic values and water efficiency, and to make wise water management viable and easy.
- C. For all private development projects, a licensed landscape architect, a licensed contractor for installation, or other qualified professional in a related field, shall conduct a final field observation and shall provide a certificate of completion. The certificate shall specifically

indicate that plants were installed as specified. The installing contractor shall certify that the irrigation system was installed as designed.

- D. Water waste from inefficient landscape irrigation allowing runoff, low head drainage, overspray or other conditions where water flows onto roadways, adjacent property or non-irrigated property is prohibited.
- E. Landscape and irrigation system shall be maintained to ensure water efficiency. A regular maintenance schedule shall include, but not be limited to, checking, adjusting and repairing irrigation equipment, resetting the time clocks monthly, aerating and dethatching turf areas, replenishing mulch, fertilizing, pruning, and weeding all planted areas.
- F. Programmed irrigation should only occur from 9:00 PM to 9:00 AM during the summer months (May 1st through September 30th).

Additional actions or measures can also be taken, and include adherence to the CPSP plant palette or equivalent drought-tolerant planting materials. These include the extensive use of gravel, cobbles and boulders to lend structure and character to the design without increasing water demand. Additional measures set forth below are also included in the CPSP EIR. They include the following:

- G. Native desert and other drought-tolerant landscaping shall be used in all non-turf areas of project landscaping. Boulders, cobble, gravels and crushed granitic materials, shall be used throughout landscaped areas to naturalize the design, provide additional structure and pattern, and eliminate or reduce the need for water in these areas.
- H. Turf areas shall be limited to areas of maximum human contact, such as recreation and sports areas or areas with heavy foot traffic or activity. Large, non-functional turf areas, such as those fronting roadways, are prohibited.
- I. Landscaped areas shall utilize efficient irrigation systems that minimize runoff and evaporation, and maximize effective watering of plant roots. Landscape areas shall be outfitted with moisture detectors and ET controllers to maximize irrigation efficiency. Landscape plans shall be approved by the City and DWA prior to installation.
- J. The use of low-flush toilets and water-conserving shower heads and faucets shall be required in conformance with Section 17921.3 of the Health and Safety Code, Title 20, California Code of Regulations Section 1601(b), and applicable sections of Title 24 of the State Code.



E. Master Sewer Plan

1. Existing Facilities

Existing Collection Facilities

Sanitary sewer facilities are provided to the College Park Specific Plan area by the City of Palm Springs. Existing collection facilities in the area include a 15-inch diameter line in North Indian Canyon Drive south of West San Rafael Road, a 12-inch diameter line in North Indian Canyon Drive between West San Rafael Road and Rosa Parks Road, and a 10-inch diameter line in North Indian Canyon Drive between Rosa Parks Road and Tramview Road. These lines connect to a 10-inch diameter line in West San Rafael Road and 8-inch diameter lines in Rosa Parks Road, Corozon Avenue, and Tramview Road. An existing network of 8-inch diameter lines that conveys effluent from local residences and businesses within the planning area in turns connects to the 10- and 12-inch lines. The system operates using force mains and gravity.⁷ There are currently no sewer facilities within the proposed COD campus site.

Existing Treatment Plants

The City-owned wastewater treatment plant is located at 4375 Mesquite Avenue, approximately five miles southeast of the Specific Plan planning area. As previously noted, the plant is operated by Veolia North America. The treatment plant has a capacity of 10.9 mgd and utilizes trickling filter technology to treat wastewater to secondary levels. The City's comprehensive wastewater treatment program also utilizes five pump stations, 225 miles of sewer connection pipelines and six percolation ponds. The plant currently accommodates a range of approximately 5.5 to 6.5 mgd of sewage flow.⁸ The DWA wastewater treatment facility, discussed above, is located near DWA offices located at 1200 South Gene Autry Trail.⁹

2. Future Wastewater Treatment Backbone Collection System

The CPSP planning area is on a gradient generally sloping from northwest to southeast, with very little topographical relief. As noted above, City sewer facilities serve existing development in the planning area via a network of force main and gravity sewer collection lines that transport sewage to the City's wastewater treatment plant. Future sewer connection laterals will be extended from these existing facilities to serve future development.

Domestic wastewater flows can vary depending on the technological and behavioral conditions in each household. An average of 100 gallons per resident per day¹⁰ would be a conservative estimate for analysis purposes. This factor has been used to estimate wastewater generation for existing development, including approved but unbuilt, in the planning area. The current population of the planning area is estimated at 2,879¹¹, and is therefore estimated to generate 287,900 gpd of wastewater flows.

⁷ Personal communication: Felipe Primera, City of Palm Springs, January 4, 2010.

⁸ Personal communication: Gary Gray, Operations and Maintenance Manager, Veolia Water North America Palm Springs Wastewater Treatment Plant, October 8, 2009.

⁹ City of Palm Springs General Plan, adopted October 2007.

¹⁰ "Environmental Impact Analysis Handbook," prepared by John G. Rau and David C. Wooten, 1980.

¹¹ Based on 1,371 existing dwelling units with an average household population of 2.1 persons per household. Source: Terra Nova staff estimates based on field survey unit count and California Dept of Finance, Table 2:E-5 City/County Population and Housing Estimates January 1, 2009.

Wastewater generation for approved and proposed development has been estimated based on factors from the CPSP Water Supply Assessment. The WSA assumes that wastewater flows will be equivalent to 100% of potable water demand. Based on this assumption, approved and proposed development in the CPSP area is expected to generate 0.44 acre-feet, or 142,570 gallons of wastewater per day at buildout. Of this, approximately 0.06 acre-feet, or 19,400 gallons, will be generated by the COD WVC on a daily basis.¹²

For comparative analysis, an estimate of approximately 25 gpd per student estimate has been used in other analyses of community colleges in the Coachella Valley,¹³ and captures all of the potential campus water demand. This approach is somewhat conservative given that the campus will utilize all approved conservation measures. The campus master plan design guidelines¹⁴ recommend an in-building water use target that is 50% or less compared to conventional (business as usual) water use. The areas where use reductions can be realized include low flush toilets, waterless urinals, super-efficiency in food prep and clean up, etc. Therefore, estimates provided in the WSA are expected to more closely represent wastewater generation at the campus.

Nonetheless, based on any of these estimates, existing sewage treatment facilities are expected to have sufficient capacity to serve future development in the planning area.

The City assesses fees for the extension of wastewater collection facilities to new development; these will be collected from future residential, commercial, institutional, industrial and business park development. Design and financing for facilities to serve the campus are further discussed in the College Master Plan in Section X. Exhibit VI-4 shows the College Park Specific Plan Master Sewer Plan.

