

# SKYBORNE

## SPECIFIC PLAN NO. 01-04 AMENDMENT NO. 1



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**August 10, 2015**

Exhibit No. 2 - Skyborne Specific Plan Amendment No. 1

# SKYBORNE

## Specific Plan

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SECTION I. INTRODUCTION

**Purpose and Intent**

This Specific Plan is intended to guide future development and use of land within the Skyborne Specific Plan boundary, including the establishment of site specific development plans, guidelines, and regulations and to allow maximum flexibility to provide alternative housing products in response to current and future market demand. It will also ensure quality development consistent with the goals, objectives, and policies of the City of Desert Hot Springs General Plan.

This Specific Plan has been prepared according to the requirements for a Specific Plan as set forth in State law. The State authorizes cities and counties to adopt Specific Plans as an appropriate tool in implementing their General Plans. In particular, Government Code (Section 65451) sets forth the minimum requirements of a Specific Plan as follows:

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

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

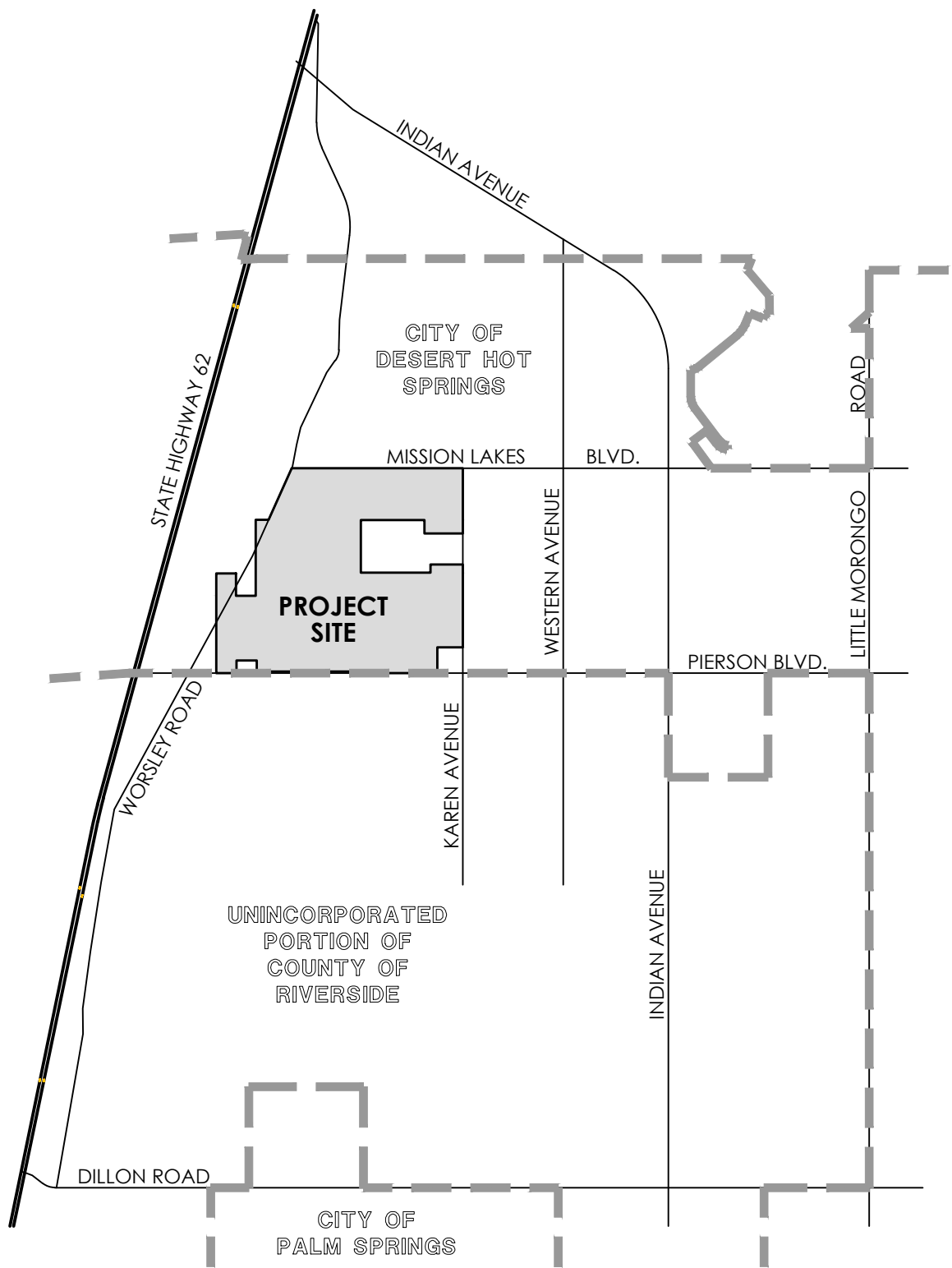
The establishment of specific performance, design, and development standards is set forth to guide the development of the subject property in such a way as to implement the General Plan while maintaining some flexibility to respond to changing conditions which may be a factor in any long term development program. The document also acts to augment the City's Zoning Ordinance by providing particular design guidelines, a tailored list of allowable, conditionally allowable, and prohibited uses for the site, and unique development standards.

### **Project Location**

The Skyborne Specific Plan is located in the Corporate Limits of the City of Desert Hot Springs. The project site is bounded by the future extension of Mission Lakes Boulevard on the north, Worsley Road on the west, Karen Avenue on the east and Pierson Boulevard on the south. The project is located approximately 0.25 miles east of State Route 62 and 3.5 miles north of the Interstate-10 freeway. The Specific Plan consists of ten (10) residential villages totaling 604 acres. The property contains pockets of residential development with paved roads; however, much of the site remains partially developed with rough graded building pads and roads, a borrow site, semi-disturbed land exhibiting off-road construction access and areas of vacant native desert. Figure 1, *Vicinity Map*, and Figure 2, *Aerial Photograph* depicts the physical setting of the property.

### **Site Characteristics**

As shown in Figure 4, *Site Conditions Map*, portions of the major internal backbone streets have been paved or rough graded and major drainage crossings constructed. Villages I and II contain a mixture of finished pads, interior streets, onsite utilities and constructed homes. Village III and X have been mass graded in anticipation of home construction but remain undeveloped. Villages IV thru IX have had minimal grading and no development.



Source: Google Maps Exhibit Date: August 7, 2015



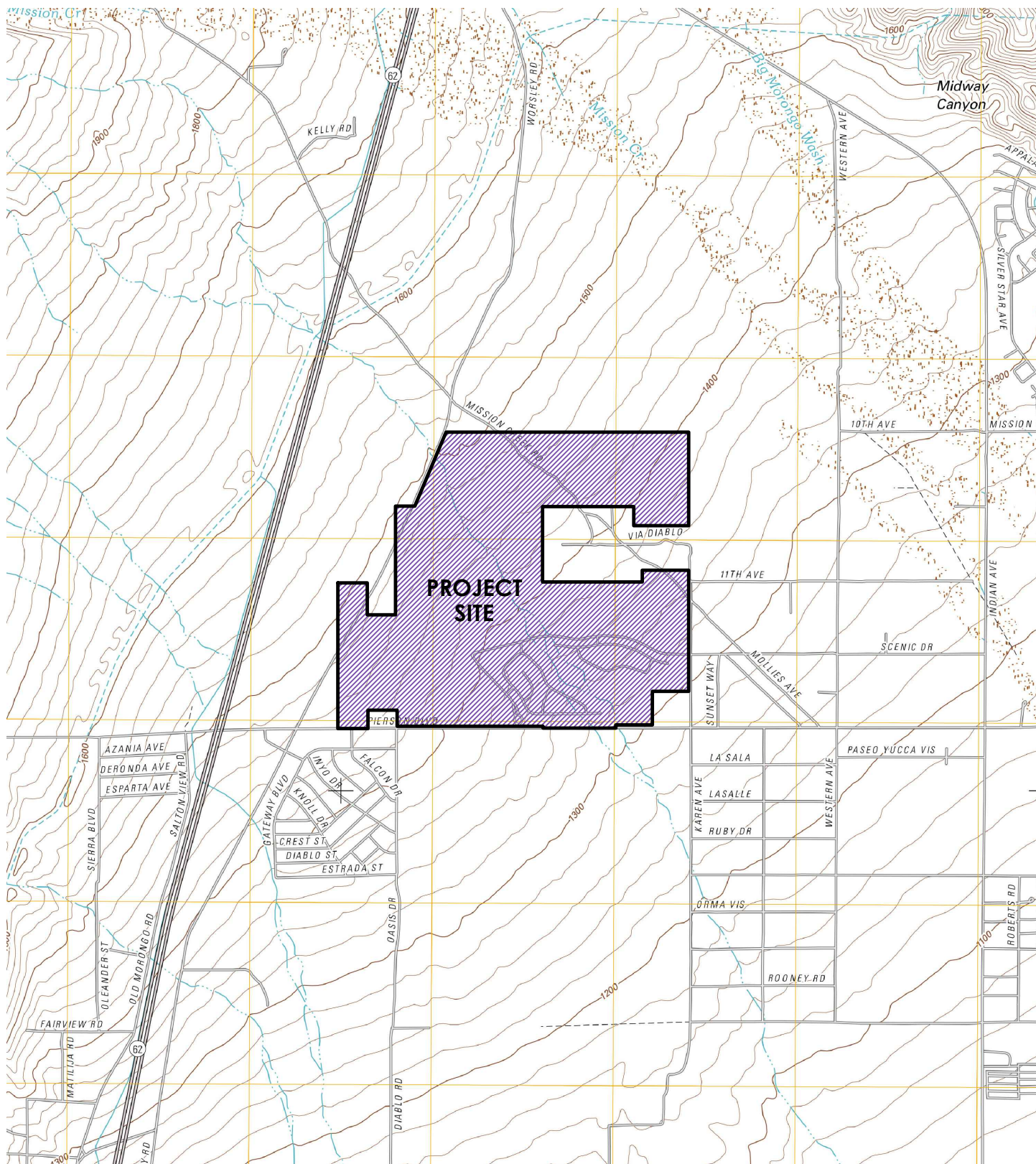


Source: MSA Consulting, Inc.

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Source: USGS

Exhibit Date: August 7, 2015

U.S. GEOLOGICAL SURVEY MAP



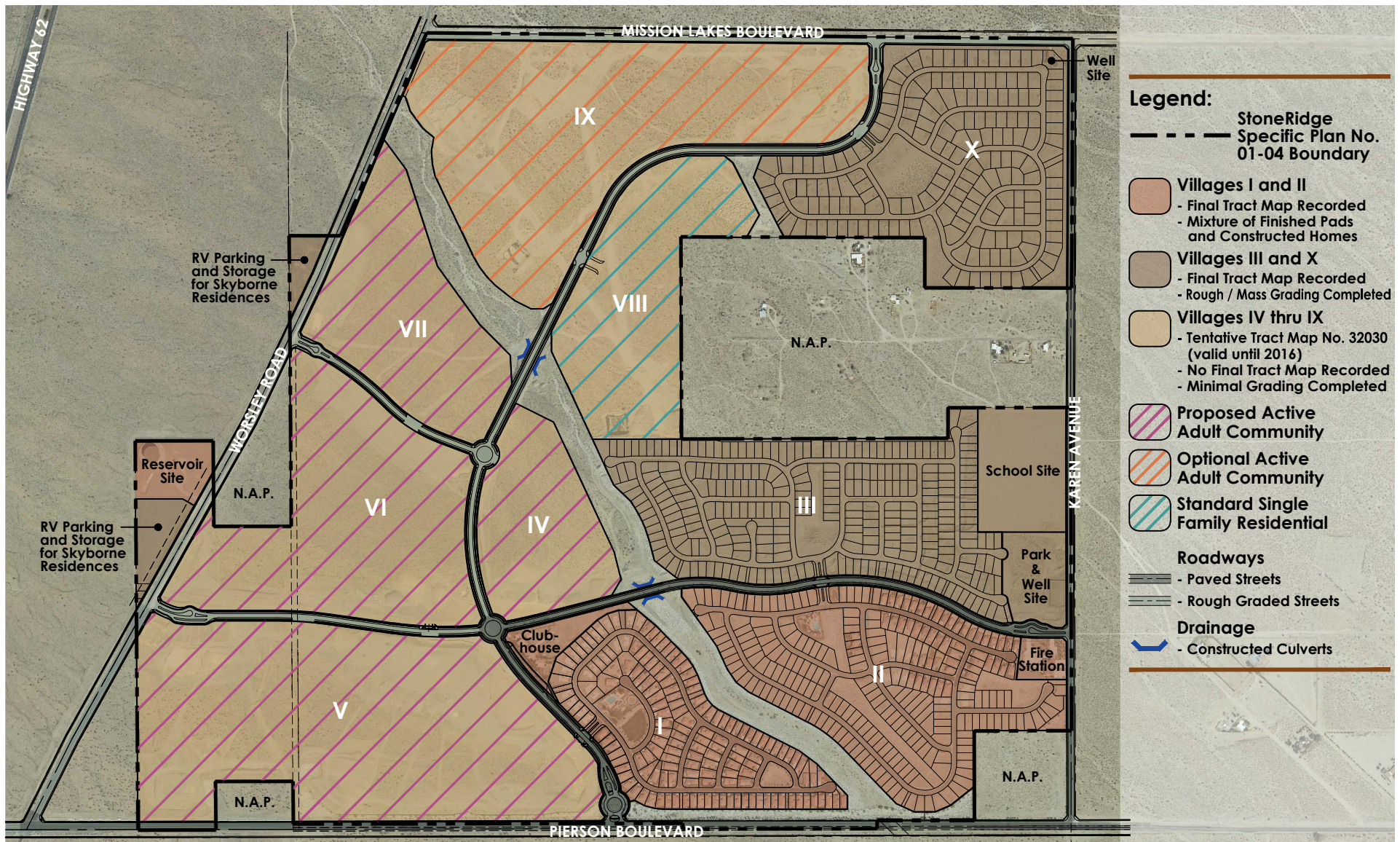
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FIGURE 3  
PAGE 5



# SKYBORNE SPECIFIC PLAN AMENDMENT NO. 1



Source: MSA Consulting, Inc.

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## SITE CONDITIONS MAP



### **Project Background and History**

The original project proposed for this site was the Olympus Golf Course Specific Plan No. 287 approved by the County of Riverside. This project was never constructed and the property was subsequently annexed into the City of Desert Hot Springs on January 2, 1993.

In 2004, following the annexation, the City approved the StoneRidge Specific Plan (original Specific Plan) for 2,140 residential units including the following entitlements: the StoneRidge Specific Plan, General Plan Amendment 02-04 (GPA), Change of Zone 02-04 (CZ), Development Agreement 01-04 (DA) and Tract Maps 32029 & 32030 (Figure 5 and 6). An Environmental Impact Report was also prepared and adopted (SCH No. 2004061026) for the project and permits issued by the California Department of Fish and Wildlife and U.S. Army Corps of Engineers.

In 2006, the project name was changed from “StoneRidge” to “Skyborne” and construction began. However, in 2008, the local housing market experienced a sudden and rapid collapse. During the ensuing recession, construction stalled, home sales stopped and the property was eventually sold to the current owner. As of today home construction is 90% complete in Village I and 25% complete in Village II; both Villages are currently occupied by residents. Villages III and X have recorded final maps and were rough graded for construction. The balance of the residential Villages (IV-IX) remain vacant but have active Tentative Tract Map approvals due to vesting derived from a Development Agreement between the owner and the City and a series of State-mandated time extensions..

Other project components have also progressed since the original approval. Several are clustered along Karen Avenue and include a 11.7 acre parcel acquired by the Palm Springs Unified School District (PSUSD) for a future elementary school, creation of an adjacent 6-acre parcel containing land for future public park development (5 acres) and a well site (1-acre) as well as the construction of a new fire station. In addition, perimeter road improvements have occurred, such as the dedication and full construction of Pierson Boulevard along the south boundary and partial width construction and dedication of Karen Avenue and Worsley Road along the east and west boundaries.

Water supply improvements include the construction of two (2) water wells. Well 34, located at Karen Avenue and Mission Lakes Boulevard, has been constructed and turned over to the Mission Springs Water District. Well 35, located adjacent to Karen Avenue, has been drilled, tested and is awaiting construction of a sufficient number of additional homes before being brought on line. For storage, a 2 Million Gallon (MG) above ground reservoir is now in place to serve the project on an out-parcel west of Worsley Road.

### **Amendment No.1**

Amendment No. 1 to the StoneRidge Specific Plan, updates the project name to the “Skyborne Specific Plan” and builds additional market flexibility into the document by



allowing either “traditional single family housing” or “active adult housing” in the western portions of the project (Villages IV-VII).

Source: MSA Consulting, Inc.

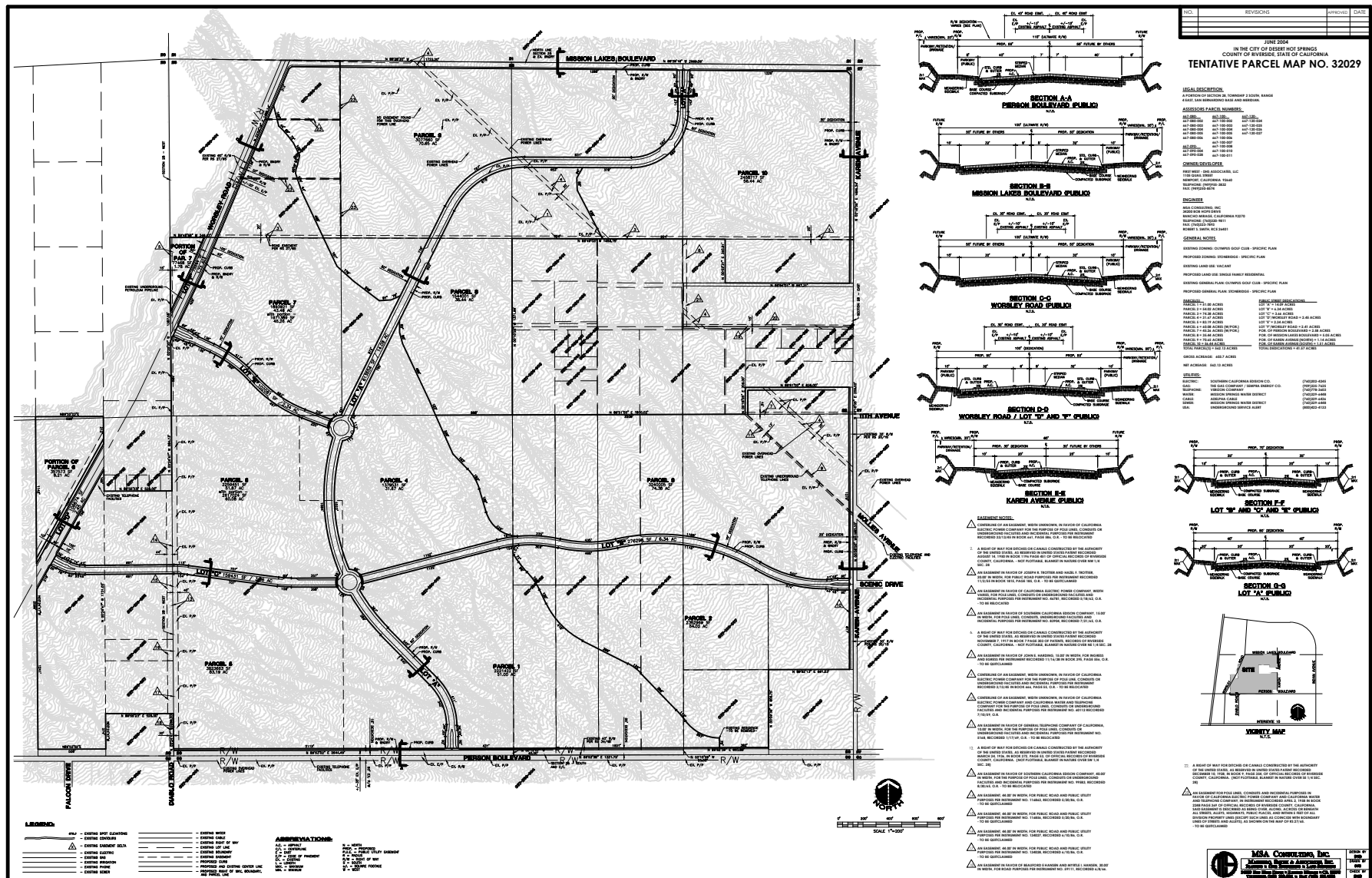
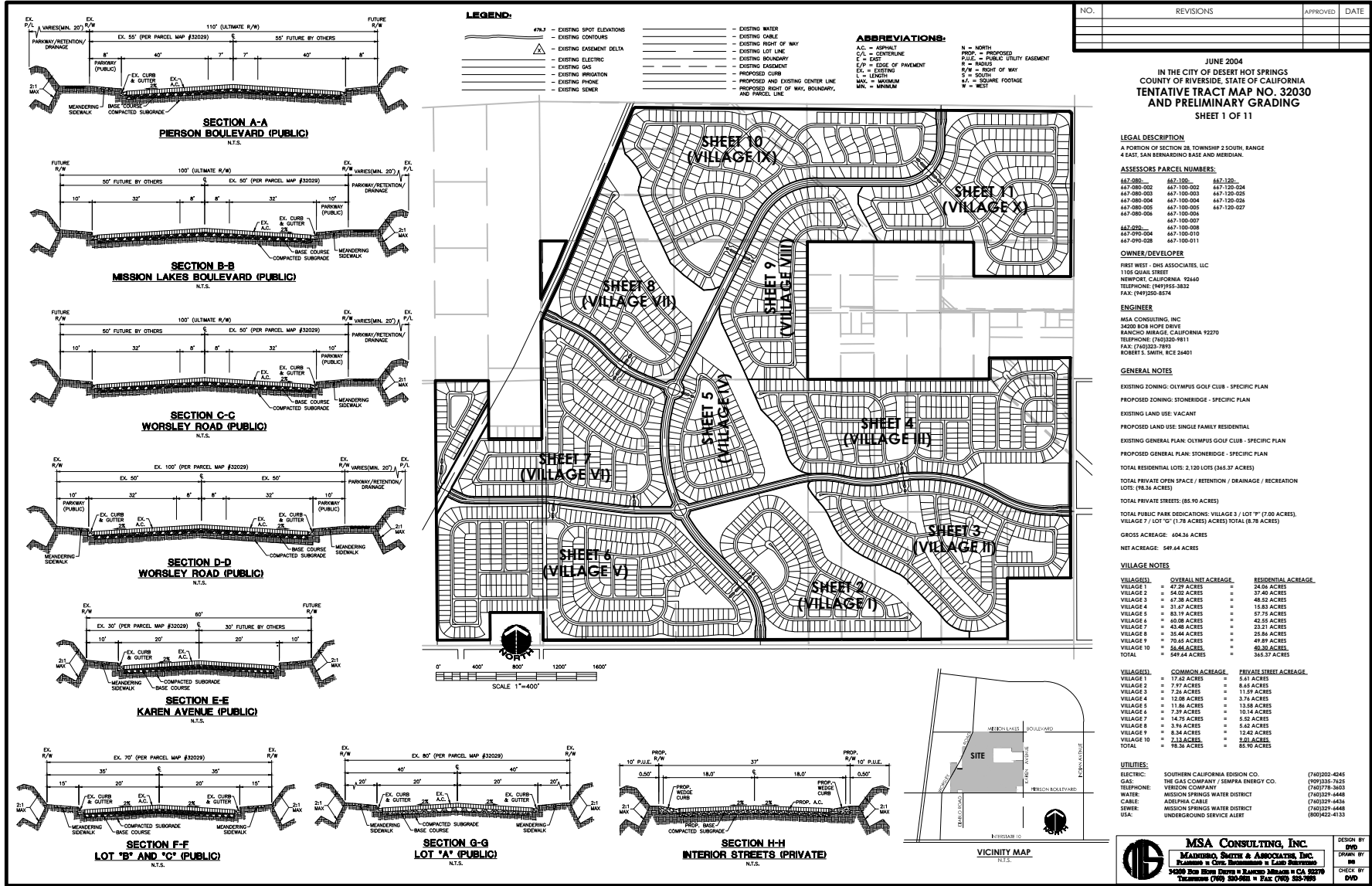


Exhibit Date: August 7, 2015

**TENTATIVE PARCEL MAP NO. 32029**

**FIGURE 5**  
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Source: MSA Consulting, Inc.

Exhibit Date: August 7, 2015



TENTATIVE TRACT MAP NO. 32030

The primary purpose of SPA No. 1 is to allow two alternative development programs for Villages IV-VII. The first alternative would result in a community of traditional single family homes as originally envisioned by the Specific Plan. The second alternative would allow an Active Adult Community focused on the senior household market of 55 years and above. Both alternatives maintain the overall maximum of 2,140 residential units originally approved and would not require any change to backbone infrastructure (streets, sewer, water, etc.).