3. CPSP Sanitary Sewer Issues

Issues related to provision of sewer collection and treatment services in the planning area are generally well understood and have been addressed as the planning area has developed. The community is well-served by existing wastewater collection and treatment facilities. New development in the planning area will connect to the existing network of sewer collection lines. The COD WVC will be connected via laterals extending to existing lines within roadways bordering the campus site, including Tramview Road and North Indian Canyon Drive.

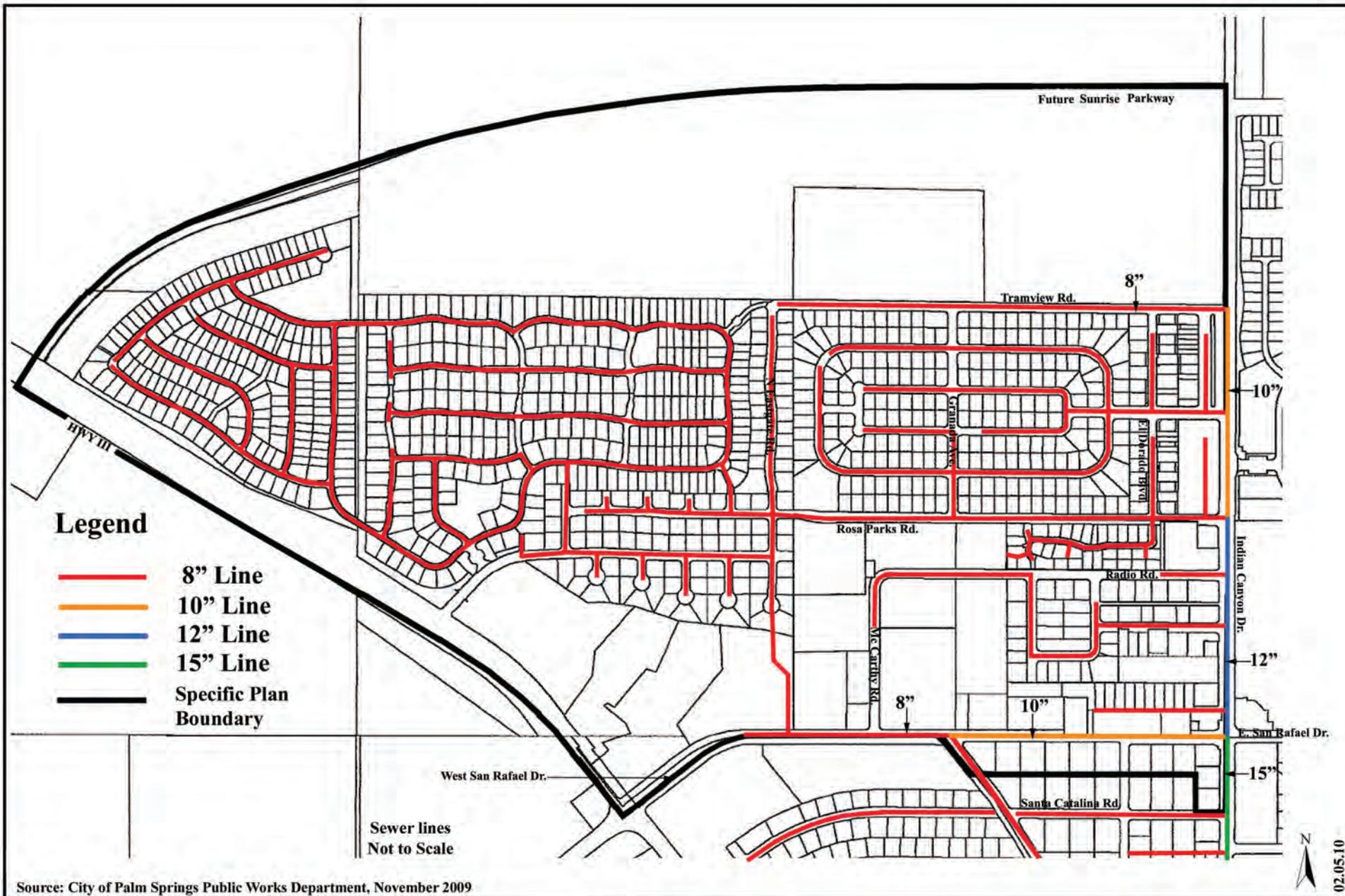
The existing sewer system, including treatment facilities, appears to have adequate capacity to serve future development in the near to mid-term. Nonetheless, buildout of the planning area, including the COD WVC, will result in an increased demand for wastewater collection and treatment services.

Buildout of the planning area is expected to occur gradually and in phases. Buildout of the campus is expected through 2030; therefore, the increased demand will occur over an extended period.

¹² Assumes wastewater generation equivalent to potable water demand, based on College Park Specific Plan Water Supply Assessment, prepared by Terra Nova Planning & Research, Inc., Adopted by DWA July 20, 2010.

¹³ College of the Desert Master Facilities Plan Draft Environmental Impact Report, prepared by Terra Nova Planning & Research, Inc., 2006.

¹⁴ "Integrated Sustainability Guidelines for the West Valley Campus, College of the Desert", prepared by Stone Environmental, Inc. et al for College of the Desert. January 15, 2010.



As demonstrated above, it is expected that the COD WVC wastewater generation will be reduced through water conservation measures such as the use of low flow toilets and other water-efficient fixtures and use management in campus buildings. Both the City and the College have adopted significant sustainability objectives and policies, which are expected to result in the lowering of water consumption for both potable and irrigation uses.

4. Proposed Actions

The planning area is well served by existing wastewater collection and treatment services and facilities, and there appears to be sufficient capacity to serve anticipated future development. The City will continue to monitor capacity at the wastewater treatment plant and will coordinate with DWA on the provision of tertiary treatment to ensure there is adequate capacity to provide reclaimed water. Developers within the planning area will fund the cost of extending sewer lines as needed. Under some circumstances, there is the possibility of Sewer Reimbursement Agreements to reimburse the developer, as other development occurs in the area and uses the new sewer lines.

The following actions should be taken to evaluate the feasibility and if warranted, to facilitate provision of tertiary treated wastewater to serve the project in future:

- A. The City shall coordinate with DWA to monitor the demand for tertiary treated water within the development, and shall investigate the feasibility of providing tertiary treated water to meet the demand.

F. Master Tele-Communications and Digital Services Plan

1. Existing Facilities

Telecommunications services are currently provided to the Specific Plan area by Verizon. Cable services, which can include television cable, as well as telephone and Internet services, are provided by TimeWarner Cable. There is also a Sprint Cellular facility (tower) in the eastern portion of the planning area.