Development standards that were already established in the Specific Plan for traditional single family development will be maintained. SPA No. 1 will introduce new development standards for Active Adult Communities (AAC) including smaller parcel sizes and cluster housing products that appeal to the needs of senior market households. In addition, the AAC alternative would establish a second clubhouse (not included in the original Specific Plan) for exclusive use by active adult residents with amenities such as a fitness center, card room, meeting room, swimming pool/spa, shade structures, picnic/barbecue facilities and bicycle parking. The AAC design also includes an integrated multi-use trail system for use by bikers, joggers, and pedestrians interspersed with ancillary amenities such as exercise stations, dog waste bag dispensers, and meditation stations.

Amendment No. 1 updates the Specific Plan in the following ways:

- Reflects the current project name of “Skyborne”, rather than “Stoneridge”, throughout the document.
- Provides history and setting information to explain project implementation since 2004.
- Introduces two equal development options for Villages IV-VII as either an Active Adult Community or a Traditional Single Family Community.
- Provides specific AAC development standards including minimum 4,500 square feet single family lots and 3,400 square feet cluster-style lots.
- Reprograms land uses north of Worsley Road from “Park and Ride Facility” to “Recreational Vehicle Storage”.
- Updates base mapping using recorded maps and/or tentative maps approved since 2004.
- Adds Mid-Century/Contemporary architectural styles to the design guidelines.
- Modernizes document formatting and graphics.

### **General Plan and Zoning**

The City of Desert Hot Springs General Plan, establishes the City’s policies relative to the planned future pattern, intensity, density, and relationships of land uses in the City and the various infrastructure systems needed to efficiently support those land uses. The Specific Plan implements the Desert Hot Springs General Plan as discussed in Section VII, *General Plan Analysis*, creating a focused development plan for the site. The Specific Plan is an

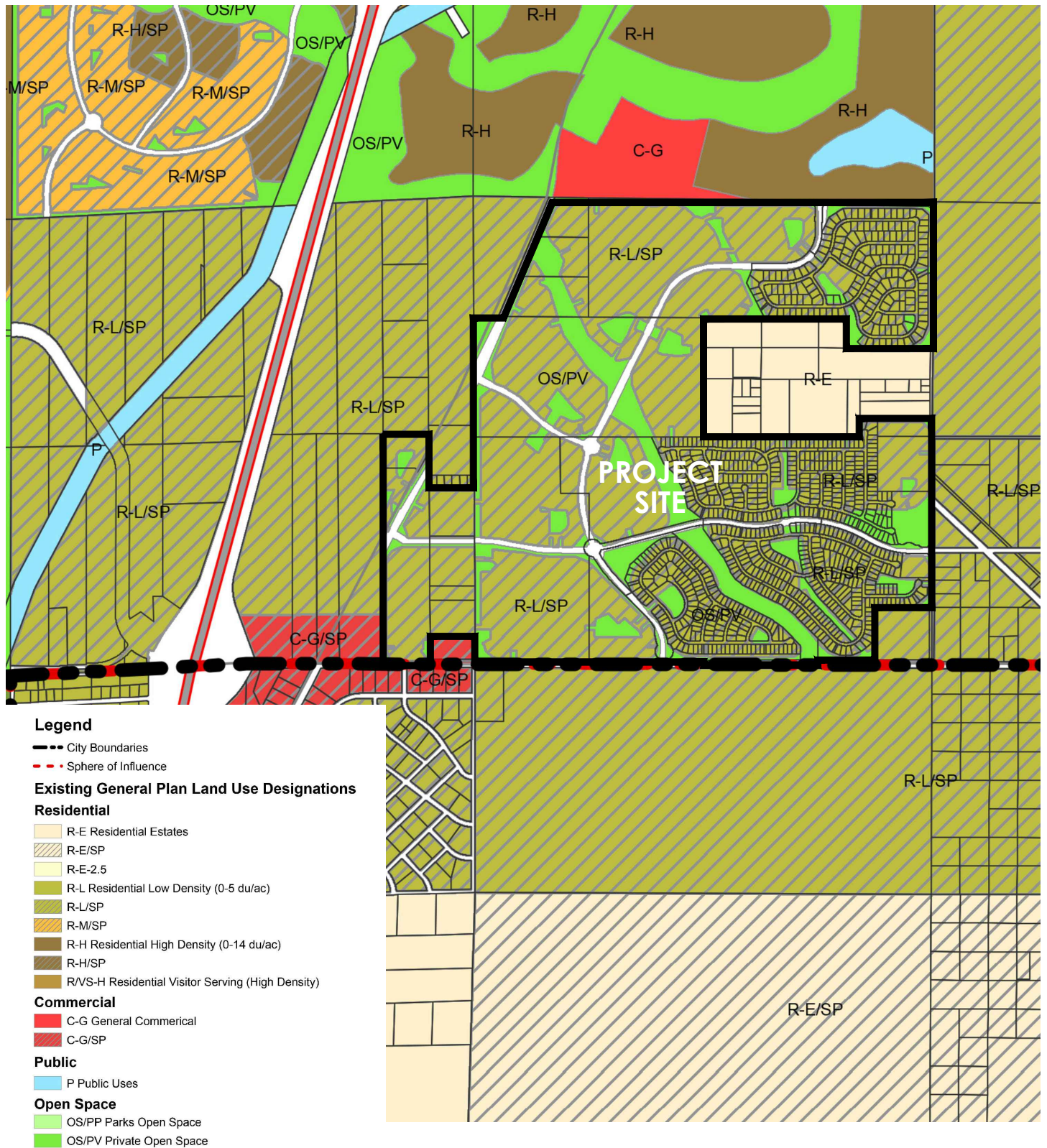
amended regulatory document which, when adopted by the Desert Hot Springs City Council, will govern development of the property as updated herein.

The City uses a “single map” system of land uses. This means that the City’s General Plan designations are the same as the Zoning designations. Zoning implements the General Plan land use by applying appropriate development standards for allowable uses, minimum lot size, yard setbacks and similar development considerations. See Figure 7 *Land Use Map* for the City’s designated land use of the site which reflects the Specific Plan (SP) designation in recognition of the 2004 approval.

The Zoning designation east and west of the site is Residential Low Density /Specific Plan (R-L/SP). Zoning designation to the north is Residential High Density (R-H), General Commercial (C-G), and Private Open Space (OS-PV). The Zoning designation on the south is Residential Low/Specific Plan and Residential Estates (R-E/SP).



# SKYBORNE SPECIFIC PLAN AMENDMENT NO. 1



Source: City of Desert Hot Springs

Exhibit Date: August 7, 2015

## DESERT HOT SPRINGS GENERAL PLAN LAND USE & ZONING MAP

### Executive Summary

The Skyborne Specific Plan is a residential community of traditional single family neighborhoods and allows for potential development of a complimentary Active Adult Community in a gated village context. The project will continue with phased development in response to economic and market conditions. The Specific Plan proposes up to 2,140 lots on 604+/- acres maintaining an average density of 3.5 dwelling units per acre with one and two story structures on lots ranging in size from 4,500 square feet (3,400 for Cluster Product) to 19,000 square feet in size.

Internal recreation amenities include approximately 10 acres of private neighborhood parks and up to two clubhouses with recreational amenities. The first clubhouse has been substantially constructed and serves the traditional neighborhoods within the community while a second clubhouse would provide Active Adult residents with various amenities tailored towards their interests if the Active Adult alternative is selected for Villages IV-VII. Currently, both Villages I and II have a park and swimming pool for use by residents. The 11.7 acre elementary school site on Karen Avenue has been acquired by the Palm Springs Unified School District (PSUSD). Development of this site will be at the discretion of the PSUSD. Adjacent to the school site, also on Karen Avenue, is a 6-acre parcel containing a planned public park (5 acres) and well site (1 acre). A 1.8 acre site located west of Worsley Road and adjacent to the northernmost east-west spine road contains an existing reservoir site & planned recreational vehicle (RV) parking & storage area.

This totals almost 30 acres of land devoted to recreation and public purposes. Additionally, there will be bike pathways, jogging trails, walking trails and picnic areas within the project for private use by Skyborne residents. The project's central drainage channel also connects to the community trail system.

A detailed discussion of land uses and relevant development standards are discussed in *"Section IV. Development Standards"*.

Various Environmental Studies were performed on the project site in 2004, the results of these studies and impacts are compiled and addressed in the adopted 2004 StoneRidge Environmental Impact Report (EIR) (SCH# 2004061026). An EIR Addendum will accompany the Specific Plan Amendment to analyze the environmental effects of converting a portion of single family development, as previously approved, to a senior-oriented Active Adult Community. The project proposed by SPA No. 1 will continue to comply with all mitigation measures previously adopted in the 2004 StoneRidge EIR.

### The Process

Implementation of this Specific Plan is intended to carry out the City of Desert Hot Springs General Plan goals and policies in a planned and orderly fashion. The original Specific Plan and Amendment No. 1 both propose residential development with an overall density of 3.5

du/acre for the site. These are reflected as Residential Low Density/Specific Plan (0-5 du/ac) and Private Open Space (OS/PV) on the General Plan Land Use and Zoning designations within the Project site. Refer to Figure 7, *City General Plan and Zoning Map*.

The City's Municipal Code Section 17.04.040 sets forth the process for adoption of the proposed Specific Plan Amendment No.1. Public hearings will be conducted before the Planning Commission and City Council. It is intended that this Specific Plan Amendment be adopted by Ordinance to serve as a regulatory document to implement General Plan goals and policies.

The initial step in the City's review process is an internal review by City staff and outside agencies. The review is based on City codes and regulations of the respective agencies. Following the staff review of the development proposal is the public hearing process. A hearing is conducted at the Planning Commission level, the recommending body to the City Council. A second hearing is then conducted with the City Council where final approvals are granted. Interested members of the public may comment on the proposed development at either stage. The City's design review process will be used to evaluate the actual site development for conformance with the Specific Plan Amendment and City codes.

### **Relationship to other Plans**

The Skyborne Specific Plan provides regulations, guidelines and standards that implement the goals and policies of the City's General Plan. The Skyborne Specific Plan functions as the zoning for the site and supersedes the provisions of the City's Municipal Code, as they currently exist or may be amended in the future. Any development regulation or building requirement not addressed in this Specific Plan is subject to the applicable City of Desert Hot Springs ordinances, codes and regulations.

### **Relationship to other Agencies**

In addition to City approvals, permits will be required from the Mission Springs Water District (MSWD) for remaining water and sewer improvements. Other utility suppliers include Southern California Edison (SCE) for electrical power, Verizon for telephone service, Time Warner Cable for cable TV and internet service, Desert Valley Disposal for waste disposal and the Southern California Gas Company for natural gas service.



**SECTION II. EXISTING SETTING**

**Site Characteristics**

The project site contains 604 +/- acres and proposes to develop up to 2,140 Traditional Single Family and Active Adult residential units along with private and public open space. The site is partially developed desert land containing paved and partially graded roads, fully developed residential neighborhoods, areas rough-graded in preparation for development, and areas of semi-disturbed and undisturbed desert land. The project is located approximately 0.25 mile (distance varies) east of State Highway 62, a designated California State Scenic Highway and 3 miles north of the Interstate-10 Freeway. Occasional outcroppings of stream-deposited boulders occur on the site. The site is located in the Coachella Valley, part of the Colorado Desert region, a subdivision of the Sonoran Desert. The San Bernardino Mountains and the Little San Bernardino Mountains that surround this area on the west and north have formed an alluvial plain that slopes gently from northwest to southeast and underlies this project and other developed portions of the City of Desert Hot Springs.

**Hydrology and Flood Control**

The site occurs within Flood Zone X as indicated on Community Panel No. 06065C0880G effective August 28, 2008 See Figure 8, *FEMA Map*. The northeastern portion of the site is designated within a Shaded Zone X (formerly Zone B) – the 0.2% annual chance (500-year floodplain). The southwestern portion of the site is within Zone X (formerly Zone C), considered low risk and subject to minimal flooding.

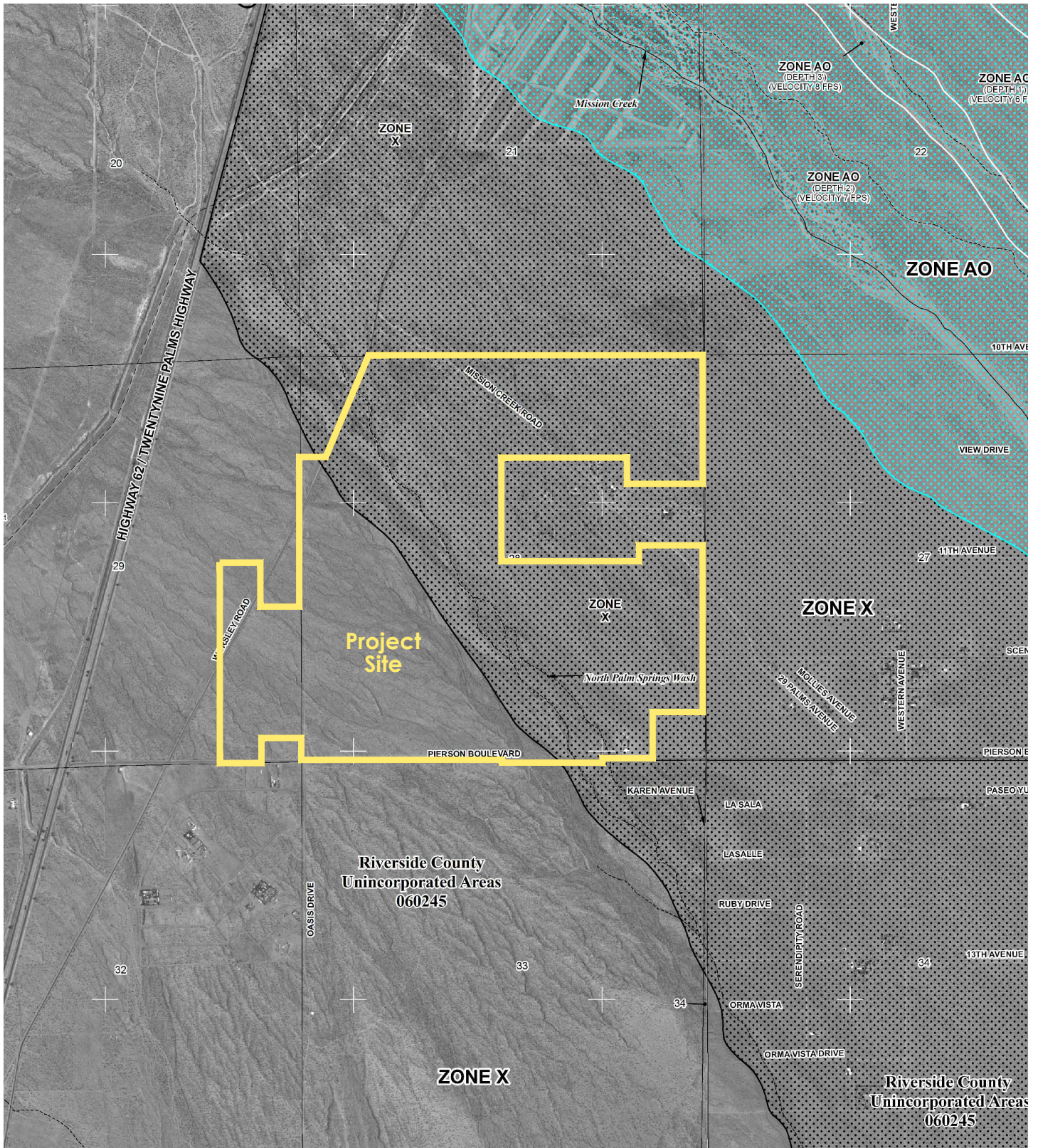
Hydrological issues related to this site are associated with runoff, alteration of drainage patterns and flooding. All development within the Specific Plan boundaries is subject to the National Pollution Discharge Elimination System (NPDES) program. A Storm Water Pollution Prevention Plan (SWPPP) will likewise be required of the project prior to grading.

The project is expected to generate flows equal to or less than existing conditions at build out. Any runoff will be managed by on-site detention basins and other measures in accordance with City requirements and with the California Storm Water Pollution Prevention Plan.

There is a drainage course that runs northwest to southeast through the site. The proposed design is to allow the majority drainage course to remain in its natural state with the exception of 2 road crossings and the installation of slope protection. The current drainage course varies in width from 40 feet to 170 feet. This area will be preserved in its current alignment with an enhanced setback of a total width of 190'. As of 2015, flood control improvements along much of this central drainage corridor have been completed.



# SKYBORNE SPECIFIC PLAN AMENDMENT NO. 1



Source: FEMA

Exhibit Date: August 7, 2015

**FEMA MAP**



## **Wind Conditions**

The Coachella Valley has been classified by the Environmental Protection Agency (EPA) as a “Serious” Non-Attainment Area for PM-10 particulate dust. During periods of moderate to heavy wind conditions, wind-blown dust and sand are a concern with grading operations. Because of health concerns, the Environmental Protection Agency has instituted a plan in the valley to curb fugitive dust.

The project area is identified as being in the Slight Wind Erosion Hazard area in the City’s General Plan based on soil characteristics that are coarse-grained and show no evidence, or slight evidence, of soil removal or accumulation. Because of health concerns, the Environmental Protection Agency has instituted a valley wide plan to curb fugitive dust. Storm Water Pollution Prevention Plan (SWPPP), National Pollution Discharge Elimination System and PM 10 mitigation plans will be adhered to as measures utilized in order to control the wind and water born erosion associated with grading operations.

## **Utilities**

### ***Water Plan***

The Skyborne project is within the service area of the Mission Springs Water District (MSWD). The owner has recently entered into the Second Amendment to the “Public Water System Improvement and Water Service Connection Fee Credit/Reimbursement Agreement” with MSWD. The site is currently served with the recent construction of two well sites, a reservoir site, and several miles of transmission and distribution lines. Future construction of additional wells and reservoirs will be built to the satisfaction of MSWD to assure adequate water supply. The owner is fully in compliance with its agreement with MSWD.