Verizon has existing aerial, direct buried lines, or underground cable¹⁵ throughout the planning area. There is underground telephone cable within all streets in the Mountain Gate neighborhood as well as within the eastern right-of-way of Eastgate Road. Underground telephone cables located within the right-of-way of Vista Verde in the Mountain Gate neighborhood continues south beyond Highway 111 and out of the planning area. From the northern terminus of Eastgate Road, Verizon underground cable continues south to San Rafael Road.

There are direct buried and underground lines along Highway 111 and San Rafael Drive within the planning area. There are direct buried lines and underground cable along the entire length of Indian Canyon Drive. There is underground cable running east to west through the 32@Agave neighborhood. Throughout the Gateway Estates neighborhood and the PA 5 industrial park, Verizon's network has aerial, buried and underground facilities. There are aerial and buried lines in the Desert Highlands neighborhood.¹⁶

¹⁵ Cable lines are underground, carried in conduit. Direct buried lines are underground lines without conduit.

¹⁶ Personal communication, Bret Plaskey, Verizon, April 13 and 27, 2010.

TimeWarner has underground cable lines and facilities within residential areas throughout developed portions of the Specific Plan area.¹⁷

2. Proposed Facilities

Implementation of the proposed Specific Plan will require the extension of existing telecommunications facilities as needed to serve future development elsewhere in the Specific Plan area, as well as into the COD WVC site. Buildout of the Specific Plan area will result in future expansion of cable and digital services that currently exist within the planning area. Financing will be determined in consultation with the respective service providers.

Verizon and TimeWarner monitor growth trends and plan for extension of infrastructure to ensure the orderly and efficient extension of telecommunications services and facilities based on future development.

COD and the City will continue to coordinate with Verizon and TimeWarner to determine the appropriate schedule for construction of facilities on the campus. Based on existing conditions and the Specific Plan of land use, there are limited opportunities for new development in the Specific Plan area, with the exception of the COD WVC. Further, this development, including the campus, will occur over time, allowing these providers an opportunity to plan for expansion and respective rate structure changes to accommodate growth.

Due to the scale of the campus and associated business incubator, consideration is being given to development of an independent telecommunications and digital services system utilizing digital communities technology. This is further discussed in Section X of this document. Design and financing of new telecommunications facilities on the campus are further discussed in Section X.

3. CPSP Master Telecommunications and Digital Service Issues

Telecommunications and data services, including Internet connections, are becoming blurred and the same services are being provided by both Verizon and Time Warner. While Time Warner has been able to provide Internet services at bit rates higher than Verizon, the telephone company has been expanding its optical fiber-based services, which have greatly increased bit rates. Verizon also plans to provide television service over its high-speed network.

Therefore, it is apparent that the two major providers will continue to compete for market share within the CPSP planning area and in the region. Given that both companies have facilities throughout the planning area, there do not appear to be any major service issues associated with telecommunications or digital services. There may be opportunities for major users, such as the College or major new development, to take full advantage of the integration of new technology and service.

4. Proposed Actions

No specific actions are required to assure adequate telecommunication or digital services to existing or future CPSP development.

¹⁷ Mapping provided by TimeWarner Cable, December 2009.

G. Schools

1. Existing Facilities

The Specific Plan area is within the boundaries of the Palm Springs Unified School District (PSUSD). PSUSD provides public education to students in grades kindergarten through 12th grade. PSUSD has 16 elementary schools, 5 middle schools, 3 high schools, an Alternative Center, and a continuation high school¹⁸, as well as continuing education through the Palm Springs Adult School. There are currently no PSUSD schools within the Specific Plan area, however, there are two schools within two miles of the planning area. These are:

- Vista del Monte Elementary is located at 2744 North Via Miraleste, approximately 1 mile southeast of the Specific Plan area. Vista del Monte has approximately 491 students enrolled (2009-10 school year) and a student capacity of 567.¹⁹
- Raymond Cree Middle School is located at 101 East Vista Chino in Palm Springs, approximately 1.5 miles southeast of the planning area. It has 1,063 students enrolled and is designed to support up to 1,061 students;²⁰

The planning area is also served by the Palm Springs High School, which is located approximately 4.2 miles to the southeast at 2401 East Baristo Road in Palm Springs. The high school has an enrollment of 2,044 students and a capacity of 2,119.²¹ PSUSD administers the federally funded Even Start program, which offers a year-round parent-child literacy program through the Palm Springs Adult School, in collaboration with the Palm Springs Library. In the Specific Plan area, the Even Start program is located at the James O. Jessie Desert Highland Unity Center, and in 2009 served approximately 30 students²². The Desert Highlands Head Start program, at 480 West Tramview Road in the planning area, had a 2009 enrollment of 18 preschool children²³.

There are a number of private schools in the Coachella Valley, including several in the western valley. In Palm Springs these include the Montessori School of Palm Springs, St. Theresa Catholic School, Desert Chapel Christian School, and Kings Schools of the Desert. In other valley cities private schools include the Marywood-Palm Valley School in Rancho Mirage, Calvary Christian School in Cathedral City, and Sacred Heart School, Xavier College Preparatory High School, and St. Margaret's Episcopal School, all in Palm Desert. These schools serve a range of grade levels from kindergarten through 12th grade, although not all schools serve all grade levels.

¹⁸ Schools in the Palm Springs Unified School District, <http://www.psusd.us>, accessed January 27, 2010.

¹⁹ Delia Diaz, Palm Springs Unified School District Facilities Planning, February 26, 2010.

²⁰ Ibid.

²¹ Ibid.

²² Personal communication: Joan Prehoda, Principal of Early Childhood Education, Palm Springs Unified School District; October 29, 2009; Linda Goff, Even Start Coordinator, Palm Springs Unified School District; November 4, 2009

²³ Written communication, Linda Goff, ECE/Even Start TOSA, March 22, 2010.

2. Proposed Facilities

The Specific Plan does not propose the development of any new K-12 public school facilities. Future development in the CPSP planning area is not expected to generate substantial new kindergarten through 12th grade student enrollment at buildout. The following provides an estimate of potential student enrollment at buildout of the planning area.

**Table VI-2
Potential School Enrollment at Specific Plan Build-out
College Park Specific Plan**

Grade Level	Existing/Approved Residential Units ¹	Proposed Residential Units	Student Generation Rates	Build-out Enrollment
K - 5				
Single-Family Detached	900	0	0.2207	199
Multi-Family	667	235	0.1035	93
Grades 6 - 8				
Single-Family Detached	900	0	0.0940	90
Multi-Family	667	235	0.0262	24
Grades 9 - 12				
Single-Family Detached	900	0	0.1218	110
Multi-Family	667	235	0.0440	40
Total				526

¹Includes all built and unbuilt units within existing and approved residential neighborhoods in the CPSP planning area. Source: Terra Nova staff estimates based on College Park Specific Plan Land Use Plan, December 3, 2009 and Student Generation Rates, Palm Springs Unified School District School Facilities Needs Analysis, March 27, 2009.