### ***Sewer Plan***

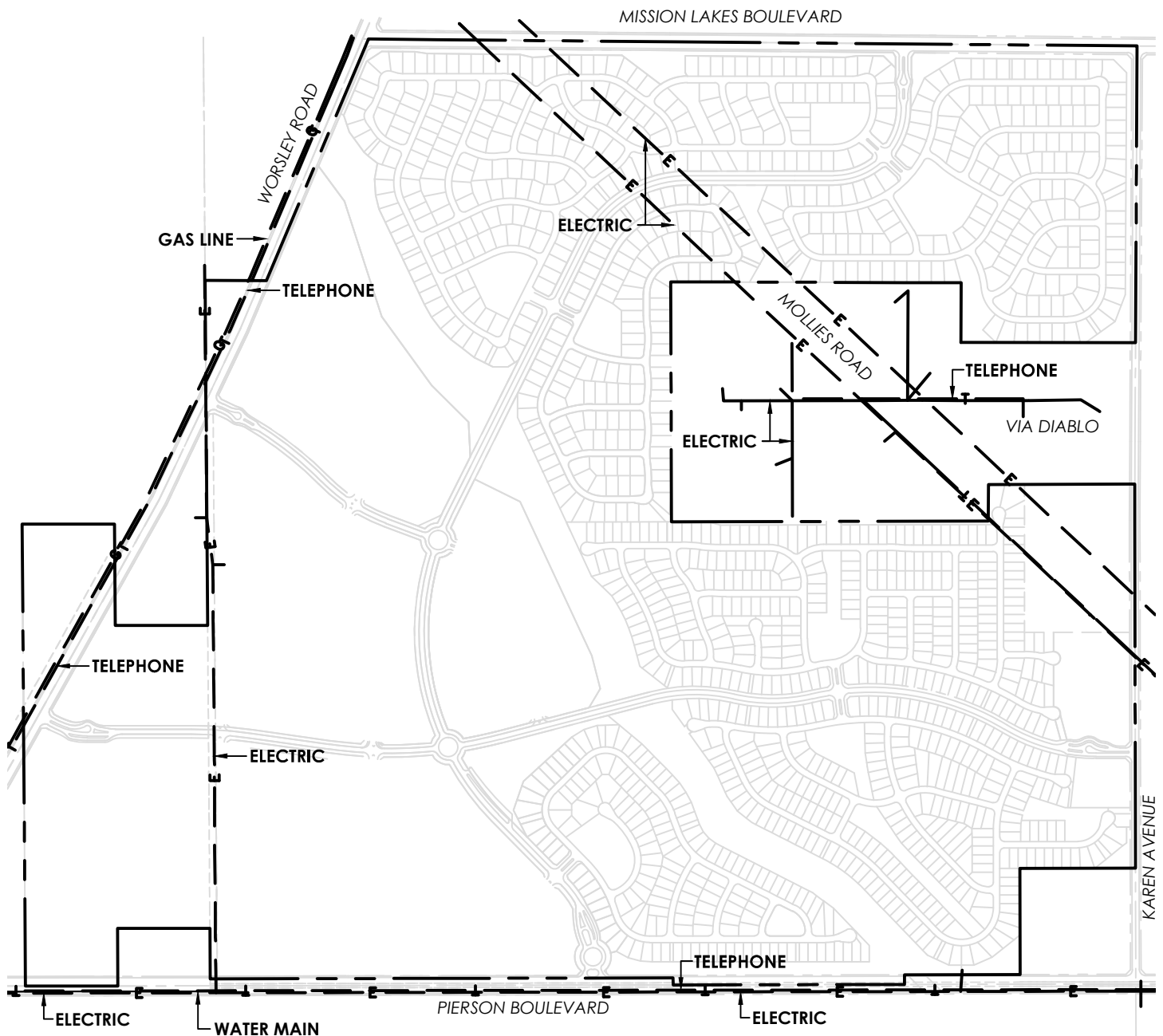
Sanitary sewer facilities for the City are provided by Mission Springs Water District (MSWD). Several miles of off-site and on-site sewer main construction has assured adequate infrastructure exists for the completion of the project. The development will continue to extend this backbone system to serve individual development phases. Wastewater is treated at the Horton Wastewater Treatment Plant located in Desert Hot Springs.

### ***Electrical Plan***

Southern California Edison (SCE) provides electric facilities to the City. The Garnett Substation located north of Interstate 10 and east of Indian Canyon Drive is the facility through which the project will receive its electrical power. This substation distributes 115KV, 33KV and 12KV lines throughout the general area. A 12 KV O/H(Overhead) distribution line is located on the south side of Pierson Boulevard. There is an 115KV transmission line along the east side of Diablo Road which goes through the westerly portion of the project within a 40’ easement. There is also a 33KV O/H line at Karen Avenue that runs diagonal across the site to Mission Lakes Boulevard and follows the Mollies Road

alignment. SCE has developed plans for service to Skyborne and construction has occurred for the existing developed portions of the project. The development of the remaining Villages will continue with the system in place to the satisfaction of SCE.

## SKYBORNE SPECIFIC PLAN AMENDMENT NO. 1



Source: MSA Consulting, Inc.

Exhibit Date: August 7, 2015

### EXISTING UTILITIES

***Other Utilities***

The Southern California Gas Company provides natural gas services to the site. An 8" medium pressure main is located approximately ½ mile east of the site at Mission Lakes Boulevard and Western Avenue. A 6" high pressure gas main is also located ½ mile east of the site on Scenic Drive and Western Avenue. There is also a 16" high pressure Questar natural gas line that runs west of and parallel to Worsley Road approximately 55' west of the existing western edge of the pavement. The Gas Company currently serves the site and plans are prepared for the continuation of construction.

Verizon provides telephone service to the area and has developed plans for the existing homes sites within Skyborne. There is a direct buried underground main located on the south side of Pierson Boulevard. An underground main is also located on the southwest side of Mollies Road and on the west side of Worsley Road. Their infrastructure will continue to be developed with new construction.

Time Warner Cable provides cable television and internet service to the City and project area. There are cable lines on the south side of Pierson Boulevard.

Desert Valley Disposal provides waste disposal service to the project site. Plans for incorporating construction waste and recycling facilities will be considered with the development.

### SECTION III. PROJECT MASTER PLAN

#### Land Use and Design

Skyborne is a gated community of traditional single family neighborhoods with an option for complementary active adult residential villages, consisting of up to 2,140 single-family detached units. Standard single family residential lots of varying sizes that range from 5,500 to 19,000 square feet are proposed in both traditional neighborhoods and active adult communities. In addition, active adult communities include smaller 4,500 square foot lots and clustered residential designs consisting of one and two story detached homes on minimum lots of 3,400 square feet around a central court. Most homes will enjoy a view of the San Jacinto and Santa Rosa Mountains to the west and the Little San Bernardino Mountains to the north. Each floor plan will have multiple architectural elevations to create design variety within each neighborhood.

Land uses proposed by the project are illustrated in Figure 10, *Land Use Plan* with alternative lotting concepts for both Traditional and AAC communities shown in Figure 11a, *Illustrative Traditional SFR Community Concept* and Figure 11b, *Active Adult Community Concept*.

The use of lamp posts, fountains, street signs and entry monuments with hand-applied features allow for distinctive value and identity to each neighborhood. The Southern California Mission Revival, Modified Adobe, Desert Ranch and Mid Century Contemporary themes will be showcased throughout the development. Exterior standard features include a minimum 8' overhang for covered rear yard porches and patios, two car garages, enclosed rear yards, hand-applied features and turnkey front yard landscaping. Homes shall be designed to take advantage of the views in the area, provide protection from the sun, insulation from the heat and windbreaks to provide protection from prevailing winds of the area.

The Skyborne project will be surrounded by a 6' perimeter block wall and columns with precast cap following the pattern already established by walls constructed along Pearson Boulevard. There will be five major entries into the project, all of which will include monument signage. The main entry on Pierson Boulevard has been constructed and includes desert entry features and landscaping. The project will include privately maintained streets and open space with low profile lighting to preserve the visibility of the naturally clear skies of the desert.

#### Phasing

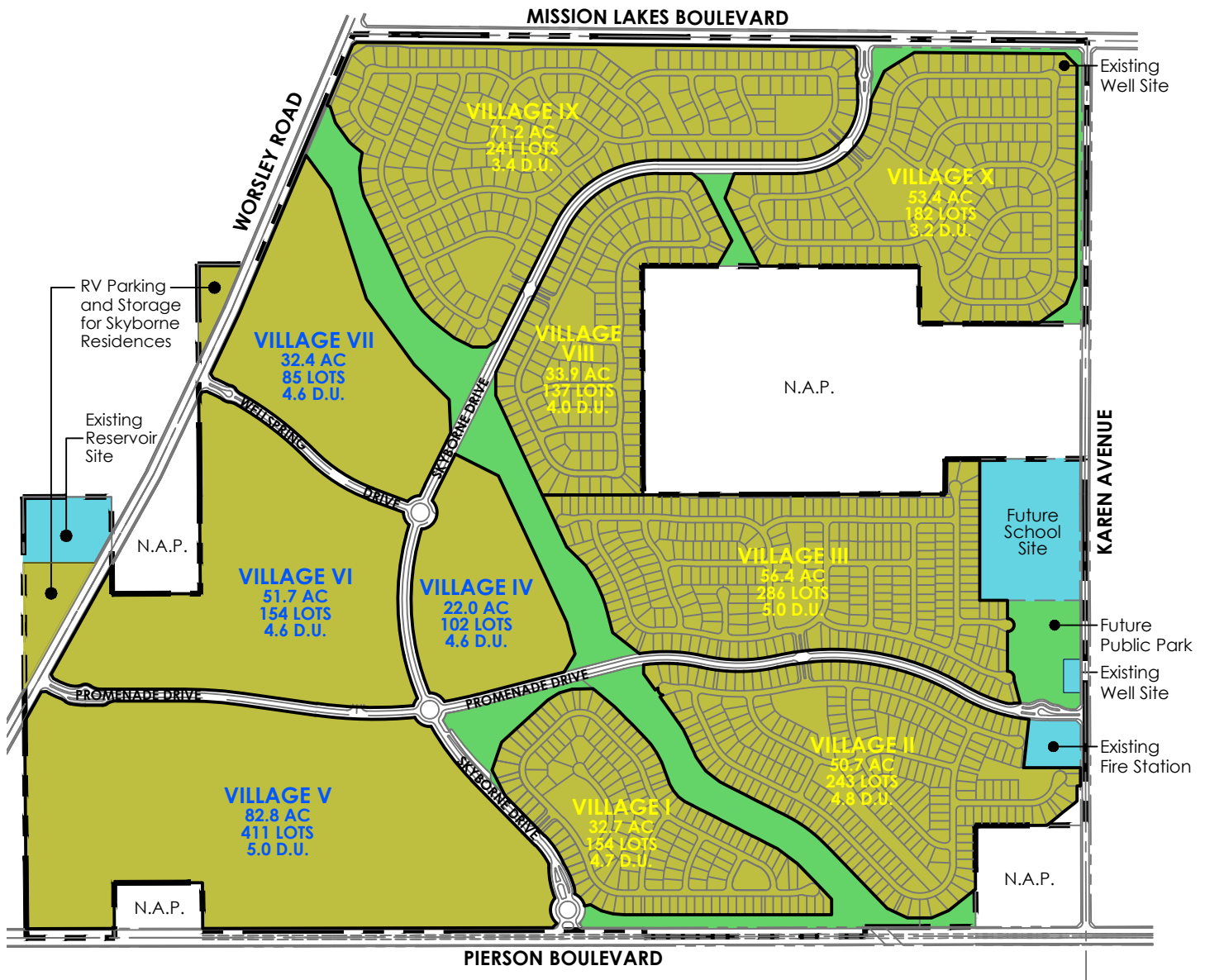
Construction of the remaining undeveloped portions of the project will continue in multiple phases starting in 2016 extending over a 13-18 year period in response to market demand and the logical and orderly extension of roadways, public utilities and infrastructure (Figure 12 *Phasing Plan*). The Phasing Plan has been prepared with the following considerations:

water pressure zones (2 water zones), sewer infrastructure constraints (i.e., distance to existing lines) and overgrading of the site (slope issues and air quality).

Phase I – Villages I, II and III; the Pierson Boulevard frontage excluding frontage of the out parcel; Karen Avenue frontage to the southernmost point of the out-parcel; the east-west spine road from Karen Avenue to and including the southernmost roundabout; the north/south section of the spine road to the southernmost roundabout; and the drainage channel. As of 2015, Phase I is partially complete with paved and graded roads, 216 finished lots, and 178 occupied homes as well as a community park, pool in Villages I and II that have been turned over to the Skyborne Community Home Owners Association (HOA) for its use, management and maintenance.



# SKYBORNE SPECIFIC PLAN AMENDMENT NO. 1



## Land Use Designations:

Residential Low	0-5 d.u.
Open Space	
Public Use	

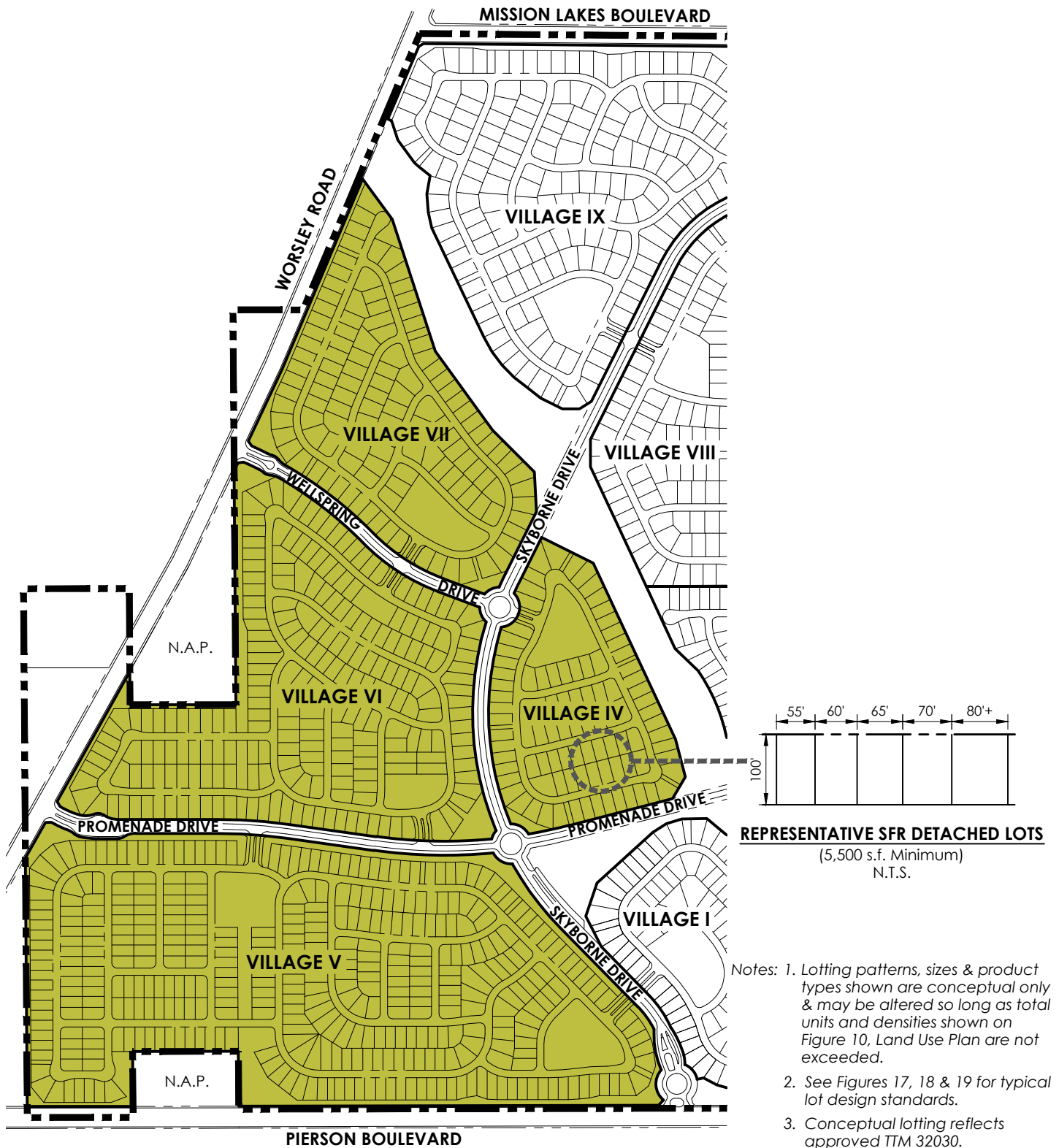
## Village Character:

<b>IV, V, VI, VII</b>	- Traditional Neighborhood or Active Adult Community
<b>I, II, III, VIII, IX, X</b>	- Traditional Neighborhood

Note: Villages I, II, III, VIII & X are recorded per Tract Map No. 32030

Source: MSA Consulting, Inc.

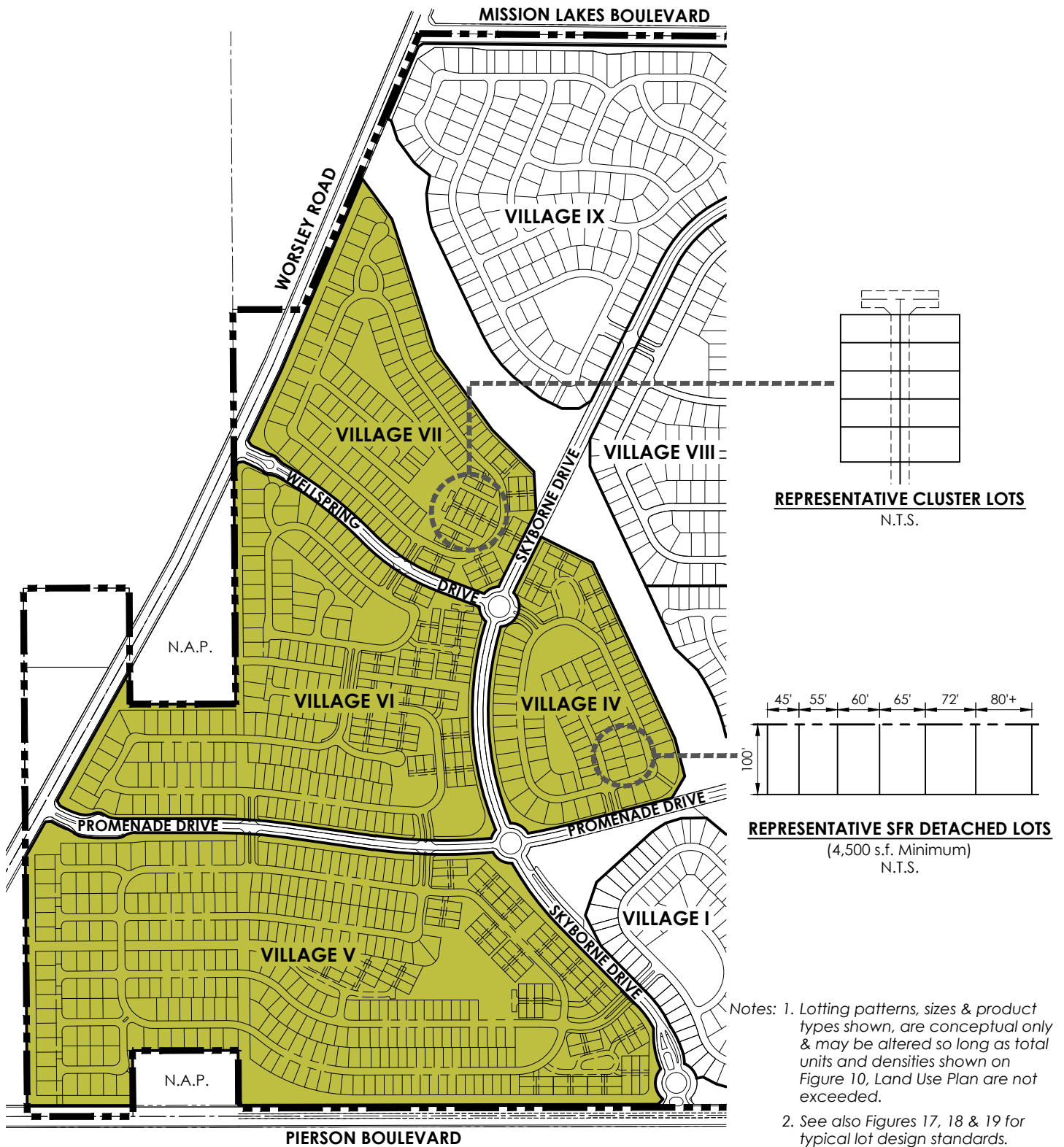
Exhibit Date: August 10, 2015



Source: MSA Consulting, Inc.

Exhibit Date: August 11, 2015

## ILLUSTRATIVE TRADITIONAL SINGLE FAMILY RESIDENTIAL COMMUNITY CONCEPT (VILLAGES I-IX)

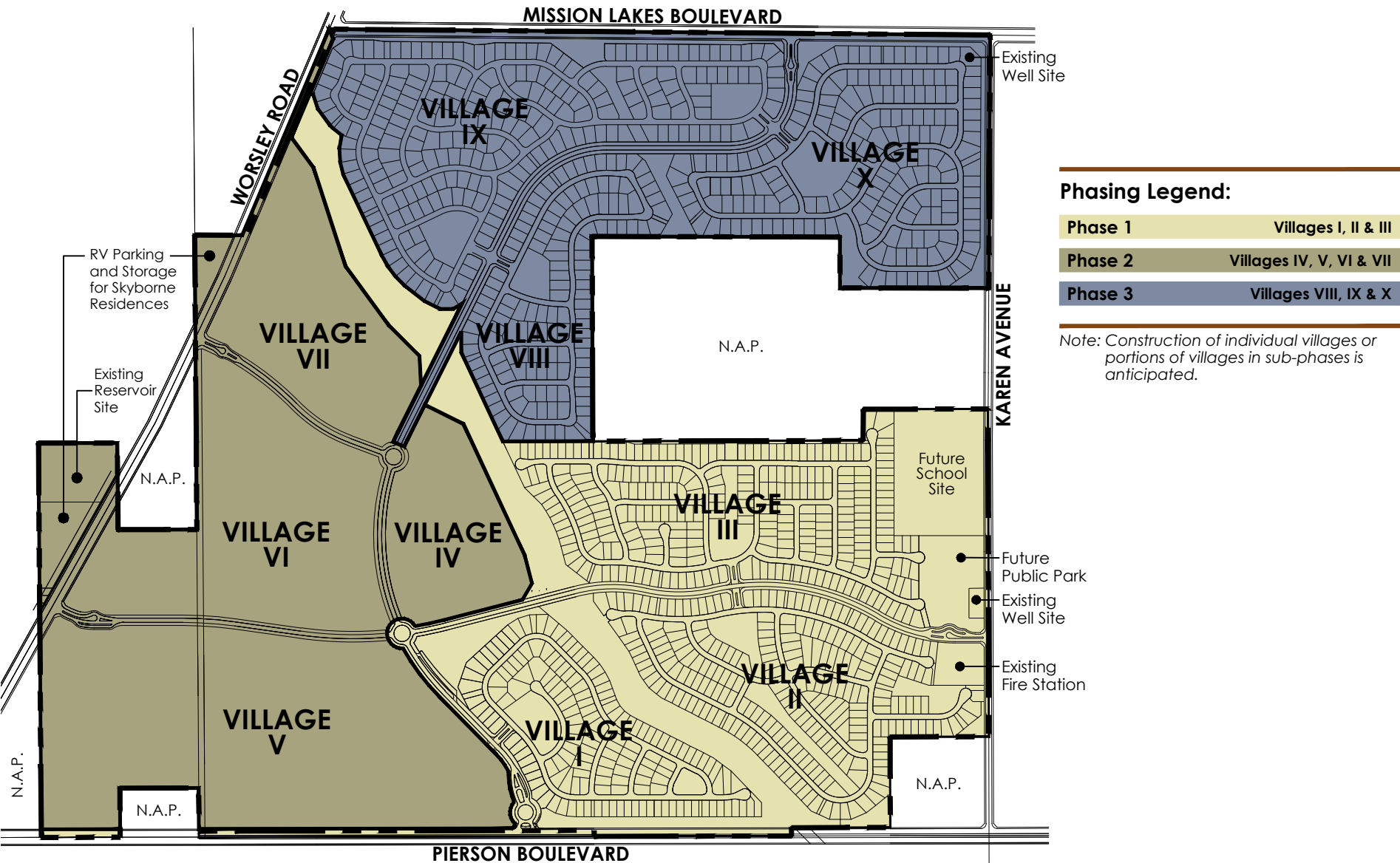


Source: MSA Consulting, Inc.

Exhibit Date: August 11, 2015

## ILLUSTRATIVE ACTIVE ADULT COMMUNITY CONCEPT (VILLAGES IV - VII)

**FIGURE 11b**  
PAGE 26



Source: Allard Engineering

Exhibit Date: August 11, 2015

PHASING PLAN

Phase II – Villages IV, V, VI and VII; the Worsley Road frontage; the spine road section between the two roundabouts; the northernmost roundabout; the westerly spine roads from each roundabout to Worsley Road. As of 2015, Phase II exhibits rough graded backbone streets but no residential development.

Phase III – Villages VIII, IX and X; frontage on Mission Lakes Boulevard; Karen Avenue from Mission Lakes Boulevard to the northernmost point of the out-parcel; the spine road from the northernmost roundabout to Mission Lakes Boulevard. As of 2015, Phase III exhibits rough graded backbone streets and rough graded lots in the western third of the phase.

All areas left vacant during construction will be stabilized.. Public Street improvements shall be installed according to the project phasing; so too will the perimeter walls and landscape treatments. As of 2015, Phase I is partially complete with graded lots, finished building pads and occupied homes.

## **Circulation**

### **Vehicular**

The Plan will utilize the adjacent street system in a manner consistent with the City of Desert Hot Springs' General Plan Circulation Plan. The property is bounded by Mission Lakes Boulevard to the north and Worsley Road to the west. Both streets are designated by the City's General Plan as Major Collectors requiring 100 foot right-of-way. The project shall dedicate an additional 20' from the edge of the existing ROW (30' from the centerline) to the property line on Worsley Road. A total of 50' from the centerline of the existing ROW to the project's property line shall be dedicated along Mission Lakes Boulevard. Pierson Boulevard is the site's southern boundary and is designated as a Major Arterial requiring 110 foot right-of-way. A 40' easement from the centerline exists therefore; the project shall dedicate an additional 15' from the edge of the existing ROW to the property line. Karen Avenue, the site's eastern boundary is a Local Collector requiring a 60 foot right-of-way. The project shall dedicate 30' ROW from the centerline to the property line.

Additional street widening and improvements shall be completed as part of this development. The main entrance to the development is on Pierson Boulevard and runs north through the project exiting on Mission Lakes Boulevard. There are three other entrances to the project; two on Worsley Road and Mission Lakes Boulevard and one on Karen Avenue. A boulevard effect shall be maintained throughout the public spine street of the development. Adequate emergency access is provided on the property. The North/South Spine Road and East/West Spine Roads will be dedicated to the City. Typical street cross sections for the project are shown on Figure 14a-14b.



***Skyborne Drive*** (North/South Spine Road) will be dedicated to the City and maintained by the Landscape and Lighting Maintenance District. The southern-most roundabout to Pierson Boulevard will be developed in Phase I; the northern-most roundabout and middle section of the spine road will be developed in Phase II; the remaining portion of the spine road will be constructed in Phase III.

***Promenade Drive*** (East/West Spine Road) will be constructed in two phases. The southern-most roundabout to Karen Avenue will be constructed in Phase I; the remaining portion of this east/west spine road will be developed in Phase II.

***Wellspring Drive*** (Northern-most Roundabout) will be constructed and will continue westerly towards Worsley Road in Phase II.

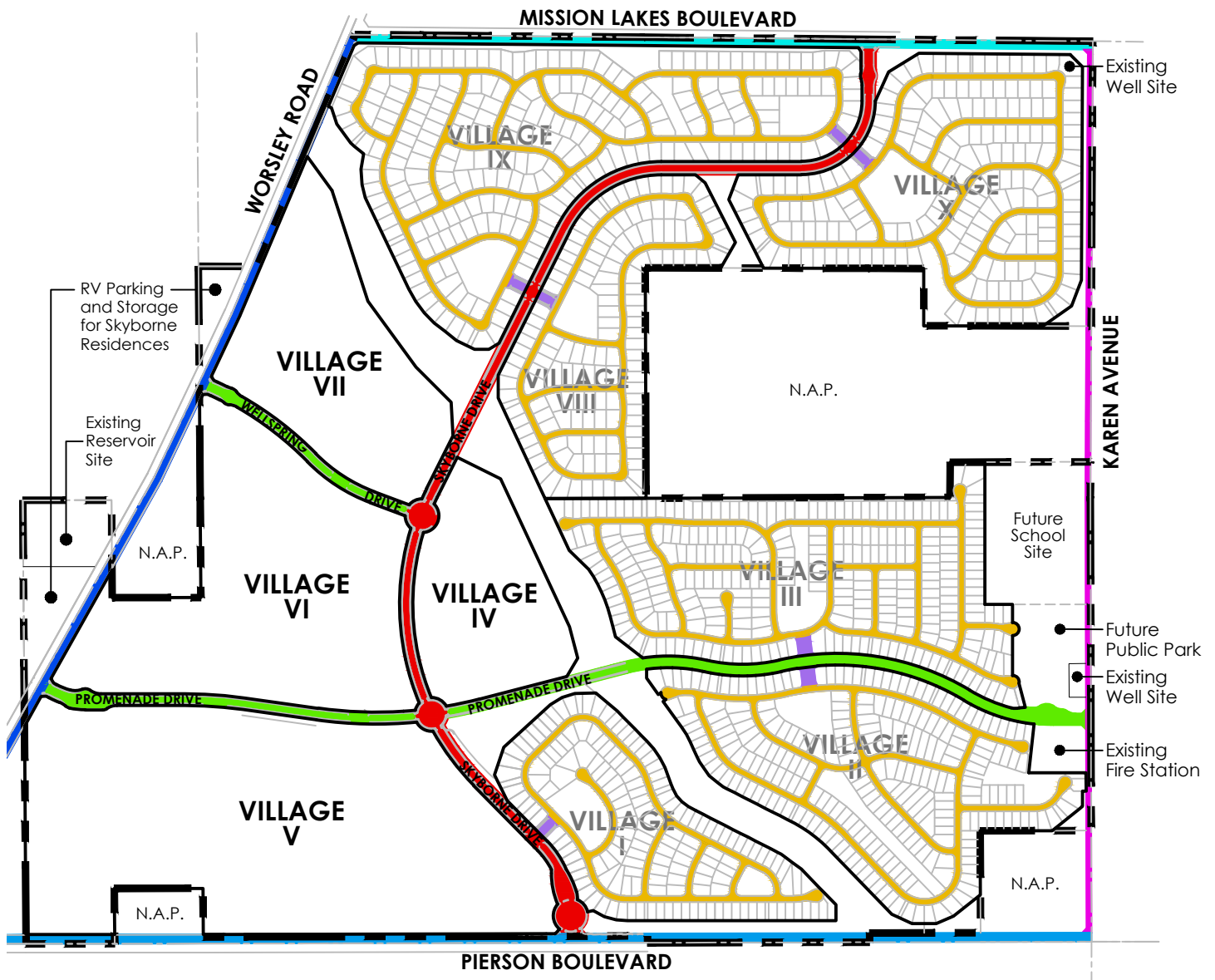
***Karen Avenue*** is the easterly boundary of the project and, as such, improvements are excluded at the key-hole out-parcel and a 10 acre site at the southeastern corner of the site.

***Mollies Road*** is not a dedicated road but rather a utility easement access. There are no plans to improve or continue use of this easement as an access.

#### **Pedestrian**

Skyborne proposes a series of gated villages with access to public perimeter roads via an network of internal private streets. Pedestrian amenities include walking paths, village amenity areas and jogging/bicycle trail systems. The retention areas shall provide opportunity for active and passive recreation. Private streets will be maintained by the Homeowner's Association.

# SKYBORNE SPECIFIC PLAN AMENDMENT NO. 1



## Legend:

--- Project Boundary

Private Interior Streets  
(37' R/W)

Cluster Court (AAC Only)  
(26' R/W)

Village Entry  
(82' R/W)

Wellspring Drive & Promenade Drive  
(70' R/W)

Skyborne Drive  
(80' R/W)

Pierson Boulevard  
(110' R/W)

Worsley Drive  
(100' R/W)

Mission Lakes Boulevard  
(100' R/W)

Karen Avenue  
(60' R/W)

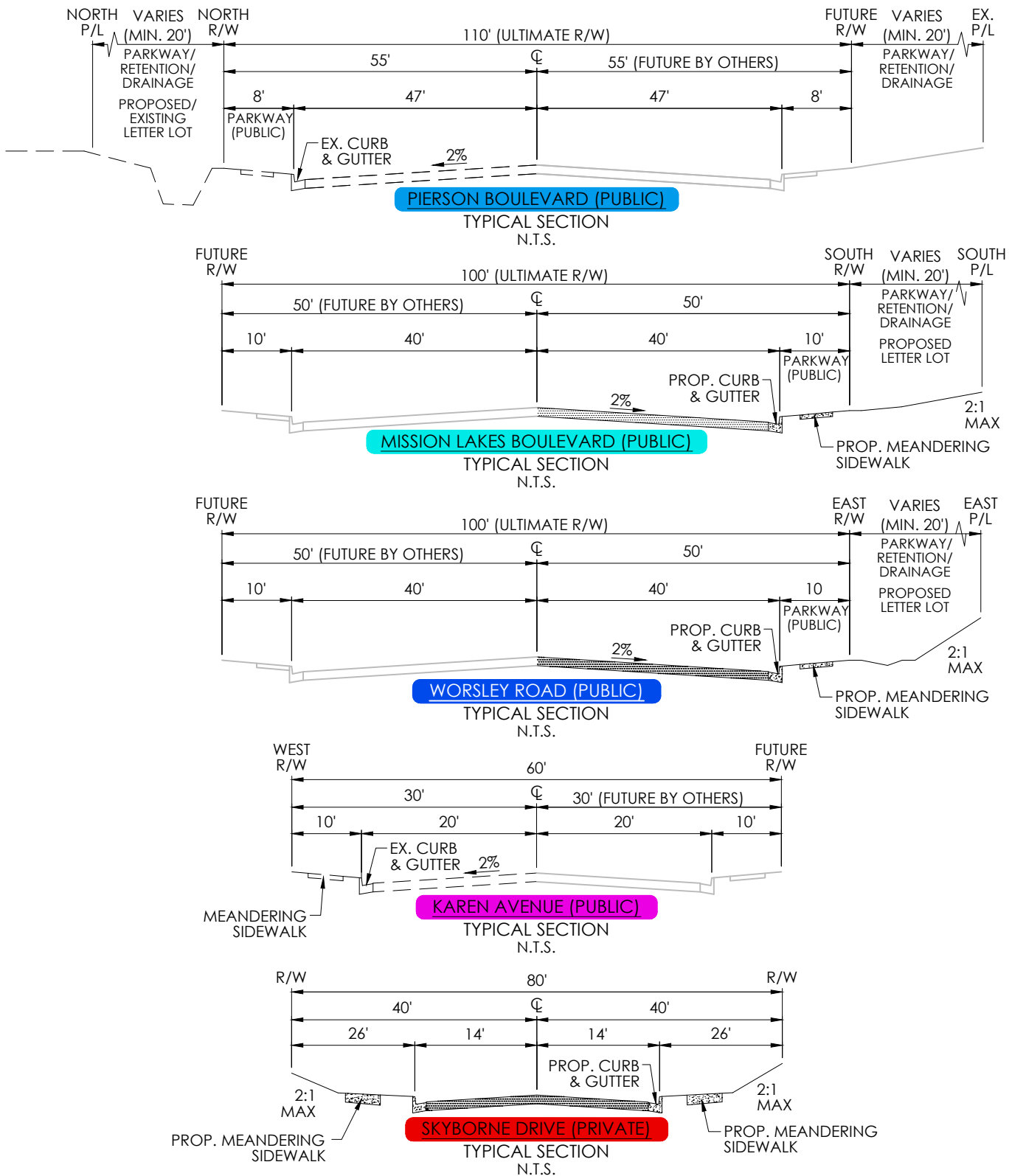
Notes: 1. See Figures 13a & 13b for Roadway Cross Sections.

2. Circulation to be determined with final design for Villages IV - VII.

Source: Allard Engineering

Exhibit Date: August 10, 2015

# SKYBORNE SPECIFIC PLAN AMENDMENT NO. 1



Source: Allard Engineering

Exhibit Date: August 7, 2015



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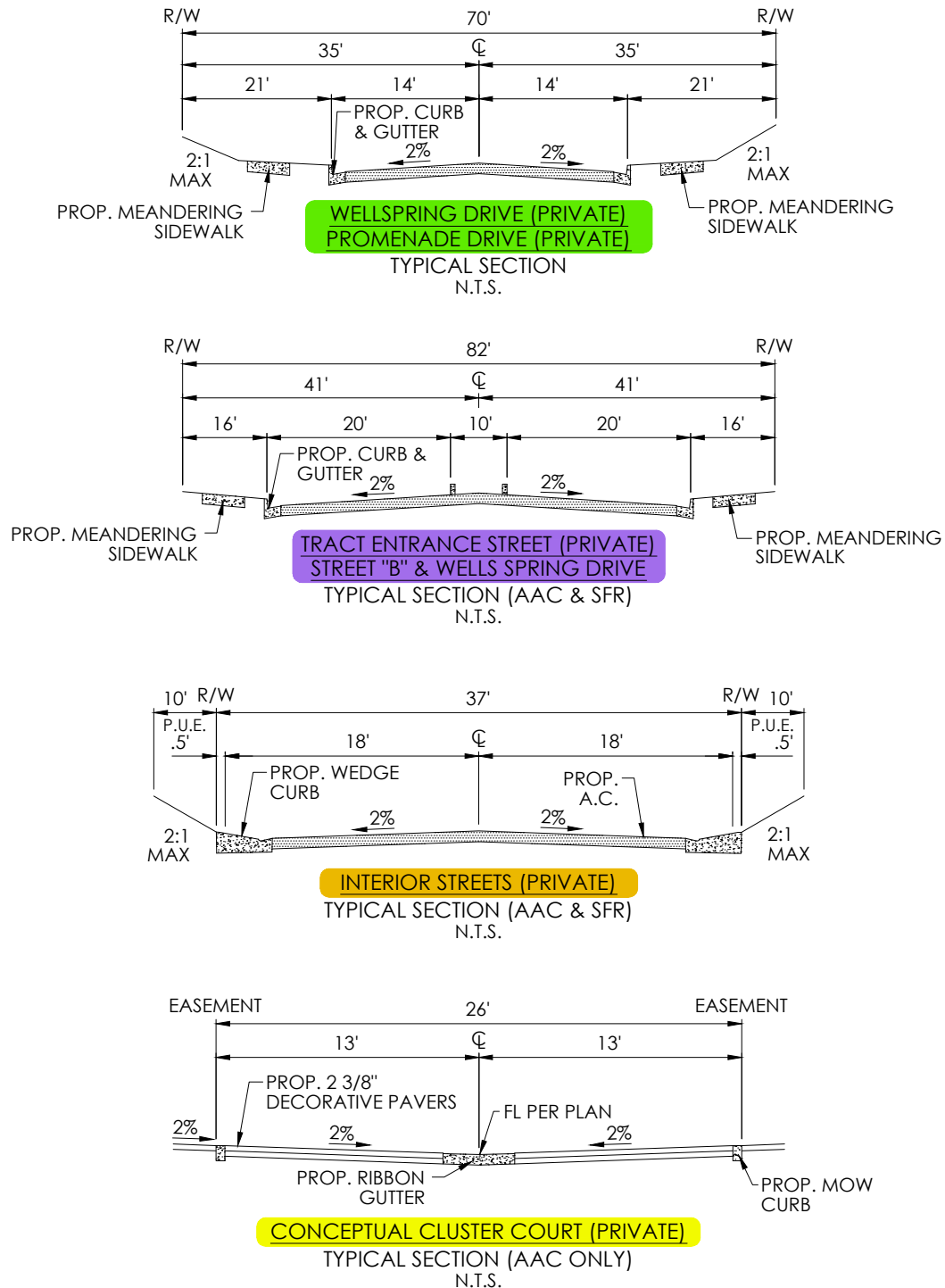
N.T.S.

## TYPICAL STREET CROSS SECTIONS

FIGURE 14a  
PAGE 31



# SKYBORNE SPECIFIC PLAN AMENDMENT NO. 1



Source: Allard Engineering

Exhibit Date: August 11, 2015



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N.T.S.

## TYPICAL STREET CROSS SECTIONS

FIGURE 14b  
PAGE 32

### **Grading and Erosion Control**

Grading of the site is in process and will continue in multiple phases due to the size of the project. Figure 15, *Conceptual Grading and Drainage Plan*, shows the grading concept for the property and retention basins located throughout the site for retention of increased storm flows and runoff due to development.

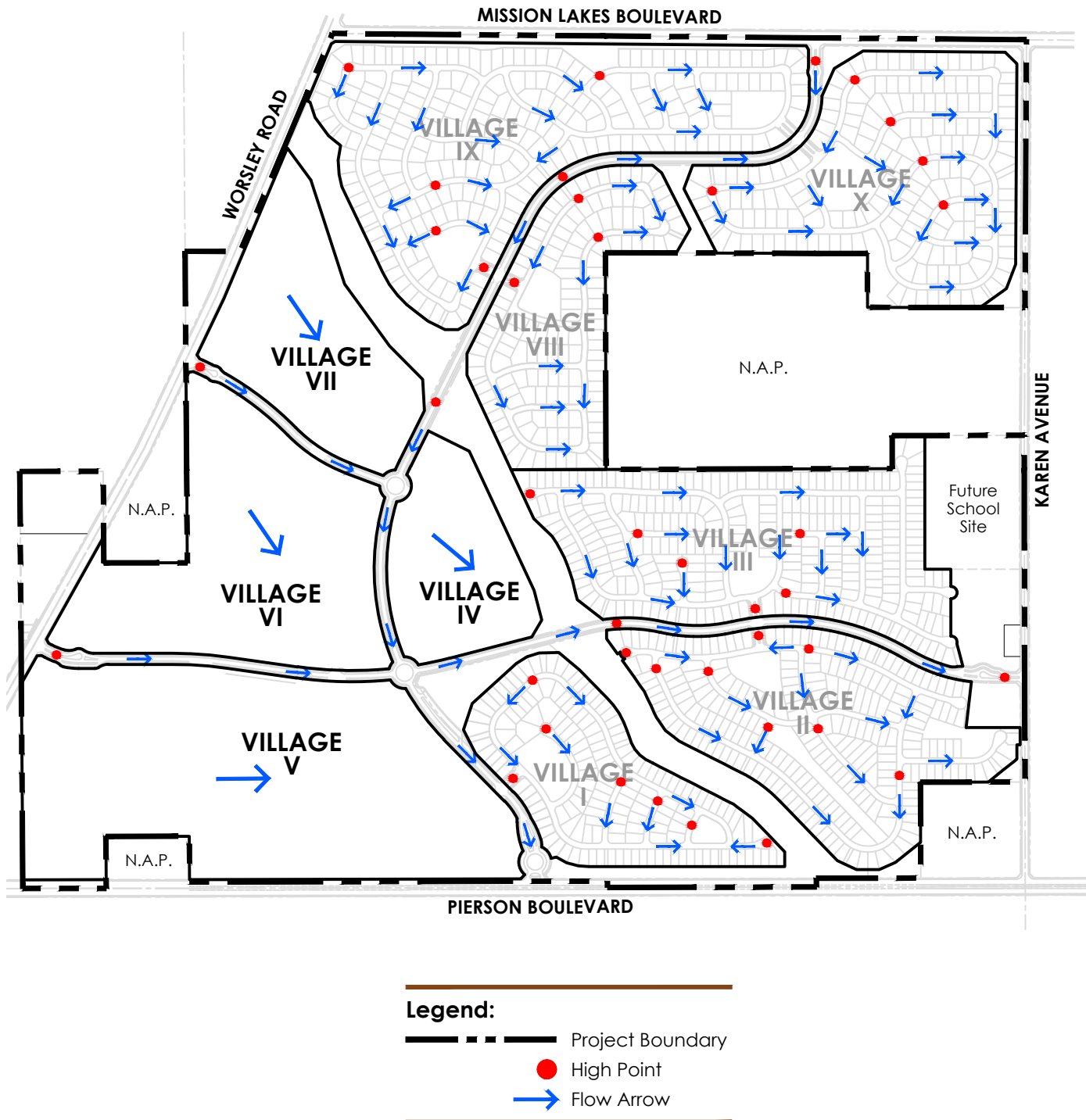
The natural terrain of the project will result in elevation differences between adjoining building pads and adjacent villages. Rear-yard pad differential may vary from 3 to 14 feet. Side-yard pad differential may vary from 1 to 3 feet. Pad differential will be mitigated by graded slopes and/or retaining walls. Slope areas will be landscaped and irrigated for erosion control in accordance with City engineering design requirements.

The grading operations shall include adequate provisions for wind and water erosion control during and after grading operations. The details of erosion control shall be included in the project's Storm Water Pollution Prevention Plan (SWPPP) and PM-10 Plan.

### **SWPPP/NPDES/PM 10**

The City of Desert Hot Springs requires SWPPP, NPDES and PM 10 plans to control the wind and water born erosion associated with such grading operations. The grading operations shall include adequate provisions for wind and water erosion control during as well as after grading operations have ceased. A city-approved PM10 mitigation plan shall be required prior to issuance of a building permit. Average slope across the site is 3.35 percent. The site is part of the alluvial outwash from the adjacent foothills and generally slopes from northwest to southeast.

The details of erosion control will be addressed in the Project's mandatory Storm Water Pollution Prevention Plan (SWPPP) and PM-10 Fugitive Dust Control Plan (PM-10 Plan) including the application of best management practices during and after construction. These will ensure that equipment and procedures are in place to minimize wind-borne and water-borne erosion during temporary construction activities and that appropriate permanent ground covers and landscape materials are applied over the long term once the project is complete.