It should be noted that this estimate is based on the total potential student generation for all built, approved and future proposed units in the planning area. As shown in Table VI-2, substantial residential development already exists, and proposed residential development comprises only approximately 26% of total residential units and associated student enrollment in the planning area.

Based on existing school facilities, current and future public school students in the planning area will attend Vista del Monte Elementary, Raymond Cree Middle School, and Palm Springs High School. The Master Facilities Plan prepared by PSUSD anticipates increased enrollment in the District through year 2014, and projects the construction of up to 7,006 new residential units in the District's planning area. Based on this estimate, proposed residential units in the CPSP planning area would account for approximately 3.3% of those planned for in the PSUSD Facilities Plan. All unbuilt units, including infill in existing neighborhoods and approved but not yet constructed units, would account for approximately 6.2% of this total.

PSUSD continues to plan for expanded facilities to serve the growing population in this area of the Coachella Valley. Funding for school facilities comes from a variety of sources, including developer mitigation fees, which are assessed based on residential units and square footage of commercial and industrial development. Future residential, commercial and industrial development in the CPSP planning area will pay applicable development mitigation fees based on new construction.

Based on land use designations in the Specific Plan area, the level of existing development and the limited potential for new residential development, future student generation within the planning area is not expected to warrant construction of new schools.

College of the Desert

As previously discussed, the City has donated approximately 119± acres in the northern part of the CPSP planning area to the Desert Community College District (DCCD) for development of the College of the Desert West Valley Campus. The College will offer a number of academic and technical training and associate degree programs. Curricula and training programs are expected to include “green” or sustainable technology, allied health, film/media/communications, and hospitality industries. The campus master plan is presented in Section X of this document and provides further detail about proposed campus facilities and programs. Upon buildout, the DCCD estimates that the COD WVC could serve up to approximately 10,000 Full-time Equivalent Students (FTES).²⁴

3. CPSP School Issues

No adverse issues associated with public (or private) school and education services have been identified. Existing K through 12 facilities of PSUSD are expected to continue to adequately serve the existing and future population in the CPSP planning area. The planning area and surrounding community will also benefit from the planned development of the COD West Valley Campus, which will provide convenient access to community college classes and to a full range of technical training programs being developed specifically at this campus.

4. Proposed Actions

No specific actions are required to assure adequate educational services to existing or future CPSP residents.

H. Libraries

1. Existing Facilities

The City of Palm Springs Public Library is located at 300 South Sunrise Way in Sunrise Park, approximately 3.5 miles southeast of the College Park project site. It offers comprehensive library and information services, as well as Internet, wireless Internet, computer facilities and videoconferencing services. It also offers a wide range of public educational events.

The Families for Literacy Program is offered at the Library as well as at the Palm Springs Adult School and the Even Start site at the James O. Jessie Highland Unity Center. In partnership with the Palm Springs Parks and Recreation Department, the library offers an after school homework help program and a program for children who need to improve their school performance. This program is also provided at the JOJ Center.

²⁴ "Property Transfer and Development Agreement" City of Palm Springs, Palm Springs Community Redevelopment Agency and the Desert Community College District. July 2010

The library is funded through the City's General Fund and administered by a board of trustees. In Palm Springs, the population served by the library fluctuates seasonally, ranging from an estimated average of 46,000 during low season (May through October) to a high-season population of about 70,000 (November to mid-April).

The Library also serves residents of the surrounding Coachella Valley, including the communities of Desert Hot Springs, Cathedral City, and Rancho Mirage. The Welwood Murray Memorial Library in downtown Palm Springs was previously a privately owned non-profit facility, now City-owned. It is being remodeled to serve as a new branch library. Plans for the newly designed branch include a high-tech self-service library facility and a City visitor's center. The reopening date of the Welwood Murray branch library has not yet been determined.²⁵

2. Proposed Facilities

No new City library facilities are planned within the Specific Plan area. Residents of the Specific Plan area will continue to have access to City library facilities. Buildout of the Specific Plan area is not expected to result in a substantial population increase that would require expansion of existing or construction of new library facilities. The Palm Springs Library will continue to offer services and facilities in accordance with the needs of the community and the Library's strategic plan²⁶.

The proposed COD WVC will include a library as part of the college campus facilities and is expected to provide facilities and services appropriate to the academic environment. COD library facilities may also serve the larger community either by providing limited access to non-student residents or through student matriculation. The COD WVC Master Plan in Section X provides additional detail on these facilities.

3. CPSP Library Issues

The nature of the community library has been rapidly evolving in recent years with the broad implementation of the Internet, the wide availability of electronic books and periodicals, and the expanding and diversified services libraries are now providing. Existing City library facilities and services are adequate to meet the needs of existing and future planning area residents. The COD WVC library will provide yet another opportunity for local residents, business owners and others to take advantage of state-of-the-art library facilities and services.

4. Proposed Actions

No specific actions are required to assure the provision of adequate library facilities and services to existing or future CPSP residents.

²⁵ Personal communication: Barbara Roberts, Director of Library Services and City Librarian, Palm Springs Library; October 8, 2009.

²⁶ Personal communication: Barbara Roberts, Director of Library Services and City Librarian, Palm Springs Library; November 4, 2009.

I. Medical Facilities

The Coachella Valley has three large acute care hospitals and a variety of other medical service providers. Each hospital also has its own emergency room and associated services. There are also several "urgent care" type facilities that are available in the area.

Following is a description of the major health care facilities in the region.

Desert Regional Medical Center

The Desert Regional Medical Center (DRMC) is located in Palm Springs at 1150 North Indian Canyon Drive, approximately two miles south of the Specific Plan area. This hospital contains 367 beds, and offers general medical facilities, inpatient and outpatient rehabilitation services. The Desert Regional 24-hour emergency room is the only designated trauma center serving the Coachella Valley. The ER is staffed by at least one physician at all times.

DRMC also houses a Comprehensive Cancer Center, a Women and Infants Center, the Institute of Clinical Orthopedics & Neurosciences, a bariatric facility, Heart Care, and the Nabisco Dinah Shore Wellness Center. The Medical Center currently operates at 90% to 95% medical/surgical capacity during the peak season and at 75% to 80% during the non-peak season²⁷.

Eisenhower Medical Center

The Eisenhower Medical Center (EMC) is located at 39000 Bob Hope Drive in the City of Rancho Mirage. The EMC campus encompasses 130± acres and contains a 313-bed hospital with a helipad, the Annenberg Center for Health Sciences, the Barbara Sinatra Children's Center, and the Betty Ford Center. EMC's recently expanded emergency department was completed in 2008. A new inpatient pavilion is also under construction and is expected to be completed in Spring 2010. When completed, the Walter and Leonore Annenberg Pavilion will house 34 beds in critical care units (Intensive Care, Coronary Care, Cardiac Surgical), as well as the hospital cafeteria, Information Systems, Environmental Services, Nutritional Services and the Materials Management departments. New patient rooms will be fully equipped with monitoring capabilities and medication dispensing technologies. The facility will also house a critical care area with a 12-bed Intensive Care Unit dedicated to neuroscience patients.

EMC continues to plan for new facilities, including a 20,000 square-foot outpatient facility in Palm Springs, which will house an express clinic, a laboratory, an imaging center, and a primary care center. This center is expected to open in 2010.²⁸

John F. Kennedy Memorial Hospital

The John F. Kennedy Memorial Hospital (JFK) is located at 47-111 Monroe Street in the City of Indio. JFK facilities include a 158-bed hospital and a 24-hour emergency room. It provides orthopedic and joint replacement services, a sports medicine program, cardiovascular services, maternity care and pediatric services, an ambulatory surgery center, imaging services, and an outpatient rehabilitation center.²⁹

²⁷ Personal communication: Linda Stevens, Public Relations Department, November 2, 2009.

²⁸ Personal communication: Deborah Johnson, Communications and Public Relations Specialist, Eisenhower Medical Center; October 7, 2009.

²⁹ John F. Kennedy Memorial Hospital, <http://www.jfkmemorialhosp.com>; accessed October 7, 2009.

Other Medical Facilities

In addition to the regional medical centers and hospitals described above, there are several “urgent” or “immediate” care facilities available to serve the planning area. These include Desert Oasis Healthcare/Palm Springs Immediate Care at 275 North El Cielo in Palm Springs; Desert Oasis also has locations in Palm Desert and Indio. The Eisenhower Urgent Care Center has locations in Cathedral City and Rancho Mirage. The VIP Urgent Care Center is located in Rancho Mirage. There are also numerous private physicians' offices in Palm Springs and neighboring cities that offer general and specialized medical services to the community.

Desert Aids Project

The Desert AIDS Project main offices are located at 1695 North Sunrise Way in Palm Springs. It provides medical care and comprehensive support services to people living with HIV/AIDS in the desert communities. Free, confidential, rapid-result HIV testing is available, as well as counseling, home health services, legal assistance and assistance with housing, medications, food, re-employment and more. Prevention and education outreach is available to any group. As a fundraiser, D.A.P. operates its five Revivals resale stores.

2. Proposed Facilities

No new regional-scale medical facilities are proposed in the Specific Plan area. The existing private medical facilities described above continue to plan for growth to serve increased population. The COD WVC plans for an Allied Health curricula, which may include dental technician and other medical technician training. The College is also planning a community wellness and fitness facility on the campus that will be available to students, faculty and members of the local community. The form that the community wellness center may take is still being considered. This is further discussed in Section X.

3. CPSP Medical Facilities Issues

The CPSP planning area and the region are well served by existing medical services and facilities. The West Valley Campus curriculum is currently under development and is expected to host a significant education and training program in allied health services. These facilities may also provide an opportunity for low cost services, including dental services, as a part of the COD training program.

4. Proposed Actions

No specific actions are required to assure adequate medical facilities or services to existing or future CPSP residents.

J. Fire and Police Protection

1. Existing Facilities

Public safety services, including fire and police, are essential to protecting the health and safety of the community's residents, visitors and property, and in maintaining the community's quality of life. The CPSP planning area is not subject to wildland fires but is located in a high wind area where urban fires

can be difficult to control. The area is also located at the edge of urban development on the north end of the City, where police response may be occasionally delayed.

The planning area is reportedly one of the lower crime areas of the City, and the on-going provision of police and fire services is expected to adequately serve this area. Police and fire facilities and staff are discussed below, as are related issues and action recommendations.

Fire Protection Facilities and Services

The Palm Springs Fire Department serves the Specific Plan area and all incorporated areas of the City. It also provides fire, paramedic and emergency services within the corporate boundaries of the City and in the City's Sphere of Influence through mutual agreements. There are five fire stations located throughout the City.

In the spring of 2010, the City temporarily reduced the level of fire protection services and other City staffing to address a budget shortfall. It is expected that in the mid to long-term the full complement of fire facilities and staffing will be re-established.

The following stations are within 3 miles of the planning area and are expected to provide at least an initial response to fires in the area:^{30, 31}

- Station 441, 277 North Indian Canyon Drive, approximately two miles from the CPSP planning area: 1 engine staffed with 3 firefighters per shift. There is 1 quick attack unit that is staffed as needed.
- Station 442, 300 North El Cielo Road: Command vehicle with 1 chief officer; 1 aerial truck with 3 firefighters per shift. 3 Aircraft Rescue Fire Fighting units with a total of 3 firefighters per shift. The following equipment are staffed as needed: 1 water tender (1,800 gal), 1 breathing support unit, 1 heavy rescue unit, 1 mobile command vehicle, 1 quick attack unit, 1 reserve truck.
- Station 443, 590 East Racquet Club Drive, approximately 0.75 miles from the CPSP planning area: 1 engine staffed with 3 firefighters per shift. 1 quick attack unit is staffed as needed and 1 reserve engine.
- Station 444, 1300 Laverne Way: 1 engine staffed with 3 firefighters per shift and 1 reserve engine.

All emergency responders in the Fire Department are certified Emergency Medical Technicians (EMT).

The Palm Springs Fire Department strives to meet response time requirements of Standard 1710 established by National Fire Protection Association (NFPA). This standard is a six-minute response time for the first-due engine company 90 percent of the time. The NFPA standard requires an eight-minute response time 90% of the time for a full-alarm assignment.³²

³⁰ Personal communication, Scott Ventura, Deputy Chief & Fire Marshall, Palm Springs Fire Department; October 7, 2009 and written communication July 14, 2010.

³¹ "Palm Springs Fire Department" prepared by City of Palm Springs Fire Department, August 2009.

³² Ibid.

The Department serves a permanent population of approximately 55,000 and a seasonal population of over 100,000. The Department estimates that it responds to approximately 6,400 calls per year; data indicates that responses increase annually by between 5 and 7%³³. The Department receives funding for operational and capital improvements through the City's General Fund.