Source: Allard Engineering

Exhibit Date: August 10, 2015

CONCEPTUAL GRADING AND DRAINAGE PLAN

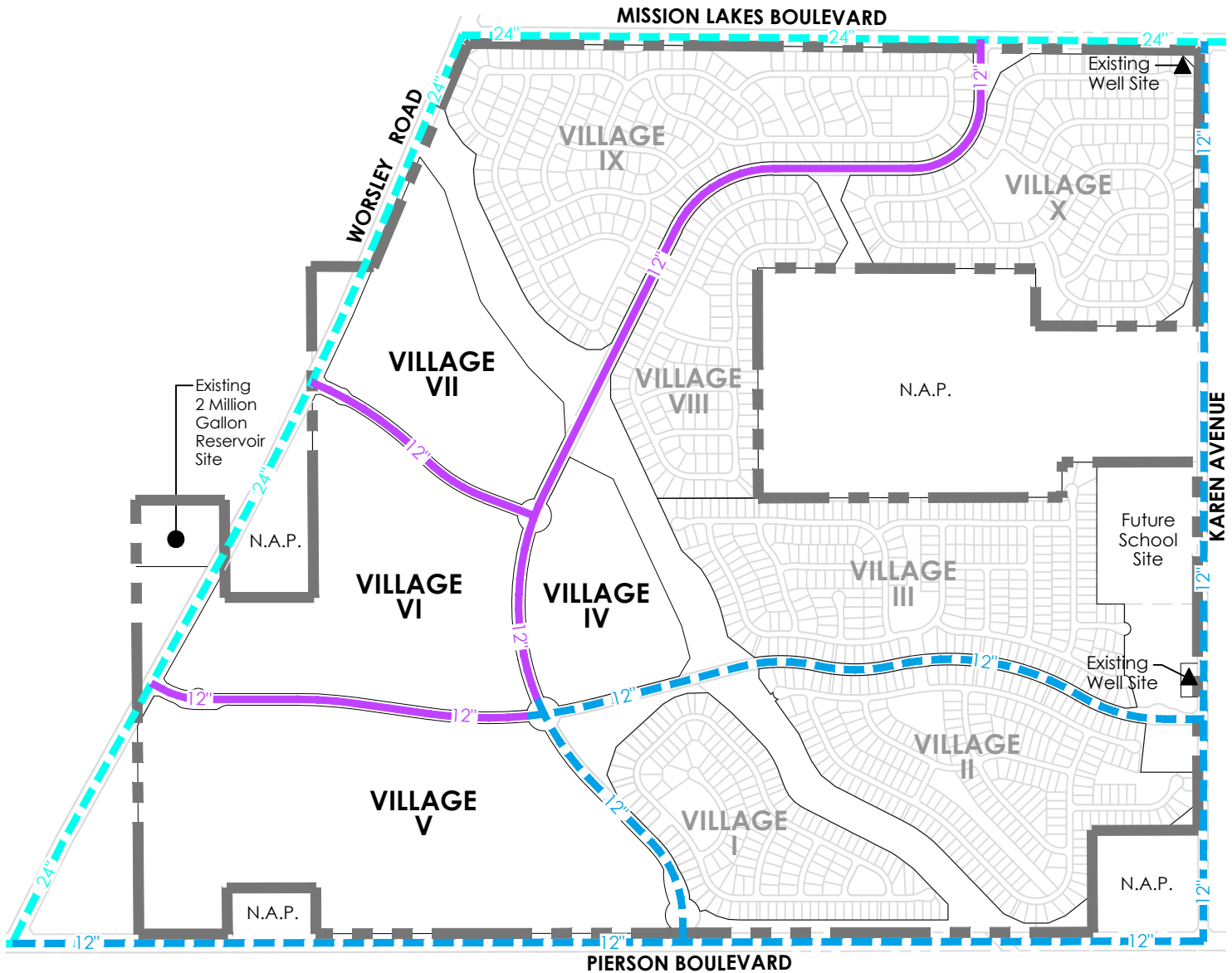
## **Sewer and Water**

The Specific Plan will be fully served with domestic water and sanitary sewer from public systems managed by the Mission Springs Water District (MSWD). Both have been extended within the site to serve the initial project phases.

**Domestic Water** - As shown in Figure 16, *Conceptual Water Master Plan*, the Specific Plan proposes a network of water lines within the interior private street system to convey domestic water to residences throughout the community. The site is currently served with recent construction of a well site, reservoir site, and several miles of transmission and distribution lines. Future construction of additional wells and reservoirs to the satisfaction as MSWD will assure adequate water supply to the project.

**Sanitary Sewer** - As shown in Figure 17, *Conceptual Sewer Master Plan*, the Specific Plan proposes a system of sewer mains within interior private streets to serve the community. Several miles of off-site and on-site sewer main construction has assured adequate infrastructure exists for the completion of the project. The tracts will continue this backbone system on a phased basis.

# SKYBORNE SPECIFIC PLAN AMENDMENT NO. 1



## Legend:

- Project Boundary
- 12" Proposed 12" Water Main
- - - 12" Existing 12" Water Main
- - - 24" Existing 24" Water Main
- Existing Reservoir
- ▲ Existing Well Site

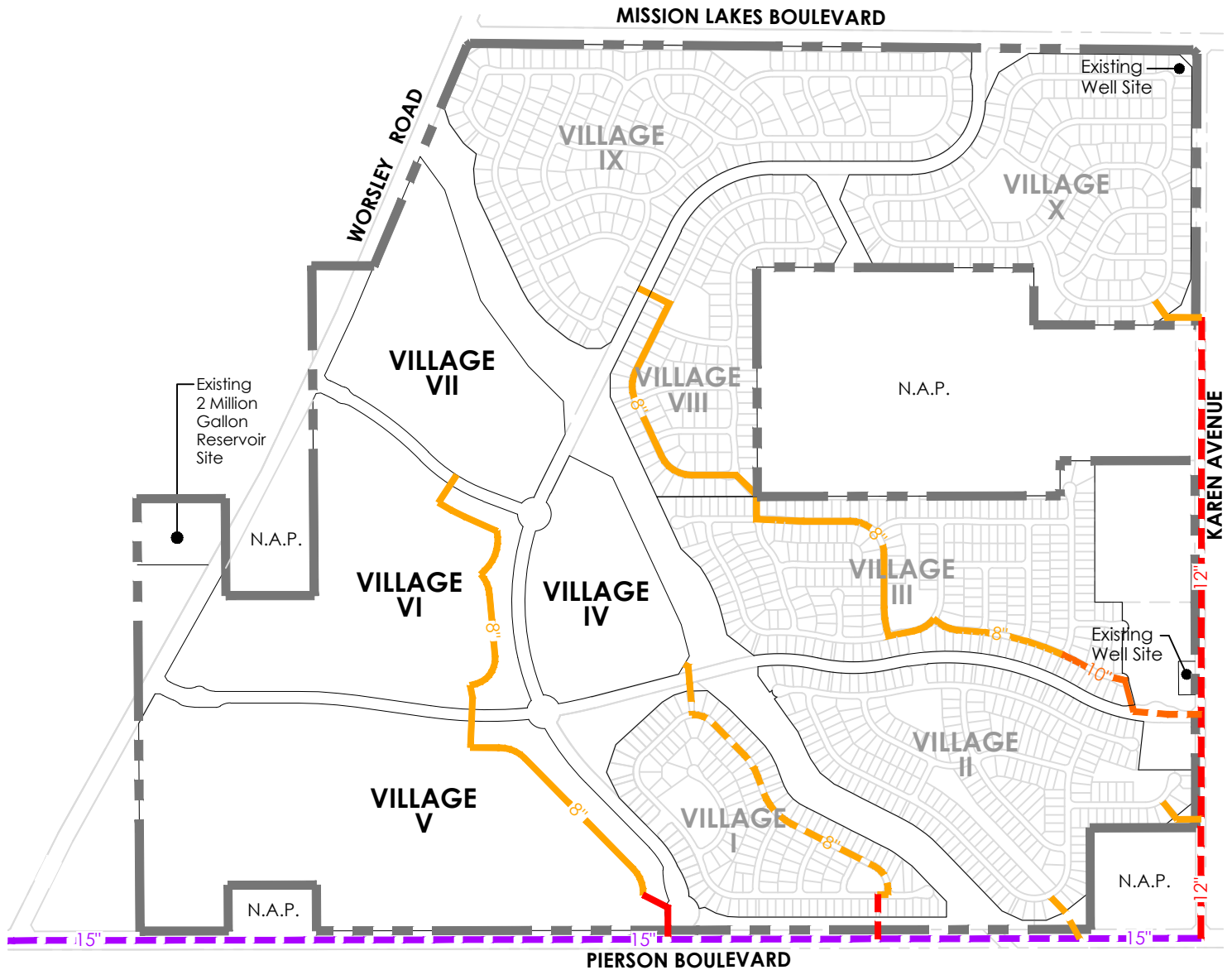
Notes: 1. Subject to Mission Springs Water District approval.  
2. As of 2015, portions of the water system in Villages I-III, VIII-X have been designed and/or constructed.

Source: Allard Engineering

Exhibit Date: August 7, 2015

## CONCEPTUAL WATER SERVICE PLAN

# SKYBORNE SPECIFIC PLAN AMENDMENT NO. 1



## Legend:

	Project Boundary		Proposed 8" Water Main
	Existing 8" Water Main		Proposed 10" Water Main
	Existing 10" Water Main		Proposed 12" Water Main
	Existing 12" Water Main		
	Existing 15" Water Main		

Notes: 1. Subject to Mission Springs Water District approval.  
2. As of 2015, portions of sewer in Villages I-III & VIII-X have been designed and/or constructed.

Source: Allard Engineering

Exhibit Date: August 10, 2015

## CONCEPTUAL SEWER SERVICE PLAN



SECTION IV. DEVELOPMENT STANDARDS

Allowable uses and development standards will generally be in accordance with the provisions of the City of Desert Hot Springs Zoning and General Plan regulations. Should conflict occur between the regulations and the Specific Plan, the provisions of the Specific Plan and supporting text shall prevail. The following proposed development standards are applicable to the Skyborne Specific Plan and are meant to augment Section 17.08.030 of the City's Municipal Code. These standards are intended to be consistent with the City of Desert Hot Springs General Plan goals, policies and objectives. As noted in Section VI, Administration, any provisions not specifically addressed herein will be subject to the applicable City ordinances, codes and regulations.

**Residential Low**

The General Plan Land Use designation of Residential-Low (R-L), which allows densities ranging between 0 - 5 dwelling units per acre, supports the construction of 2,140 residential units on the 604 acre project site at an average density of 3.5 dwelling units per acre. Individual Villages are proposed at densities ranging from 3.2 – 5.0 dwelling units per acre (see Figure 10, Land Use)

Traditional single family neighborhoods will allow lot sizes ranging from 5,500 to 8,000 square feet. In addition, Active Adult Communities may include smaller 4,500 square foot single family detached lots and clustered, detached home products on minimum 3,400 square foot lots. Development standards for the single family and active adult products are shown in Table 4.1 *Development Standards – Standard Single Family Residential Lots* and in Table 4.2, *Development Standards - Cluster Lots*. These are accompanied and illustrated by Figure 18, *Typical SFR Interior Lot*, Figure 19, *Typical SFR Corner Lot* and Figure 20, *Typical AAC Cluster Lot*. Table 4.5 shows the percentage of lots at varying sizes within each of the Residential Villages.

**TABLE 4.1 DEVELOPMENT STANDARDS  
FOR STANDARD SINGLE FAMILY RESIDENTIAL LOTS  
(In both Traditional and Active Adult Neighborhoods)**

<b><i>Allowable Uses</i></b>
Single Family Dwellings
Attached or Detached Casitas <sup>1</sup>
Garages <sup>2</sup>
Patio Covers, Decks, Gazebos
Fences, Walls
Recreational Vehicle Storage <sup>3</sup>
Swimming Pools, Spas, Cabanas
Satellite Dishes and Antennas under 3-feet high <sup>4</sup>

**SKYBORNE SPECIFIC PLAN AMENDMENT NO. 1**

Public/Private Utility Facilities	
<b>Lot Standards</b>	
Minimum lot size	4,500 s.f. in AAC neighborhoods 5,500 s.f. in Traditional SFR neighborhoods
Minimum lot width <sup>5</sup>	50'
Minimum lot frontage cul-de-sacs and knuckles/ irregular lots and flag lots	35'
Minimum lot depth	105'
Minimum corner lot width	60'
Maximum structure height	28'
Maximum number of stories	2 (1 along SP perimeter public streets)
<b>Building Setbacks</b>	
Minimum front yard setback <sup>6</sup>	20' to front facing garage 15' to side loaded garage 15' to structure
Minimum interior side yard setback	5'
Minimum corner side yard setback	10'
Minimum rear yard setback	10'
<b>Other</b>	
Building Footprint Coverage	55%
Minimum livable area excluding garage (sq. ft.)	1,200
Maximum Fence/Wall Height - Residential <sup>7</sup>	Front yard without pool – 4' Front yard with pool – 5' Side/Rear yard – 6'
Maximum Fence/Wall Height – Combination Retaining and Garden wall <sup>8</sup>	10' if visible from public street 14' if not visible from public street
Garage	20' x 20' minimum 2 car parking minimum
Pool <sup>9</sup>	Decking – 3' min. to side/rear lot line or to building Water surface - 5' min. to side/rear lot line Water surface - 10' min. to front lot line
Recreational Vehicle Storage	Allowed in designated RV Storage areas
Architectural Projections <sup>10</sup>	Front Setbacks – 3' Street Side Setbacks – 3' Interior Side Setbacks – 2' Rear Setbacks – 3'

Accessory Structures <sup>11</sup>	Front Yard – Not Permitted Side and Rear Yards – 5' Setback Maximum Height of Accessory Structure - 8'
Mechanical Equipment Encroachment	5' maximum into required side yard on non-gated side
<ol style="list-style-type: none"> <li>1. Use as second unit allowed as required by State law.</li> <li>2. Carports are specifically excluded.</li> <li>3. RV Storage is allowed in designated areas. RV storage is prohibited in residential neighborhoods except as regulated by Community CC&amp;Rs.</li> <li>4. Under 3' allowed by right. Over 3' high allowed case by case as Conditional Use.</li> <li>5. Measured between side property lines at the front yard setback.</li> <li>6. Measured from front property line (See Figure 19).</li> <li>7. Measured from finished grade of the lot.</li> <li>8. Measured from finished grade of the lower lot.</li> <li>9. Subject also to current Building Code setbacks if more stringent.</li> <li>10. Projections and reveals around windows or doors, eaves, awnings, louvers and similar shading devices, sills, belt courses, cornices/similar features, closets, storage spaces, garages, blues, fireplaces and bay windows.</li> <li>11. Tool Shed, any structure detached from and incidental to principal building; not designed for human habitation.</li> </ol>	

**TABLE 4.2 DEVELOPMENT STANDARDS FOR CLUSTER LOTS**

**(In Active Adult Neighborhoods only)**

<b>Allowable Uses</b>	
Single Family Dwellings – Attached, Detached or Zero Lot Line	
Attached or Detached Casitas <sup>1</sup>	
Garages <sup>2</sup>	
Patio Covers, Decks, Gazebos	
Fences, Walls	
Recreational Vehicle Storage <sup>3</sup>	
Swimming Pools, Spas, Cabanas	
Satellite Dishes and Antennas under 3-feet high <sup>4</sup>	
Public/Private Utility Facilities	
<b>Lot Standards</b>	
Minimum lot size (Including access drive)	3,400 square feet
Minimum lot depth (Including access drive)	85'
Minimum corner lot width (When side yard adjacent to private street)	50'
Maximum structure height <sup>5</sup>	28'
Maximum number of stories <sup>5</sup>	2 (1 along SP perimeter public streets)

## SKYBORNE SPECIFIC PLAN AMENDMENT NO. 1

<b>Building Setbacks</b>	
Minimum front yard setback <sup>6</sup>	20'
Minimum garage setback <sup>7</sup>	20' to front loaded garage 15' to side loaded garage
Minimum interior side yard setback	5'
Minimum corner side yard setback	10'
Minimum rear yard setback	10'
<b>Other</b>	
Building Footprint Coverage	45% - ground level 50% - 2 story
Minimum livable area excluding garage (sq. ft.)	1,200
Maximum Fence/Wall Height - Residential <sup>8</sup>	Front yard without pool – 4' Front yard with pool – 5' Side/Rear yard – 6'
Maximum Fence/Wall Height – Combination Retaining and Garden wall <sup>9</sup>	10' if visible from public street 14' if not visible from public street
Garage	20' x 20' minimum 2 car parking minimum
Pool <sup>10</sup>	Decking – 3' min. to side/rear lot line or to building Water surface - 5' min. to side/rear lot line Water surface - 10' min. to front lot line
Architectural Projections <sup>11</sup>	Front Setbacks – 3' Street Side Setbacks – 3' Interior Side Setbacks – 2' Rear Setbacks – 3'
Accessory Structures <sup>10</sup>	Front Yard – Not Permitted Side and Rear Yards – 5' Setback Maximum Height of Accessory Structure - 8'
Mechanical Equipment Encroachment	5' maximum into required side yard on non-gated side

## SKYBORNE SPECIFIC PLAN AMENDMENT NO. 1

1. *Use as a second unit is allowed as per State law.*
2. *Carports are specifically excluded.*
3. *RV Storage is allowed in designated areas. RV storage is prohibited in residential neighborhoods except as regulated by Community CC&Rs.*
4. *Under 3' allowed by right. Over 3' high allowed case by case as Conditional Use.*
5. *3 story elements up to 32' high are conditionally allowed for small attic spaces if approved by the City with a specific finding that the architectural massing of the overall cluster is not detrimental to*
6. *Measured from access drive (see Figure 20).*
7. *Measured from access drive or back of curb on private street, depending on garage orientation (See Figure 20).*
8. *Measured from finished grade of the lot.*
9. *Measured from finished grade of the lower lot.*
10. *Subject also to current Building Code setbacks if more stringent.*
11. *Projections and reveals around windows or doors, eaves, awnings, louvers and similar shading devices, sills, belt courses, cornices/similar features, closets, storage spaces, garages, blues, fireplaces and bay windows.*
12. *Any structure detached from and incidental to principal building; not designed for human habitation.*

**TABLE 4.3 PROHIBITED USES**

All uses not specified herein shall be prohibited, unless the Planning Commission determines, on a case by case basis that a particular use is similar in nature to those specified.
Commercial Uses
Multi-Family Residential Uses
Industrial Uses

**TABLE 4.4a LOTTING PERCENTAGES - TRADITIONAL SFR OPTION**

<b>Village</b>	<b>4500 SF</b>	<b>Cluster</b>	<b>5500 SF</b>	<b>6000 SF</b>	<b>6500 SF</b>	<b>7000 SF</b>	<b>8000+ SF</b>
Village I	0	0	38.3	13.0	15.6	13.6	19.5
Village II	0	0	40.4	29.0	6.9	8.6	15.1
Village III	0	0	28.5	34.8	12.6	8.9	15.2
Village IV	0	0	0	21.8	22.8	30.4	25.0
Village V	0	0	60.1	13.7	7.9	9.9	8.4
Village VI	0	0	0	11.7	28.3	32.1	27.9
Village VII	0	0	0	0	0	57.5	42.5
Village VIII	0	0	0	0	0	43.2	56.8
Village IX	0	0	0	0	0	19.8	80.2
Village X	0	0	0	0	0	17.7	82.3

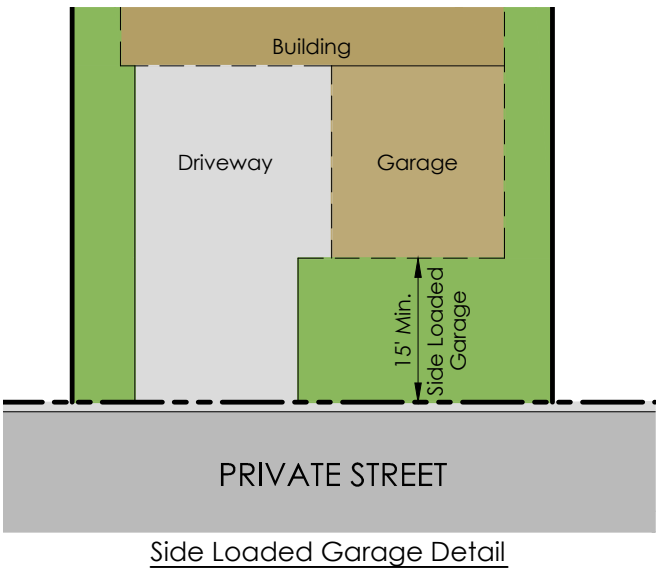
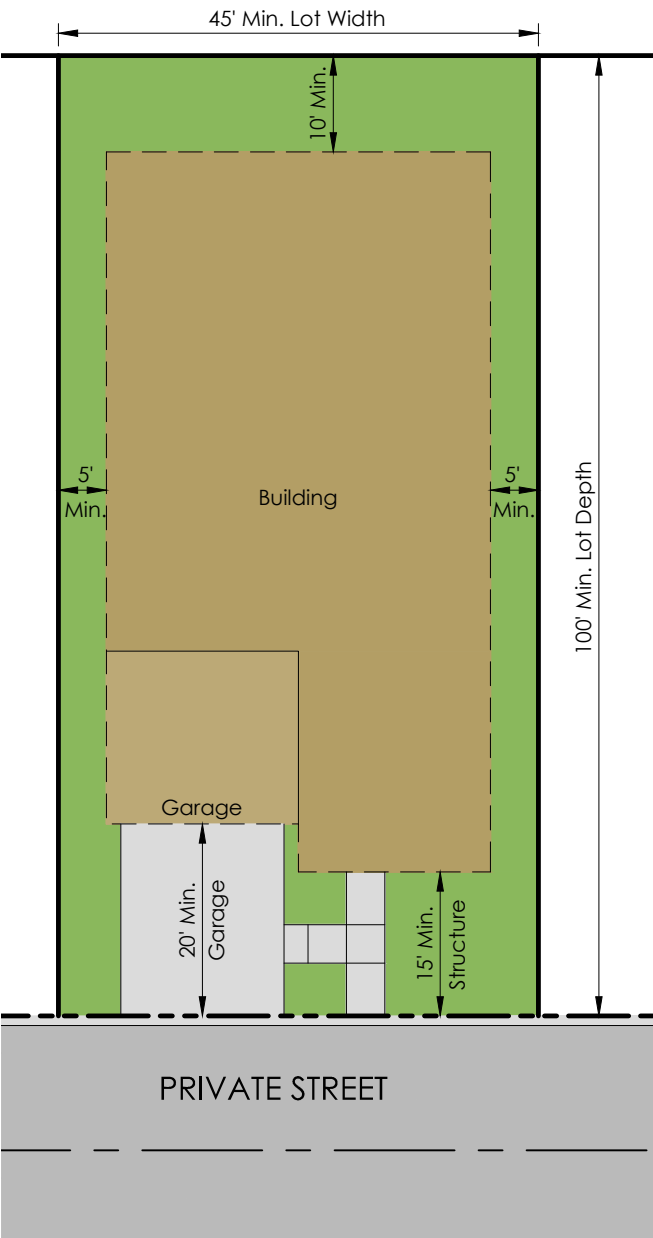
*Note: Percentages are intended to illustrate the lot sizes and mix shown on Figure 11.a for general comparison of alternatives only. Actual percentages may vary and will be determined by implementing Tentative Tract Maps.*