District Rating

The Insurance Service Office (ISO) provides rating and statistical information for the insurance industry in the United States. ISO has developed a rating scale to assess a community's fire protection services, based on the fire suppression delivery system, dispatch, fire department equipment, staff and distribution, and water supply. Used to determine insurance rates, the scale ranges from Class 1 (best) to Class 10 (worst). The Palm Springs Fire Department was rated "Class 3 in 2009."³⁴

Police Protection Services

The Palm Springs Police Department is located at 200 South Civic Drive, approximately 4 miles southeast of the College Park planning area. In 2009, the department had 94 sworn police officers, a support staff and a team of volunteers. It provides response service, criminal investigation, traffic enforcement and preventative patrol throughout the City³⁵. The City General Plan recommends that the City maintain a police staffing ratio of one sworn officer per 1,000 population.

Emergency calls to the Department are dispatched immediately. For emergency calls, the General Plan cites desired response times for Priority I calls (emergencies) and Priority II calls (non-emergencies) at 5 minutes and 30 minutes, respectively. For less urgent non-emergency calls, there is a potential extended response of 2 to 4 hours³⁶. The Department has mutual-aid agreements with other local law enforcement agencies in the event of a major incident that exceeds the department's resources.³⁷

2. Proposed Facilities

The Specific Plan does not propose new fire or police facilities. Future development in the planning area will result in increased demand for police and fire services. The COD West Valley Campus will generate new demand for these services, as will the additional residential, commercial and business park development facilitated by the Specific Plan. Public safety services and facilities comprise a large share of the City budget. The City receives revenues to fund police and fire staff and facilities through developer impact fees as well as General Fund and restricted revenues allocated towards public safety in the City budget. In recent years, residential projects city-wide have been required to be a part of the Community Facilities District 2005, that provides funding for increases in police and fire staff and facilities.

The current economic climate and state funding cuts have impacted funding for City facilities, requiring staff layoffs, including public safety staff. The City continues to assess needs and resources in an effort to ensure adequate provision of public safety services and facilities. It is expected that fire and police staffing levels will return to normal in the next few years as economic conditions and City revenues improve.

³³ City of Palm Springs General Plan, adopted October 7, 2009.

³⁴ "Palm Springs Fire Department" prepared by City of Palm Springs Fire Department, August 2009.

³⁵ <http://www.ci.palm-springs.ca.us/index.aspx?page=83>, accessed November 2, 2009.

³⁶ Personal communication, Captain Mike Hall, Palm Springs Police Department; October 7, 2009.

³⁷ City of Palm Springs General Plan, adopted October, 2007.

The COD WVC is expected to require additional police and fire staff. To reduce its potential to place increased demand on City resources, the campus will employ on-campus security and will incorporate defensible space and fire protection technologies in campus buildings. Campus safety needs and safety measures planned for the campus are further discussed in the campus Master Plan in Section X of this document.

3. CPSP Police and Fire Issues

Issues associated with the provision of police and fire services to the CPSP planning area are well defined. The planning area will continue to build out with additional residential commercial and industrial development. The area will also host the COD West Valley campus, which will generate new demand for these services. The City staffs the police force based on permanent population. Based on the potential development of up to 431 new residential units in the planning area (approved and proposed) and an average household size of 2.1 persons,³⁸ buildout of the planning area could increase the population by 905 persons. This population increase would justify one additional sworn office to serve the area.

Accessibility is an important issue in the planning area, with dead-end streets and congested streets within the industrial area.

San Rafael Place is the street immediately north of and parallel to San Rafael Drive and serves several lots and structures. These structures have been converted from single-family homes to contractor's offices, storage and other industrial uses. San Rafael Place is a 30-foot wide street that dead-ends on the west without the benefit of a vehicle turn-around. The narrowness of the street, the immediate proximity of adjoining structures and the lack of secondary access or a proper turn-around has created a public safety hazard at this location. The provision of police and fire protection services along this road appears to be significantly constrained. This issue is further discussed in Section VII: Special Treatment Areas and in Section III: Master Circulation Plan.

The other area of concern where circulation is constrained by on-street and off-street parking is the loop street in the PA 5 industrial area, which includes Anza Road, and West and North Del Sol Roads. There appears to be a significant lack of on-site parking, and on-street parking is spilling onto access drives and the street parkway. The ability of police and especially fire equipment could be constrained by the lack of accessibility along portions of these roadways.

4. Proposed Actions

Neighborhood Watch and other community policing have proven their effectiveness and are expected to augment the public safety services provided by the City. While the buildout of the CPSP planning area has been anticipated in the City General Plan and plan of services, two locations in PA 5 pose potentially significant constraints to provide effective police and fire protection. The following actions are recommended to address these issues.

³⁸ Table 2:E-5 City/County Population and Housing Estimates, California Department of Finance, January 1, 2009.

- A. Evaluate the circulation issues associated with San Rafael Place and develop a plan for the acquisition of lands and construction of an extension of this road that provides secondary access (see Section VII: Special Treatment Areas and in Section III: Master Circulation Plan, which address this issue).
- B. Evaluate on-site and on-street parking deficiencies along Anza Road/West Del Sol Road and North Del Sol Road and coordinate with property and business owners on means of improving circulation and providing additional off-street parking.

K. Parks and Recreational Facilities

1. Existing Facilities

There are a wide range of existing recreational facilities in the region and in the western Coachella Valley, including Palm Springs. Regional recreational facilities in and near Palm Springs include the Santa Rosa and San Jacinto Mountains National Monument, which borders the City to the west and south, and the Indian Canyons Heritage Park, located in the southern portion of Palm Springs and owned and operated by the Agua Caliente Band of Cahuilla Indians. Other regional facilities include Joshua Tree National Park and the Salton Sea Recreational Area.

The City owns and maintains 10 parks as well as a public golf course. There is a network of greenbelts, trails and bikepaths throughout the City as well in adjacent foothills and mountains. The following describes regional and local recreational resources.

Regional Parks

Although there are a variety of regional parks in the Coachella Valley, those most relevant to the CPSP planning area are discussed below.

Mt. San Jacinto State Park

Mount San Jacinto stands 10,834 feet above sea level, and is the second highest mountain range in Southern California. The State Park includes the mountain's dramatic granite peaks, sub-alpine forests, and fern-bordered mountain meadows, which offer a unique opportunity to explore and enjoy a scenic, high-country wilderness area. The park offers two drive-in campgrounds near the town of Idyllwild. Most of the park is a designated wilderness area enjoyed by hikers and backpackers.

Access to the Mt. San Jacinto State Park is provided by the Palm Springs Aerial Tramway, which is owned and operated by the Mount San Jacinto Winter Park Authority, a public agency and public corporation. The tramway takes passengers from valley station at 2,643 feet elevation to mountain station located at 8,516 feet elevation and on the edge of wilderness lands. The mountain station features a restaurant, gift shop, snack bar, and the state park visitor center. Other facilities in the park include a ranger station, a picnic area with barbecue stoves and restrooms, a ski center, a self-guiding nature trail, and Desert View Trail which offers panoramic views of the high country including several peaks over 10,000 feet in elevation. The Pacific Crest Trail is one of America's most scenic trails spanning 2,650 miles from Mexico to Canada through three western states. The trail passes through the park.

Santa Rosa and San Jacinto Mountains National Monument³⁹

The Santa Rosa and San Jacinto Mountains National Monument (SRSJ) encompasses approximately 272,000 acres, including approximately 94,590 acres to the west and south of Palm Springs. The western boundary of the Monument is approximately 2 miles southwest of the CPSP planning area. The SRSJ was designated as a National Monument in 2000. It is operated by the BLM and the U.S Forest Service. The SRSJ includes five distinct "life zones," ranging from Sonoran Desert to Arctic Alpine.

Within the Monument is habitat for a wide variety of plants and wildlife, including the fan palm oases and more than 500 species of plants. There are also numerous archeological sites and artifacts of the Cahuilla Indians, whose inhabitation of the Santa Rosa Mountains dates back at least 3,000 years. The SRSJ includes a visitor's center as well as many miles of hiking, biking and equestrian trails.

Joshua Tree National Park⁴⁰

Joshua Tree National Park is located approximately sixty miles northeast of the Coachella Valley, where the Sonoran and Mojave deserts meet. The park encompasses almost 800,000 acres and is named for the forest of protected Joshua Trees that grow there. There are three visitor centers and a nature center. Visitors can enjoy hiking, camping, and backpacking, as well as Park Service programs and events.

Local Parks

As noted above, there are 10 Palm Springs City parks on approximately 156 acres. These include parks ranging in size from 3 acres to over 100 acres. There are three community parks in the City. DeMuth Park (61± acres) is located adjacent to the City-owned Tahquitz Creek Golf Course and is the site of the City's soccer fields and several multi-purpose fields. Sunrise Park, located on 38± acres at 401 South Pavilion Way, includes the City library, the Swim Center, skate park, stadium and the City Parks and Recreation offices. There are also numerous private golf courses in the City.

Within the CPSP planning area is the third community park, Desert Highland Park, located on 18± acres and includes the James O. Jessie Desert Highland Unity Center. The Park and JOJ Center are located on 12± acres of developed parkland that includes ball fields, multi-use fields, basketball courts, playgrounds, indoor gymnasium, children's education center and meeting rooms. Another 6± acres are currently undeveloped. The JOJ Center offers a variety of recreational and education programs to the community.

Community Trails and Bikepaths⁴¹

As noted above, there are miles of pedestrian and bike pathways and greenbelts interweaving the urban environment in the City. The City has established a network of over 80 miles of community pedestrian and bicycle paths and trails. These include Class I, II, and III bike paths as well as foothill and mountain trails. In some areas trails afford equestrian and four-wheel drive vehicle access.

Class I bike paths are physically separated from roadways and integrate pedestrian safety paths. There are 8 miles of Class I paths in the City. Class II paths are within the right-of-way of City roadways,

³⁹ <http://www.blm.gov/ca/st/en/fo/palmsprings/santarosa.html>, accessed March 24, 2010.

⁴⁰ <http://www.nps.gov/jotr/>, accessed March 24, 2010.

⁴¹ Ibid.

with no physical separation but designated by a stripe on the roadway. The City has established 13 miles of Class II paths. Class III paths are bikeways shared with roadways with no physical or visual striping that separates bicyclists from vehicular traffic. There are 35 miles of Class III paths in the City. The City has seven designated recreational bicycle paths along and adjacent to City roadways.

The City General Plan describes proposed future trails and bikeways. The existing and planned City trails network is further discussed in Section III, Master Circulation Plan.

Parkland Standards

Standards set forth in the City General Plan require a minimum of 5 acres of developed parkland per 1,000 residents. Of these lands, 2.5 acres are to be allocated towards community parks and 2.5 acres for neighborhood parks. The City currently exceeds this standard for full-time and seasonal residents.⁴² The Specific Plan requires that a minimum allocation of 30% of lands in future multi-family projects in the planning area must be dedicated for usable landscaped open space, including outdoor living and recreation areas.

2. Proposed Facilities

The CPSP provides for development of existing vacant parklands at the Desert Highland Park, which comprise approximately 6 acres. Future recreational facilities on these lands may include additional ball fields, basketball courts and playground facilities. Existing and future park facilities may be available for joint use by the City and COD WVC and plans are underway to integrate the future COD campus with park open space and facilities, befitting both the College and local residents. The CPSP also proposes the construction of additional trails and bikepaths to link to the City trails system. This is further discussed in Section III.

Future residential development in the CPSP may include up to an additional 137 single family homes on vacant lots in existing neighborhoods. The land use plan proposes development of up to 235 multi-family residential units of which approximately 100 units could be second units within existing neighborhoods. Future new multi-family residential projects will occupy approximately 12.4 acres. Based on open space allocation standards set forth in the Specific Plan, new multi-family development will be required to provide approximately 3.72 acres of open space and parklands.

3. CPSP Parks and Recreation Issues

There are no particular park and recreation issues associated with the implementation of the CPSP. Existing parks and recreational facilities, as well as opportunities to expand the existing Desert Highlands Park are expected to meet the park and recreation needs of the existing and new CPSP residents.

4. Proposed Actions

No specific actions are planned or are needed to assure that the CPSP planning area is sufficiently served by City park and recreation facilities.

⁴² City of Palm Springs General Plan, adopted October, 2007.

L. Transportation Facilities

Transportation facilities serving the planning area include roadways and associated facilities. The planning area is also served by local fixed route bus service provided by Sunline Transit, as well as the City network of non-motorized trails and bike pathways. The proposed Specific Plan will require the expansion of roadway improvements, including right-of-way acquisition, sidewalk construction, road widening, turn lane construction and signalization where warranted. The implementation of the Specific Plan also requires consideration of the expansion of bus service routes and schedules, and construction of new bus turnouts. The Specific Plan also proposes development of pedestrian and bike pathways that will link with the existing City-wide system. Existing and planned transportation facilities are discussed in Section III, Circulation.

M. Drainage Facilities

Drainage facilities in the City are operated and maintained by the City and the Riverside County Flood Control and Water Conservation District (RCFC). Regional drainage facilities are shown on the Palm Springs Master Drainage Plan prepared by RCFC.⁴³ In the planning area, stormwater flows are primarily carried in streets and within natural drainage courses.⁴⁴ There are three levees within developed portions of the planning area, one of which is active and the other two abandoned and no longer serving a flood control function. Existing and proposed drainage facilities in the planning area are discussed in Section IV, Master Drainage Plan.