TABLE 4.4b LOTTING PERCENTAGES - AAC OPTION

<b>Village</b>	<b>4500 SF</b>	<b>Cluster</b>	<b>5500 SF</b>	<b>6000 SF</b>	<b>6500 SF</b>	<b>7000 SF</b>	<b>8000+ SF</b>
Village I	0	0	34.9	15.1	19.1	18.4	12.5
Village II	0	0	34.9	32.8	9.9	11.6	10.8
Village III	0	0	23.2	49.3	8.1	11.6	7.8
Village IV	53.9	17.6	5.9	0	22.6	0	0
Village V	32.4	25.6	23.8	0	11.4	6.8	0
Village VI	29.7	30.5	15.1	0	13	11.7	0
Village VII	28.4	25.7	18.2	0	14.2	13.5	0
Village VIII	0	0	0	0	0	40.1	59.9
Village IX	0	0	0	0	0	15.5	84.5
Village X	0	0	0	0	0	3.3	96.7

*Note: Percentages are intended to illustrate the lot sizes and mix shown on Figure 11.b for general comparison of alternatives only. Actual percentages may vary and will be determined by implementing Tentative Tract Maps.*



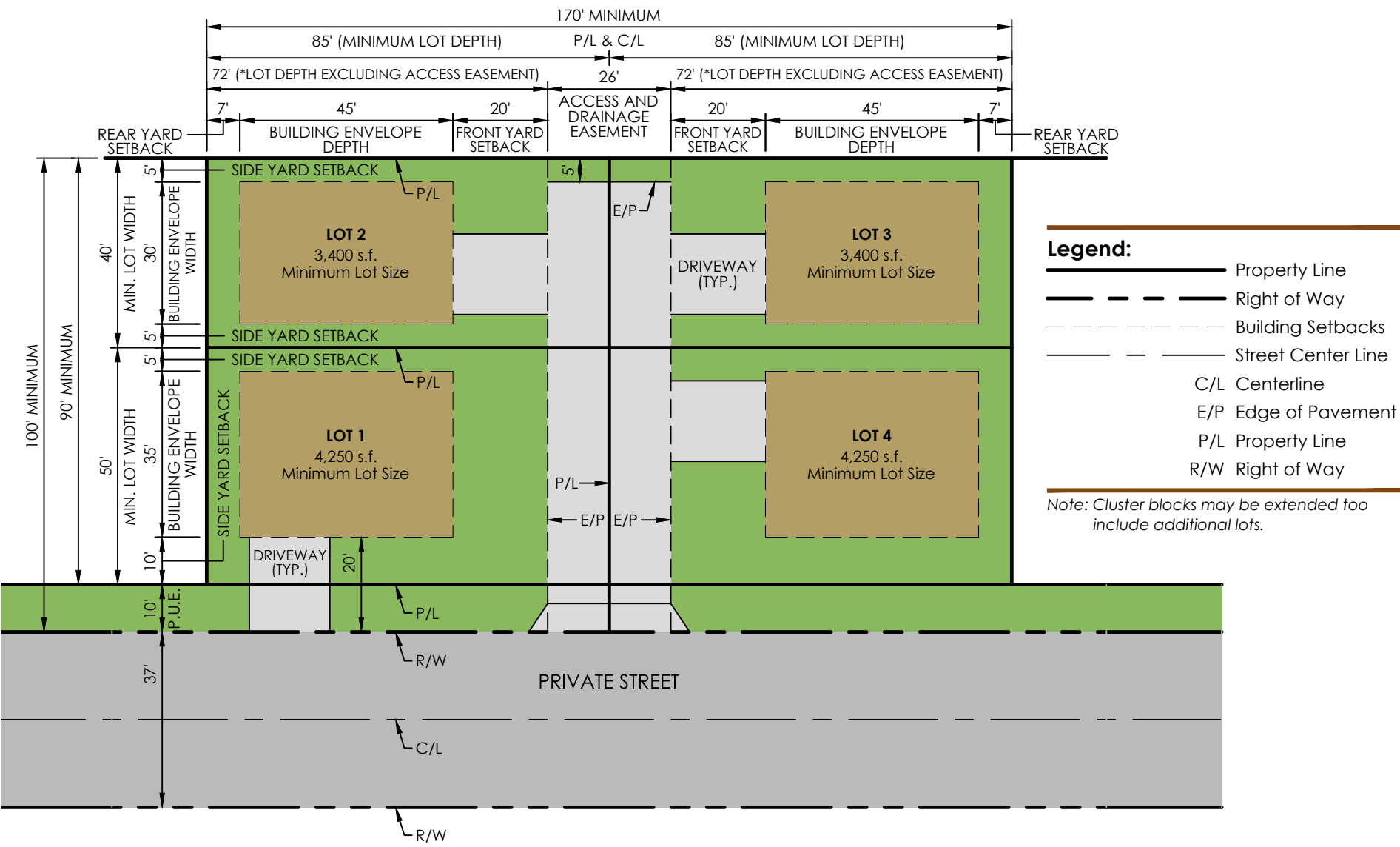
- Legend:**
- Property Line
  - Right of Way
  - Building Setbacks
  - Street Center Line

Note: Applies to 4,500, 5,500, 6,000, 6,500, 7,000 and 8,000 s.f. standard single family residential lots.



Source: MSA Consulting, Inc.

Exhibit Date: August 7, 2015



Source: MSA Consulting, Inc.

Exhibit Date: August 7, 2015

TYPICAL ACTIVE ADULT COMMUNITY CLUSTER LOT



**Private Open Space**

Private Open Space designation is inclusive of trail, sidewalks, benches, trash receptacles, parkways, all landscaped areas maintained by the community through its Homeowners Association.

The following land use designations and standards are applicable to the clubhouse/community recreational facilities. These facilities will be privately owned and strictly for the use of Skyborne residents.

**TABLE 4.5 DEVELOPMENT STANDARDS  
FOR PRIVATE OPEN SPACE AND CLUBHOUSE**

<b>Allowable Uses</b>	
Perimeter Fences and Walls	
Bicycle Trails, Walking Paths	
Parks and Open Space	
Clubhouse Including Meeting Rooms, Arts and Crafts Room, Workout Rooms, Card Rooms, Etc.	
Channel, Retention Basins	
Public/Private Utility Facilities	
Satellite Dishes and Antennas	
Tot Lots, Athletic Fields, Tennis Courts, Pools and Spas, Gazebos, Dog Amenities, Picnic/Barbeque Areas, Benches, Bike Racks and similar outdoor recreational amenities	
<b>Lot Size</b>	
Minimum Lot Size	20,000 Square Feet
<b>Setbacks</b>	
Minimum Building Street Setback	40 feet
Minimum Building Abutting Single Family Lot Setback	20 feet
Minimum Building-to-Parking Setback	10 feet
Minimum Building-to-Building Setback	10 feet
<b>Other</b>	
Maximum Building Height	36 feet
Maximum number of stories	2
Maximum Lot Coverage	50%
Parking	A minimum of 30 spaces shall be provided
Minimum Clubhouse Size	4,000 – 8,000 square feet

## **Public Open Space**

Public Open Space designation is land dedicated to the City for public purposes.

**TABLE 4.6 PERMITTED USES FOR PUBLIC OPEN SPACE**

Public Parks
RV Parking and Storage
Playgrounds
Channel/Wash
Utility Facilities
Schools

## **Additional Development Standards**

### ***Accessory Structures***

Accessory structures are structures other than a garage which is detached from a principal structure on the same lot, incidental to the principal building and not designed for human habitation.

### ***Pools***

- Pools are allowable in either front or rear yard.
- Swimming pools and spas may be located within 3 feet of a property line and within 3 feet of any main structure; however, water surface shall not be closer than 5' to any side/rear property line and no closer than 10' to front property line and shall be enclosed with a masonry wall a maximum of 5' in height. Pools must also comply with current building codes, if more stringent.

### ***Mechanical Equipment***

Heating/air conditioning (HVAC) or other type of equipment shall be mounted on the side of the structure or on the ground. No roof-mounted equipment shall be permitted. The HVAC shall be placed on the non-gated side of the yard and shall maintain a minimum of 18" of clearance between the property line and the equipment. All HVAC and similar equipment must be visually screened. Screens shall be designed and constructed to intercept both equipment view, and to the extent feasible, noise. The method of screening must be functionally and architecturally compatible in terms of materials, color, shape and size. The screening design shall blend with the building design. Wherever individual equipment is provided, a continuous screen is desirable.

### ***RV Parking***

Recreational Vehicle Parking is allowed in designated areas shown on the Land Use map, Figure 10. Outside parking of Recreational Vehicles in residential neighborhoods is

prohibited except as regulated by the rules and regulations of the Skyborne Community HOA and the community CC&Rs.

### ***Patios/Overhangs/Shade Requirements***

- Where exterior glass doors face south or west and open to the main outdoor living space, provide 8' minimum cover patios for shade.
- Roof overhangs are mandatory over windows larger than 5 square feet facing south and west.
- Patio roofs are mandatory over exterior glass doors opening onto major outdoor spaces. Such patio roofs shall extend a minimum of 8' from exterior walls.

### ***Garages***

- No less than 25% of all garage doors shall have window panels in them.
- Segmented wooden doors are allowed when they are architecturally compatible with the building design.
- Minimum garage size shall be 20' x 20'.

### ***Mailboxes***

Gang mailboxes shall be installed rather than individual mailboxes at each lot. These shall comply with US Postal Service design standards.

### ***Trash Collection***

Regular collection of household solid waste will be performed by the City's contracted waste disposal company. Either shared or individual pick up methods are allowed as may be approved by the City's contractor.

### ***Walls and Fences***

***Perimeter Walls*** – Perimeter walls will be installed in conformance with the project phasing plan to ensure consistency in the construction of the project's perimeter walls. These walls shall be 6' in height and of block construction, 2' wide columns and 6" precast cap. In some areas the walls will have view fencing with pilasters or view fencing on low walls with pilasters. The spacing of pilasters will follow natural contours and be placed at any change in block course or property lines a maximum of every 200'. As of 2015, the perimeter wall installed along Pearson Boulevard adjacent to Phase 1 is representative of what will be installed on the balance of the project.

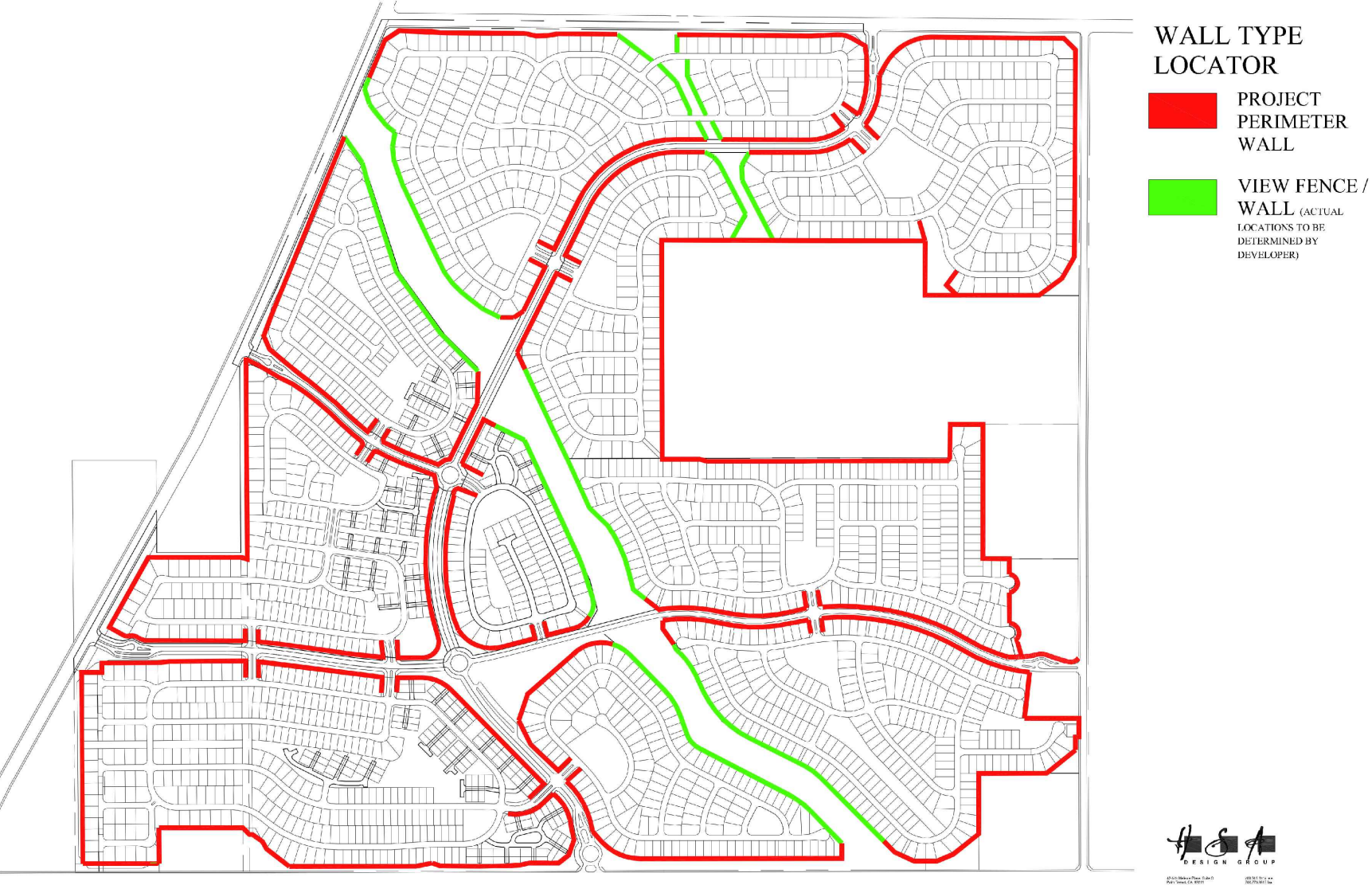
***Residential Walls/Fencing*** – The side and rear yards of the single family lots will be enclosed with block walls or plastic/vinyl fencing. Maximum height of perimeter and interior walls will be six (6) feet, exclusive of retaining walls with the exception of rear yards

facing public open space and park areas, where view fencing with or without low walls will be installed. Residences that have been constructed as of 2015 use plastic/vinyl fencing along their rear and side property lines.

**Common Area Walls** - Common area walls will be a combination of masonry block and view fencing with a maximum height of six (6) feet. View fencing or masonry/view combination will be constructed on rear yard lots facing the wash/channel.

*Wall and fence locations, cross sections and rear yard retaining details are shown in Figures 21, 22 and 23.*

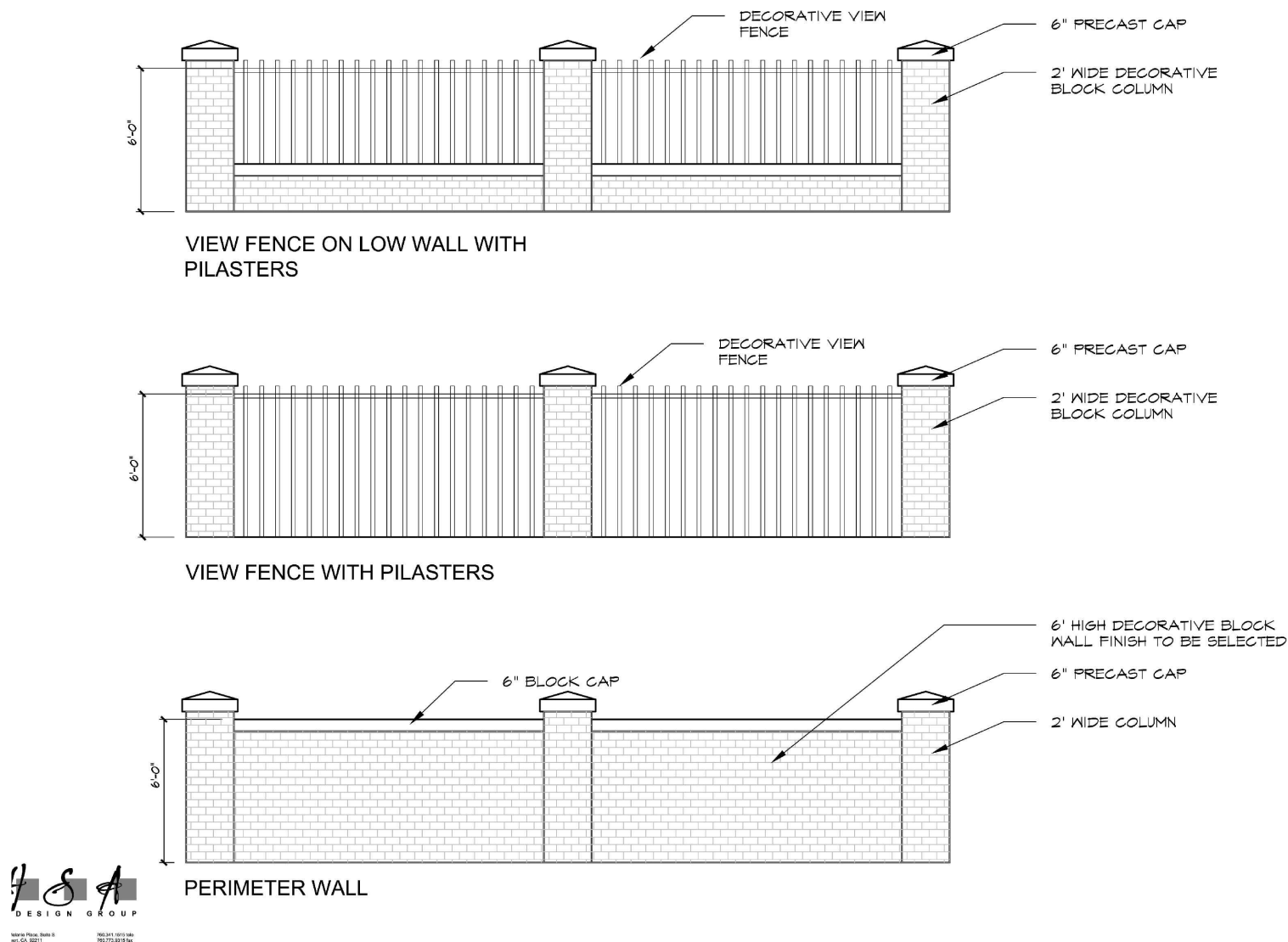




Source: HSA Design Group

Exhibit Date: August 7, 2015

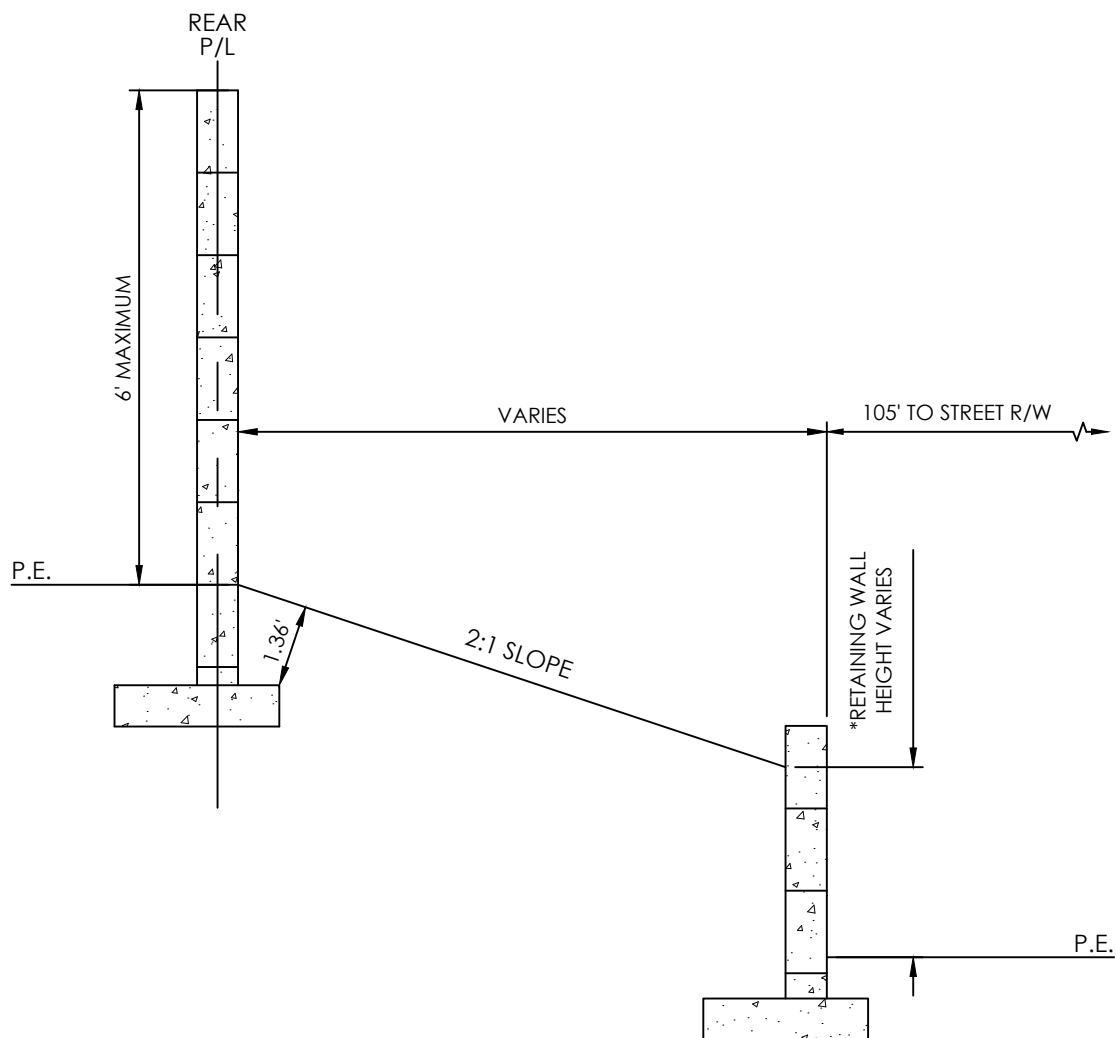
PERIMETER FENCING & WALL PLAN



Source: HSA Design Group

Exhibit Date: August 7, 2015

TYPICAL WALL & FENCE ELEVATIONS



\*HEIGHT VARIES FROM 0' TO 10'

Source: MSA Consulting, Inc.

Exhibit Date: August 7, 2015



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## CONCEPTUAL REAR PROPERTY LINE / RETAINING WALL / SLOPE DETAIL

N.T.S.

FIGURE 23  
PAGE 53

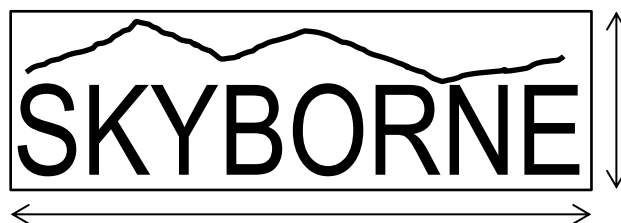
### ***Signs***

It is the objective of the project's sign plan to ensure that outdoor lighting shall be limited to the minimum height, number of signs and size needed to provide sufficient security and identification in each village. Elements of the signage plan include the following components.

**TABLE 4.7 SIGNAGE**

<b>Sign Type</b>	<b>Maximum Number</b>	<b>*Maximum Sign Area</b>	<b>Maximum Height</b>
<b><i>Project Entry</i></b>			
Community Identification (Channel Letter or Monument Sign)	Two signs at Pierson Blvd. Entrance	100 square feet	5 Feet
Secondary Entrance	Two signs at each of the project entrances on Worsley Road, Mission Lakes Boulevard and Karen Avenue	100 square feet	5 Feet
<b><i>Village Entry</i></b>			
Gated entrance to each Village	Two signs at each Village entrance	60 square feet	5 Feet
Renting or for Sale	One sign per lot	4 square feet	4 Feet
Residence Information	One sign per lot	1 sq.ft.	Building mounted only. Must be below eave line.

\* The maximum sign area shall be calculated based on the height and width of a freestanding sign or by drawing a rectangle around the text/image area, if not freestanding.



### **Review Process**

The City's review process requires the proposal be reviewed by City staff and representatives from affected agencies outside of the City such as Mission Springs Water District and other service providers. These agency representatives review the proposal based on City codes and regulations of the respective agencies.



Following the staff review of the development proposal is the public hearing process. A hearing is conducted at the Planning Commission level, the recommending body to the City Council. Another public hearing is conducted with the City Council. Interested members of the public may comment on the proposed development at either stage. Prior to adoption of the Specific Plan, a finding of consistency with the City's General Plan must be made.

The Specific Plan sets forth the land uses and development standards and review procedures. The City's design review process will also be used to evaluate the actual site development for conformance with the Specific Plan and City codes.

**SECTION V. DESIGN GUIDELINES**

The Design Guidelines for Skyborne cover both architectural and landscape principles and elements. Building form and architectural styles shall be Mission Revival, Desert Ranch, Modified Adobe and Mid Century Contemporary. The Design Guidelines shall address broad issues such as building orientation and setbacks as well as individual design elements and materials.

All new construction and future modifications require a Development Permit and are subject to the City's design review process. The Director of Community Development shall receive and evaluate all projects subject to design review. The department shall forward the appropriate materials to the Planning Commission for review and consideration. If necessary, a final determination by City Council is required to ensure that the project meets the City's performance standards and design guidelines.

**Site Design**

The homes in Skyborne will have extraordinary views, yet they must also withstand the harsh desert climate. Shade from the sun, insulation from the heat and protection from prevailing winds are critical. Skyborne encourages flexibility in setbacks and orientation of homes to optimize shade, protection and views. Along some streets, placing the homes toward the rear of a lot may take better advantage of views. In such cases, the main outdoor living areas will be in the front. Every effort will be made to provide each home with shade from the sun, insulation from the heat and protection from prevailing winds.

The Southern California residential tradition is based upon an integration of indoor and outdoor living spaces. Architects and developers are encouraged to design site plans and floor plans that capture protected outdoor "rooms."

Requirements are:

1. Locate and orient homes to take advantage of views and protect from sun and winds.
2. Where exterior glass doors face south or west and open to the main outdoor living space, provide deep (8' minimum) covered patios for shade.

**Building Form and Architectural Styles**

It is the overall design goal of this project to create neighborhoods of interest and human scale. Boxy forms, blank walls and undifferentiated roofs convey monotony. The building design shall provide offsets and alcoves to articulate the front elevations and to compensate for the bulk of the garage.

The basic design traditions which apply to construction in all Villages shall be based are:

**Mission Revival**

- Simple gable or hip roof forms
- Arched openings and arcades
- Exposed heavy timber
- Thick stucco columns
- Low-Sloped tile roofs
- Two piece clay tiles
- Mudded clay tile roofs
- Smooth, hand troweled stucco

**Desert Ranch**

- Broad front elevation
- Deep overhangs
- Groupings of windows
- Exposed rafters

**Modified Adobe/Pueblo**

- Thick walls
- Tile
- Some flat parapets
- Smooth stucco
- Recessed windows
- Heavy exposed timbers

**Mid Century / Contemporary**

- Varied roof lines / Deep overhangs
- Transparency
- Indoor/outdoor relationship
- Large expanses of glass
- Metal awnings
- Reflective roofs

***Variation in Front Elevations***

Within each neighborhood containing standard single family lots in both Traditional or AAC neighborhoods, each builder will provide at least three alternative front façades for each floor plan. For variation, no two adjacent lots will have identical facades.

***Building Height and Roof***

The design intent for the neighborhoods of Skyborne is that each of the villages fits into the Desert setting. Architectural variety within a series of homes should be achieved by varying setbacks, eave heights, roof form and roof material. The low slopes required can allow a higher ceiling height with flat ceilings as opposed to scissor trusses.

Requirements are as follows:

1. Roof slopes shall be limited to 3:12, 4:12 and 5:15 pitches; however, roof slopes shall be consistent within any one building. Flat roofs and gable hip roofs are permitted.
2. Plate height shall be a minimum of 9' above slab.
3. Pitched roof materials shall be clay tile or integrally colored concrete tile. When roof tile is set in a random variegated pattern, no fewer than three colors of tiles shall be used.
4. Nominally flat roofs with parapets compatible with an architectural style may be used to cover no more than 30% of the roofed area including the garage. Contemporary/Mid-Century Modern buildings may use a higher percentage of flat roofs in keeping with that style. Porch and patio covers may be nominally flat.

*Representative architectural style photos and design character elevations are shown in Figures 24- 31.*



Source: James Cioffi Architect

Exhibit Date: August 7, 2015





Source: James Cioffi Architect

Exhibit Date: August 7, 2015

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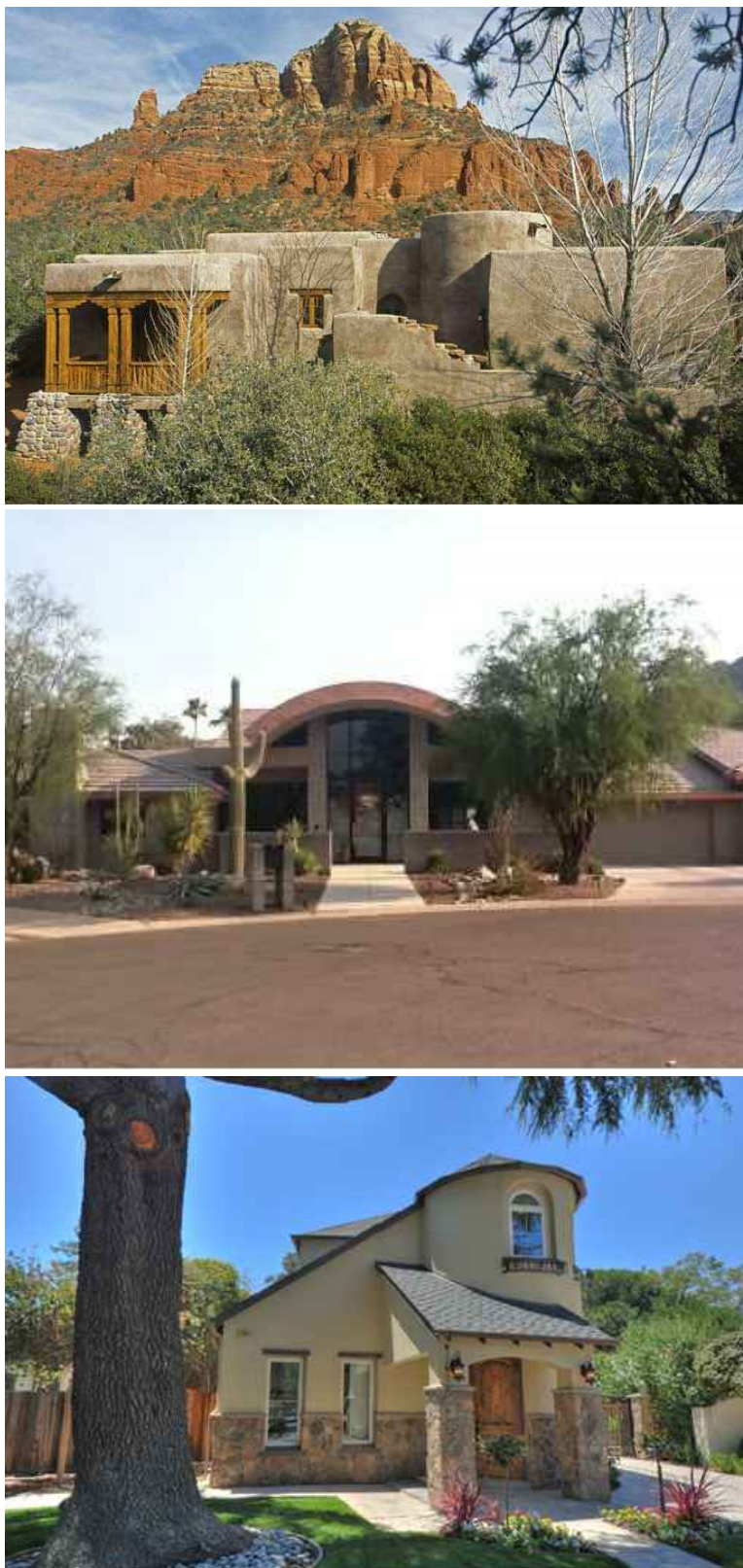
**SPANISH / MISSION REVIVAL REPRESENTATIVE ARCHITECTURAL PHOTOS**



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N.T.S.

**FIGURE 25**  
PAGE 60



Source: James Cioffi Architect

Exhibit Date: August 7, 2015

**MODIFIED ADOBE REPRESENTATIVE ARCHITECTURAL PHOTOS**





Source: James Cioffi Architect

Exhibit Date: August 7, 2015

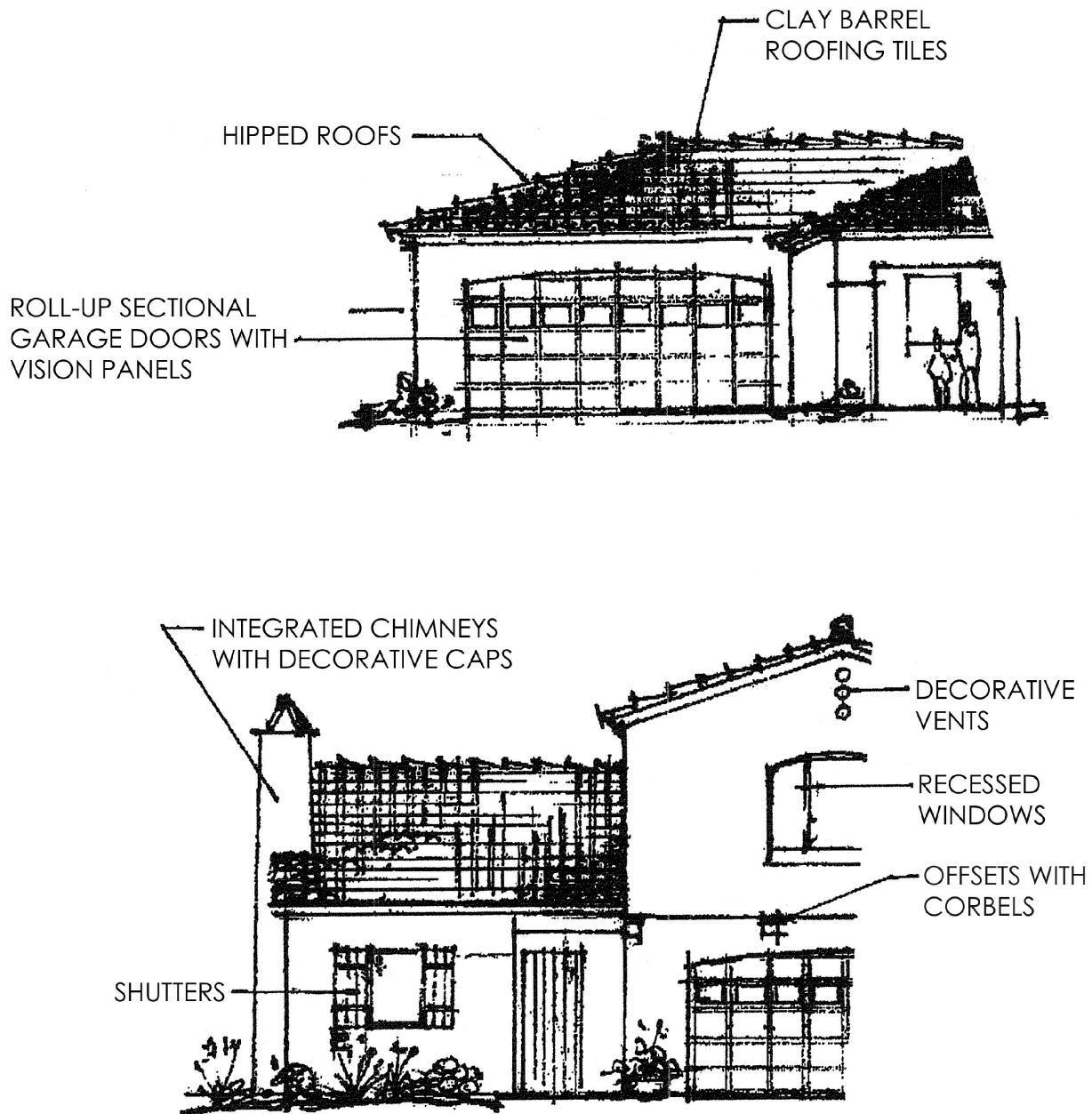


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## MID-CENTURY CONTEMPORARY REPRESENTATIVE ARCHITECTURAL PHOTOS

FIGURE 27  
PAGE 62



## DESIGN CHARACTER CONCEPTUAL ELEVATIONS

Source: James Cioffi Architect

Exhibit Date: August 7, 2015

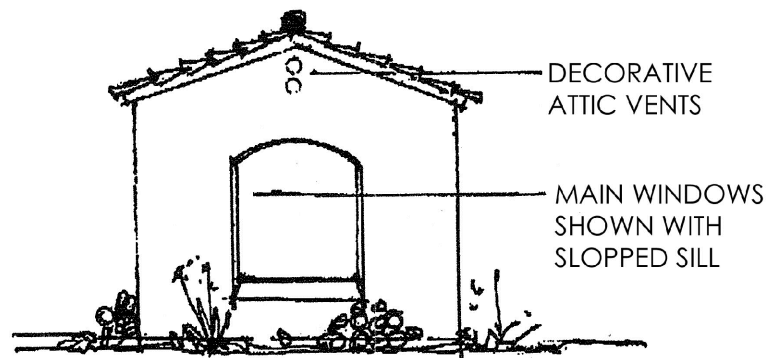


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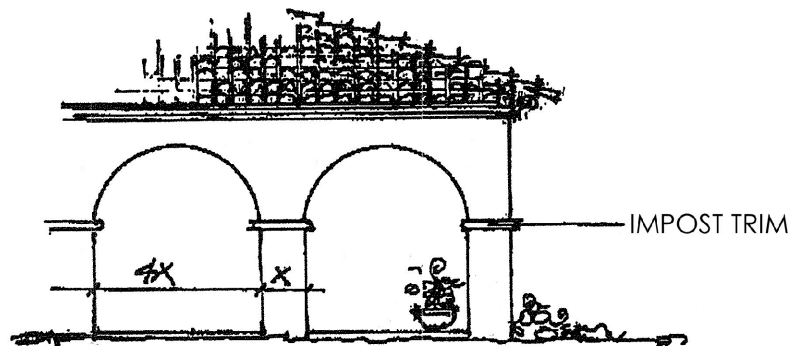
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### DESIGN CHARACTER CONCEPTUAL ELEVATIONS - A

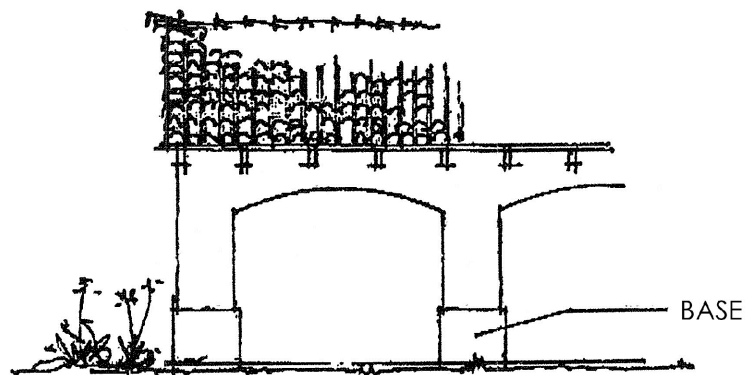
FIGURE 28  
PAGE 63



ELEGANT FRONT WINDOW



ROUND ARCH OPENINGS



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## DESIGN CHARACTER CONCEPTUAL ELEVATIONS

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Source: James Cioffi Architect

Exhibit Date: August 7, 2015



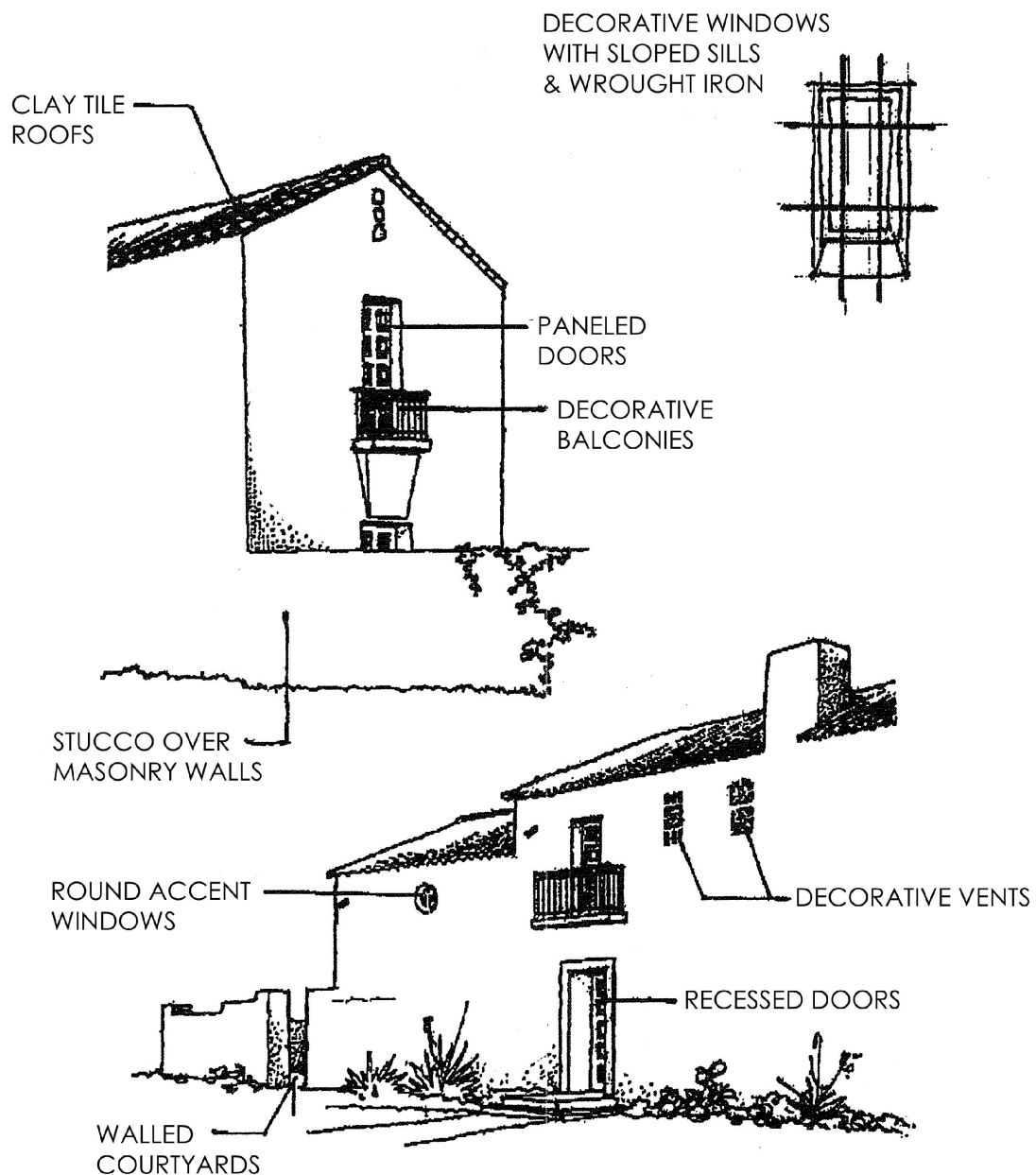
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### DESIGN CHARACTER CONCEPTUAL ELEVATIONS - B