N. Financing Mechanisms

Public facilities and utilities to serve future development in the College Park Specific Plan area will be financed by a variety of methods. As noted, financing the extension of utilities, including water lines, wastewater collection and treatment facilities, electrical, natural gas, telecommunications, cable and digital are determined by their respective service providers. The City has direct control over the expansion of the sewerage system but the expansion of other physical services are the responsibility of such agencies and companies as DWA, SCE and others.

Public Facilities

Financing for public facilities may be handled in any number of ways, including the establishment of Community Facilities Districts (CFDs), assessment districts, or payment of Transportation Uniform Mitigation Fees (TUMF), including development impact fees. The City assesses fees for new construction and improvements such as sewer facilities and connections and stormwater improvements based on the adopted City fee schedule.⁴⁵

Public safety facilities supporting police and fire services are also funded through the General Fund, restricted fund revenues, and Community Facilities Districts. The City apportions revenues toward restricted Capital Projects funds that include infrastructure projects such as drainage, public works improvements, and regional and local transportation projects (see also Measure A, below).

⁴³ "City of Palm Springs General Plan," adopted October, 2007.

⁴⁴ Personal communication, Carol Templeton, City of Palm Springs Engineering Department, June 16, 2010.

⁴⁵ "City of Palm Springs Comprehensive Fee Schedule," January 5, 2010.

Revenue sources flowing from the planning area are limited to property and sales tax. Future development will generate additional property tax and sales tax revenues, which will contribute towards paying for the services and facilities that will be required to serve the buildout population of the College Park Specific Plan. There are also state and local incentive programs that may provide funding for infrastructure improvements in the planning area.

California Infrastructure and Economic Development Bank

The California Infrastructure and Economic Development Bank offers bond-funded loans to local governments to assist with financing infrastructure and public-works projects that will support economic development and job-creation efforts. Funding is available for water treatment and distribution, sewage collection and treatment, streets and highways, drainage and flood control, public safety facilities, public transit projects, environmental mitigation, and communications projects. Funding availability is determined at the time the application is filed.⁴⁶

City Redevelopment Agency

Portions of the planning area are located in City Redevelopment Area (RDA) No. 6, Highland-Gateway. Local Redevelopment Areas /Tax Incremental Financing (TIF) funds may also be available through the City's Redevelopment Agency to provide financial assistance to businesses within RDA No. 6 to fund infrastructure and other improvements. Funding availability is determined at the time such improvements are proposed and an application is filed.⁴⁷

Schools

State law governs funding of school facilities for students that are generated by new development. Senate Bill 50 ("SB 50"), enacted in 1998, provides funding through a combination of developer-paid Level 1, Level 2 or Level 3 school impact fees and state funds. These funds are apportioned by the State Allocation Board from the proceeds of state school construction bonds approved by the state electorate. At the request of a developer, the applicable school district may form a Mello-Roos Community Facilities District to fund all or a portion of the school impact fees from bond proceeds. Alternatively, the school impact fees will be paid at issuance of site-specific building permits.

Parklands

New parklands within proposed residential subdivisions are provided for through the City's Quimby Ordinance, which authorizes the assessment of fees on developers or in-lieu dedication of parkland. However, there is currently no such provision to fund the maintenance and improvement of existing parks and recreation facilities. The City allocates a portion of its General Fund and Transient Occupancy Tax (TOT) revenues towards the maintenance of parks and recreation facilities. The City's Quimby Ordinance provides funds for the acquisition of parklands.

The General Plan includes several goals and actions aimed at establishing new, on-going, adequate funding for maintenance and improvement of existing facilities, as well as for the acquisition of lands for new facilities that will be needed to serve the City's buildout population. Policies and actions in the

⁴⁶ "California Tax Incentives Program," prepared by City of Palm Springs Economic Development Agency, April 2010.

⁴⁷ Ibid.

future could include the development of a benefit assessment district to earmark funds to maintain, repair and modernize parks and trails facilities, as well as development of a capital improvement program for land acquisition/facilities improvements.⁴⁸

Roadway Improvement Financing

Roadway improvements in the City are financed in a variety of ways. These include the allocation of local Measure A transportation funds, Gas Tax funds, traffic mitigation fees, as well as through funds set aside in the City Capital Improvement Program for street improvements. These sources of financing are generally limited to major arterials not related to any development project. Note to Terra Nova: Developers are required to complete roadway improvements adjacent to their projects, as a condition of approval for the City's entitlement of their projects. These are further discussed in Section III, Master Circulation Plan, and where applicable, in Section IX, Socio-Economic Benefits.

Measure A transportation funds are distributed from sales tax collected in Riverside County. Of the 8.75% sales tax collected, 0.50 cents (5 cent on the dollar) is contributed to Measure A funds for regional and local transportation projects. These funds are managed and disbursed to local Coachella Valley jurisdictions by the Coachella Valley Association of Governments (CVAG). A portion of the Measure A funds collected in the valley is allocated to the City of Palm Springs. In Palm Springs these revenues are administered through City Capital Projects funds distributed to regional and local Measure A transportation projects.

State and Federal Grants

The current grant environment at the State level is quite limited, as California struggles to eliminate a substantial and on-going budget deficit. Also recently, the federal government has pumped substantial economic stimulus funds into the economy, including the Coachella Valley. However, these funds are only available in the near-term. Over the next few years, federal grants may only be associated with renewable energy or water conservation projects.

COD West Valley Campus

Funding for the development of the COD WVC is being provided by the voter-approved College of the Desert Community College District, Measure B bond initiative, which provides COD with \$346.5 million for capital improvement programs. This measure will provide the necessary funds to build the West Valley Campus and will also fund improvement and expansion of the district's other educational centers. New classrooms, computer labs, and science labs will accommodate expanded job training and academic programs. Initially, approximately an initial \$60 million has been dedicated to the development of the West Valley Campus.

Weatherization and Other Assistance Programs

The College Park Specific Plan offers unique opportunities to implement neighborhood and home improvement programs such as weatherization, installation of energy efficient heating and cooling systems, and others. Funding for these programs will come from a combination of public and private partnerships and City redevelopment funds.

⁴⁸ "City of Palm Springs General Plan", adopted October, 2007.

The federal government's Weatherization Assistance Program⁴⁹ is available to conduct home energy audits and to weatherize homes. Weatherization typically costs \$2500, and grants for up to this amount are available per qualifying home. As a result, energy bills are cut, on average, by one-third, and can mean savings of hundreds of dollars a year. Most assistance is provided to low-income families. This and other assistance programs are further discussed in Section IX, Socio-Economic Benefits.

⁴⁹ Authorized under the American Recovery and Reinvestment Act of 2009; 10 CFR Part 440; Title IV, Energy Conservation and Production Act; Energy Independence and Security Act of 2007; Energy Policy Act of 2005; 10 CFR Part 600.