FIGURE 29  
PAGE 64





## DESIGN CHARACTER CONCEPTUAL ELEVATIONS

Source: James Cioffi Architect

Exhibit Date: August 7, 2015

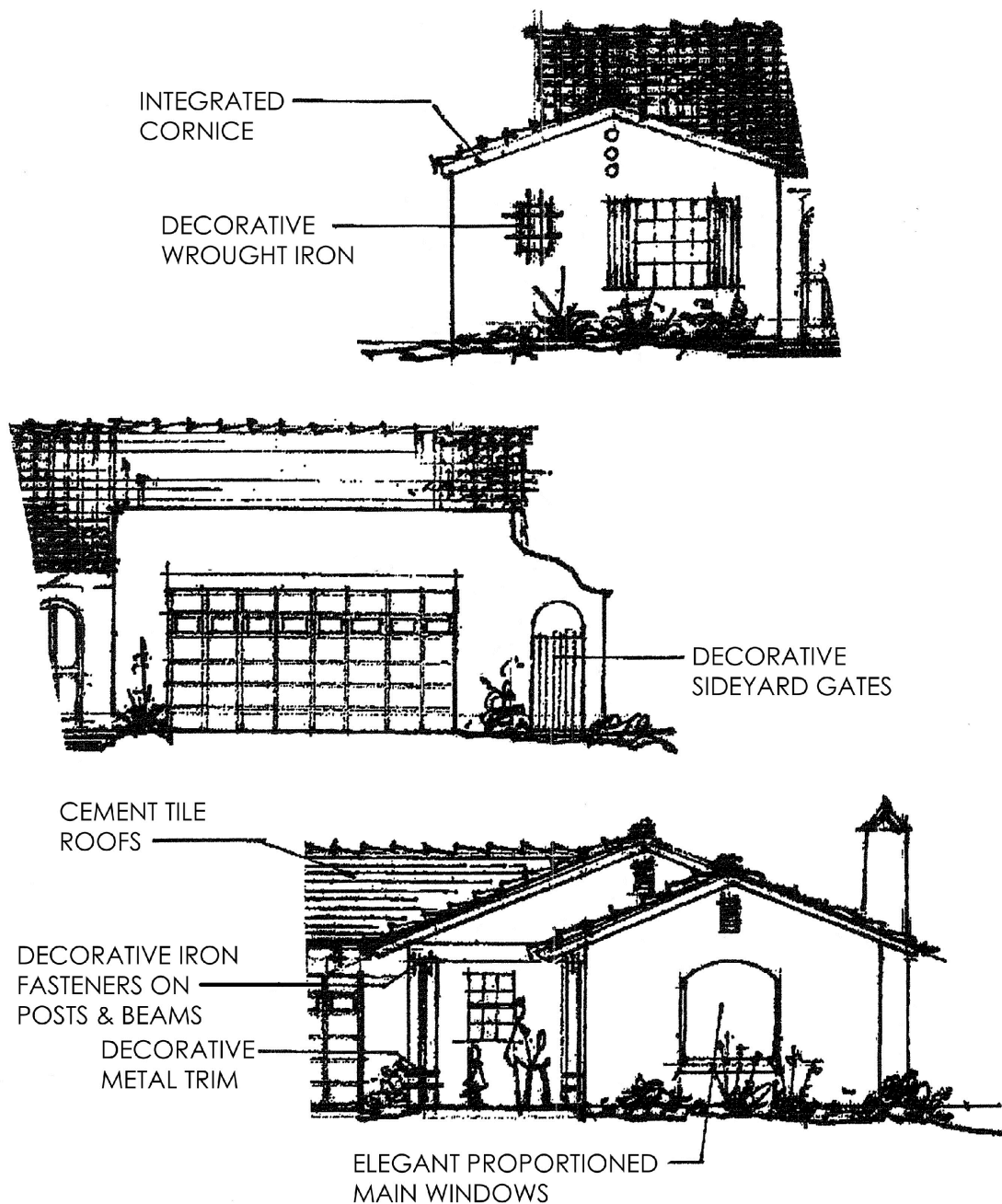


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### DESIGN CHARACTER CONCEPTUAL ELEVATIONS - C

FIGURE 30  
PAGE 65



## DESIGN CHARACTER CONCEPTUAL ELEVATIONS

Source: James Cioffi Architect

Exhibit Date: August 7, 2015



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## DESIGN CHARACTER CONCEPTUAL ELEVATIONS - D

FIGURE 31  
PAGE 66

### ***Shade, Patios and Porches***

Shade is critical for energy conservation and comfort in the desert. Deep roof overhangs and patio roofs should be placed to protect windows from the sun and to provide shaded outdoor seating areas. Front porches are critical to the streetscape and help create “eyes on the street” security in the neighborhood.

Shade is critical to comfort in the desert, therefore, deep roof overhangs and patio roofs shall be placed in a way to protect windows from the sun and provide outdoor shaded seating areas.

Patio roofs shall extend a minimum of 8’ from exterior walls. Plaster columns shall be a minimum of 12” wide and deep. Wood posts shall be at least 6” x 6”.

Requirements are as follows:

1. Roof overhangs are mandatory over windows larger than 5 square feet facing south and west.
2. Patio roofs are mandatory over exterior glass doors opening onto major outdoor spaces. Such patio roofs shall extend a minimum of 8’ from exterior walls.

### ***Colors***

In order to create a harmonious relationship between homes within a neighborhood, warm earth tones shall be used, consistent with the following sample palettes.

- Olive
- Tan
- Brown
- Sage Grey
- Desert Gold
- Off White

Upon submittal of specific home designs, material and color sample boards will be provided demonstrating a specific application of these palettes:

### ***Materials***

The project shall use materials suitable to the desert environment. The following is a list of those materials NOT ALLOWED in the project due to their rate of deterioration in the desert environment:

- Exposed Wood Trim (Hardi-Trim shall be used for fascia)
- Wood Fencing (Block walls or Wrought Iron Fencing shall be used)
- Composition asphalt shingles (Concrete tile or clay tile shall be used)

- Mineral cap sheet built-up roofing (Use tan colored gravel built-up roof)

### ***Windows***

The proportion of windows is important to convey a consistent architectural style therefore, on front elevations, wide windows shall be composed of paired narrower windows.

### ***Garage Doors***

The garage door will be the largest single feature facing the street and shall be designed to reduce its impact. These doors shall be sectional overhead doors designed as an integral part of the architecture of the project. No less than 25% of all garage doors shall have window panels in them. Segmented wooden doors are allowed when they are architecturally compatible with the building design.

### ***Walls and Fences***

Walls and fences shall be used to provide visual privacy and reduce noise levels (see Figures 21 -23 for reference).

Requirements are as follows:

Wood and chain link fences are prohibited. Rear and side property line walls shall be masonry or plastic/vinyl. Approved masonry materials include: Slump stone (integrally colored or painted); Single-score precision block (integrally colored or painted); precision block with plaster.

- Walls facing the street shall be either masonry or ornamental iron.
- Side gates shall be metal, wood or plastic/vinyl.
- Vinyl walls are allowable along side and rear property lines, not visible to the street and on property lines that border a natural wash.

### ***Mechanical Equipment***

It is the design intent to hide mechanical equipment (HVAC, pool and evaporative coolers) from view and contain the noise generated by such equipment. HVAC condenser units shall be out of view from the street and placed on the non-gated side yard to muffle noise from nearby living and sleeping areas. All mechanical equipment shall maintain 18" of clearance between the property line and the equipment.

### ***Neighborhood Identity***

The sense of neighborhood is created by the character of the public realm – streetscape, plant material, entry monuments, street signs, street names and street address numerals. It is the intent of these guidelines to reinforce the sense of neighborhood identity which is best achieved when residents can recall physical and design features in their neighborhood.

These Guidelines encourage developers to create identifying features for each neighborhood such as tree canopy, lamp posts, fountains, street signs and entry monuments. Each neighborhood shall have a distinctive entry monument conveying a sense of permanence as well as welcome.

Noise and visual privacy are also important features in the neighborhoods. The grading of the project will involve a stair-stepping of pads. In rear yard areas where there is a grade difference greater than 5 feet and there are two-story homes, there shall be a minimum distance between structures of 30 feet to further ensure lot privacy. Second story windows shall be located to minimize the view of neighboring areas.

### **Landscape Concepts**

The proposed Skyborne landscape theme captures the desert essence of the western portion of the city. Canopy trees, enhanced desert planting, block/stone walls, and lawn create a dynamic landscape statement to this new development. The generous setback to the proposed perimeter wall allows for a dramatic streetscape and decorative block/stone walls at the project entries. In addition, canopy trees and enhanced desert planting complement the desert landscape theme. The project entries display stone pilasters with oversized rustic vehicular and pedestrian gates. Canopy trees, enhanced paving and accent planting also embrace the landscape theme at the project entry. Trails of decomposed granite or similar material will meander throughout the site. Additional open spaces are for passive and active use.

Pedestrian trails, free play (lawn), park benches and gazebos will occupy the open spaces. The Merchant Builder shall install front yard landscaping per City standards. Skyborne's landscape theme is supported by block walls accented by decorative caps. Enhanced desert planting captures the desert essence for this community.

Front yards will be planted with desert landscaping for water conservation purposes. Turf will be used sparingly in keeping with the water conservation practices of local water agencies.

### ***Overall Landscape Illustration***

Overall illustrative Landscape Plans for the two development options are shown in Figure 31A, *Illustrative Landscape Plan with Traditional SFR Option* and Figure 31B, *Illustrative Landscape Plan with AAC Option*. Landscape plays an important role in maintaining the project design theme while emphasizing community and environmental continuity. This section provides a general description of the landscape approach for front yard landscaping for single family lots, guidelines specific to Active Adult neighborhoods, as well as project-wide guidelines for entry monuments, streetscape treatments, and recreational amenities.

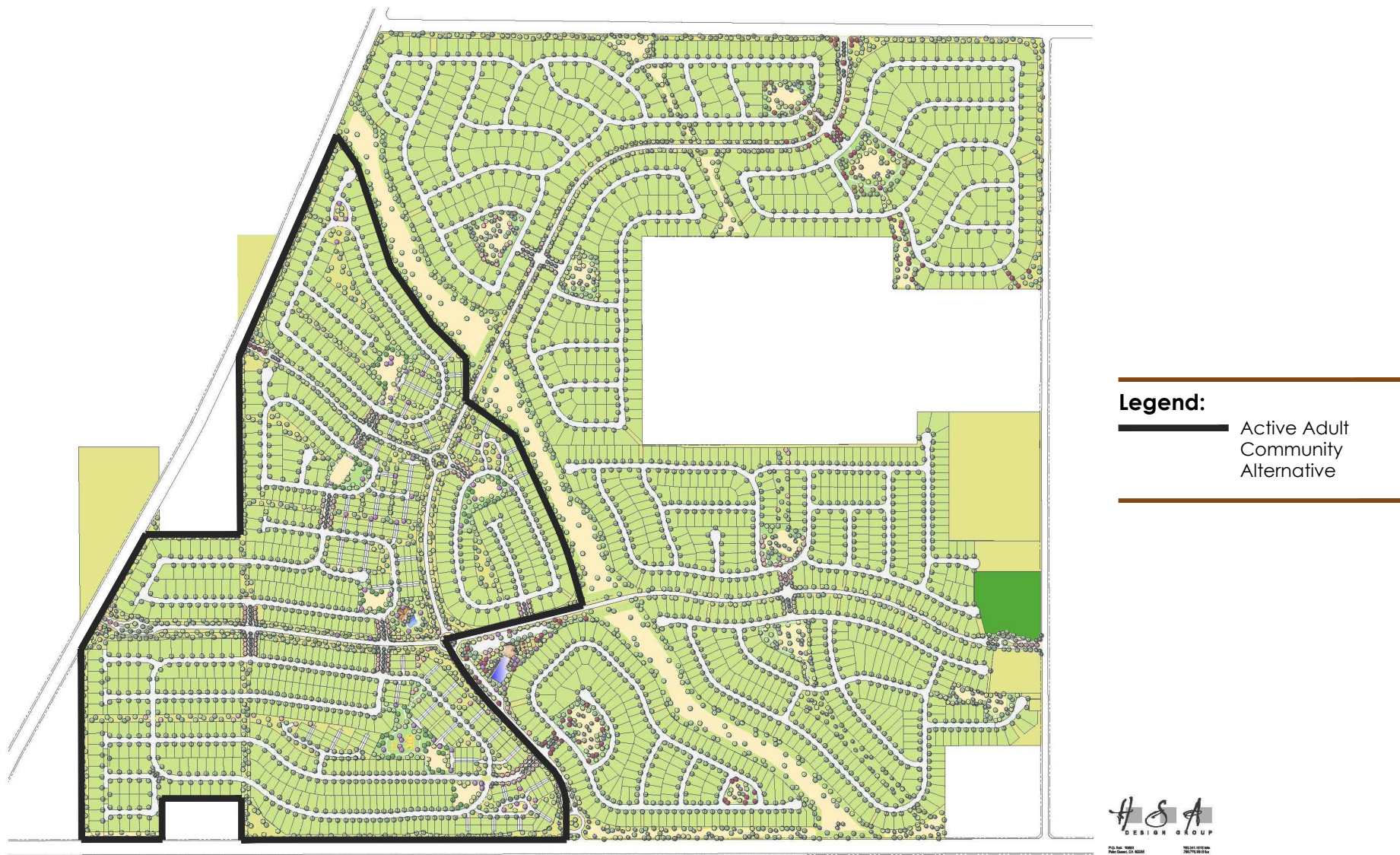




Source: HSA Design Group

Exhibit Date: August 7, 2015





Source: HSA Design Group

Exhibit Date: August 7, 2015

ILLUSTRATIVE LANDSCAPE PLAN WITH ACTIVE ADULT COMMUNITY OPTION

The typical front yard landscape shall be themed “enhanced desert “. Although the theme is arid in nature the plant materials selected will provide flower and foliage year round as well as texture and a variety of desert flora. The Skyborne CC&Rs and the Skyborne water agreements with MSWD require desertscape plant materials in all front yards when irrigated with potable water.

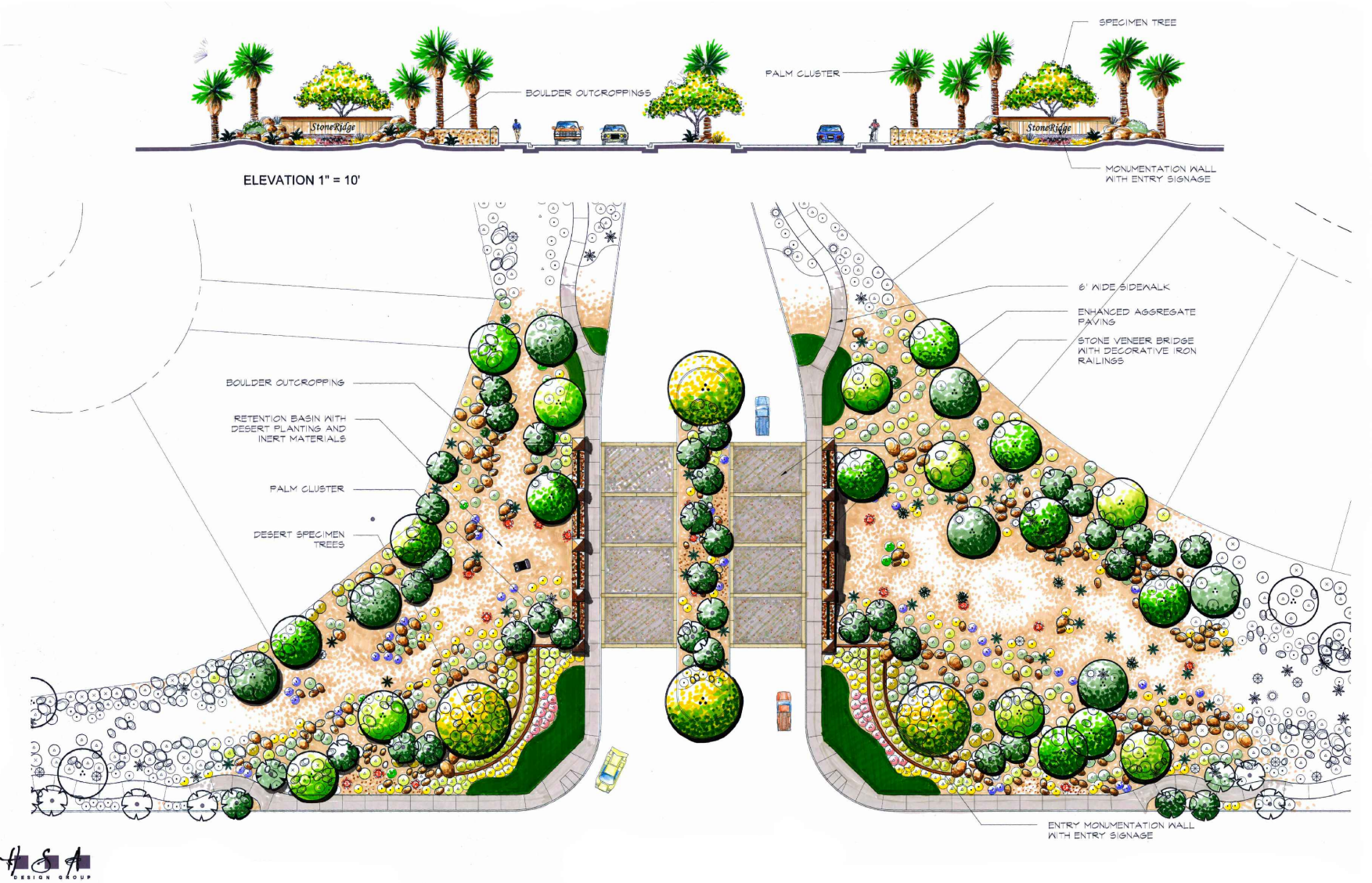
Entry monuments for the project shall be provided at the main and secondary entries. The landscape and signage for each of the five (5) major entries will make a statement indicative of the theme throughout the project. Signage shall be located at the entry to each village of the project and be distinctive to each village atmosphere. Monumentation shall provide initial identification for each village and the community as a whole. Plans for monumentation signs will be developed to assure quality control.

Street landscaping shall be utilized to identify the hierarchy of the streets creating definite landscaped corridors. Creating an aesthetic landscape theme is accomplished by careful consideration of the relationship between street and plant material characteristics such as size, form, texture, color and density.

The landscape of public and private streets will be desert in nature with “enhanced” desert planting in key locations such as roundabouts, arroyo crossings and intersections. The use of trees, shrubs, boulders and various hardscape materials will provide a highly aesthetic character for the Skyborne Community.

Figures 33 – 42 depict illustrative Streetscape, Roundabout, Entry, Clubhouse and Paseo landscape concept plans and cross sections. Figure 43, *Plant Palette*, describes the range of plants that will be available for project landscape treatments.





Source: HSA Design Group

Exhibit Date: August 7, 2015

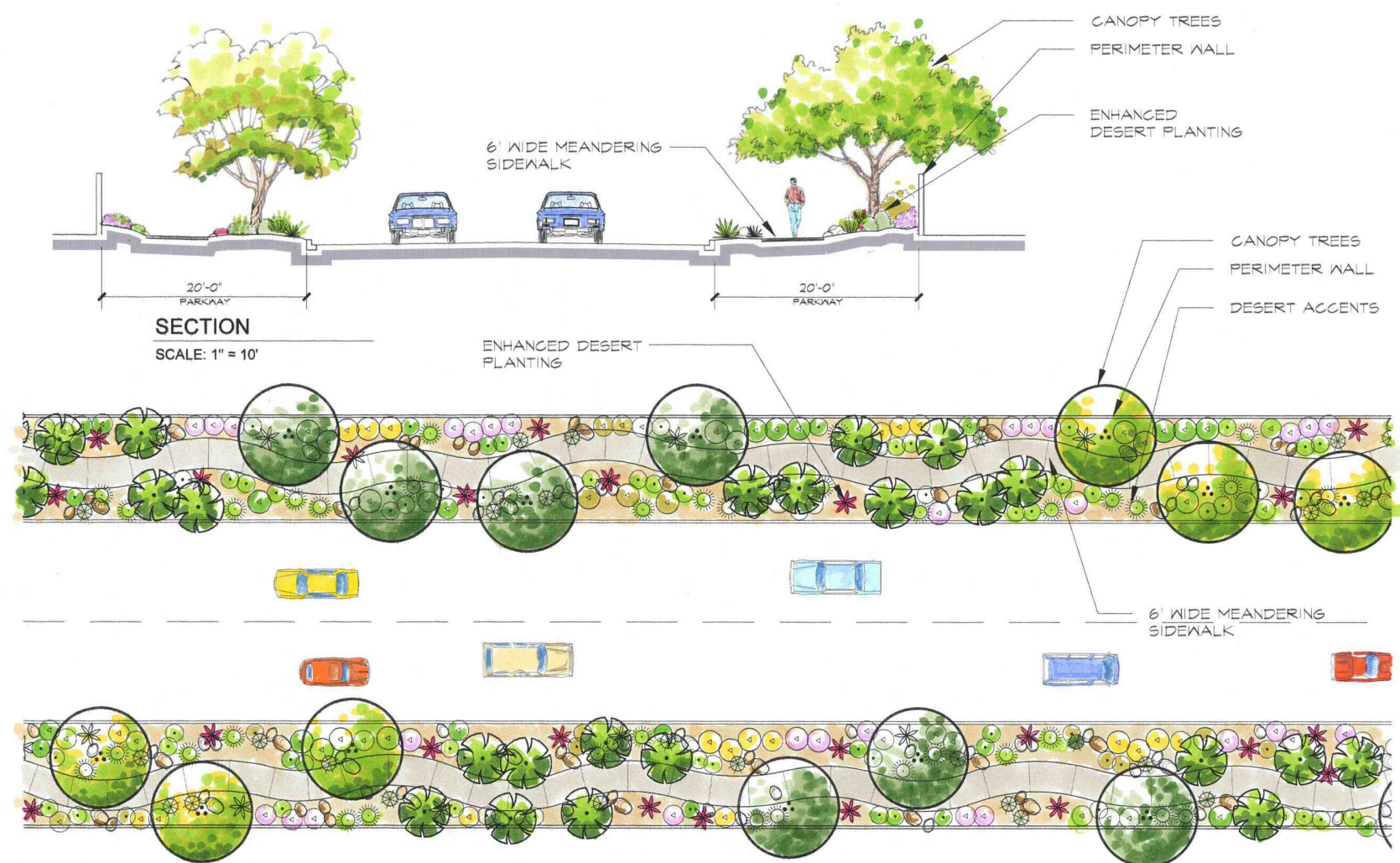


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MAIN ENTRY LANDSCAPE PLAN

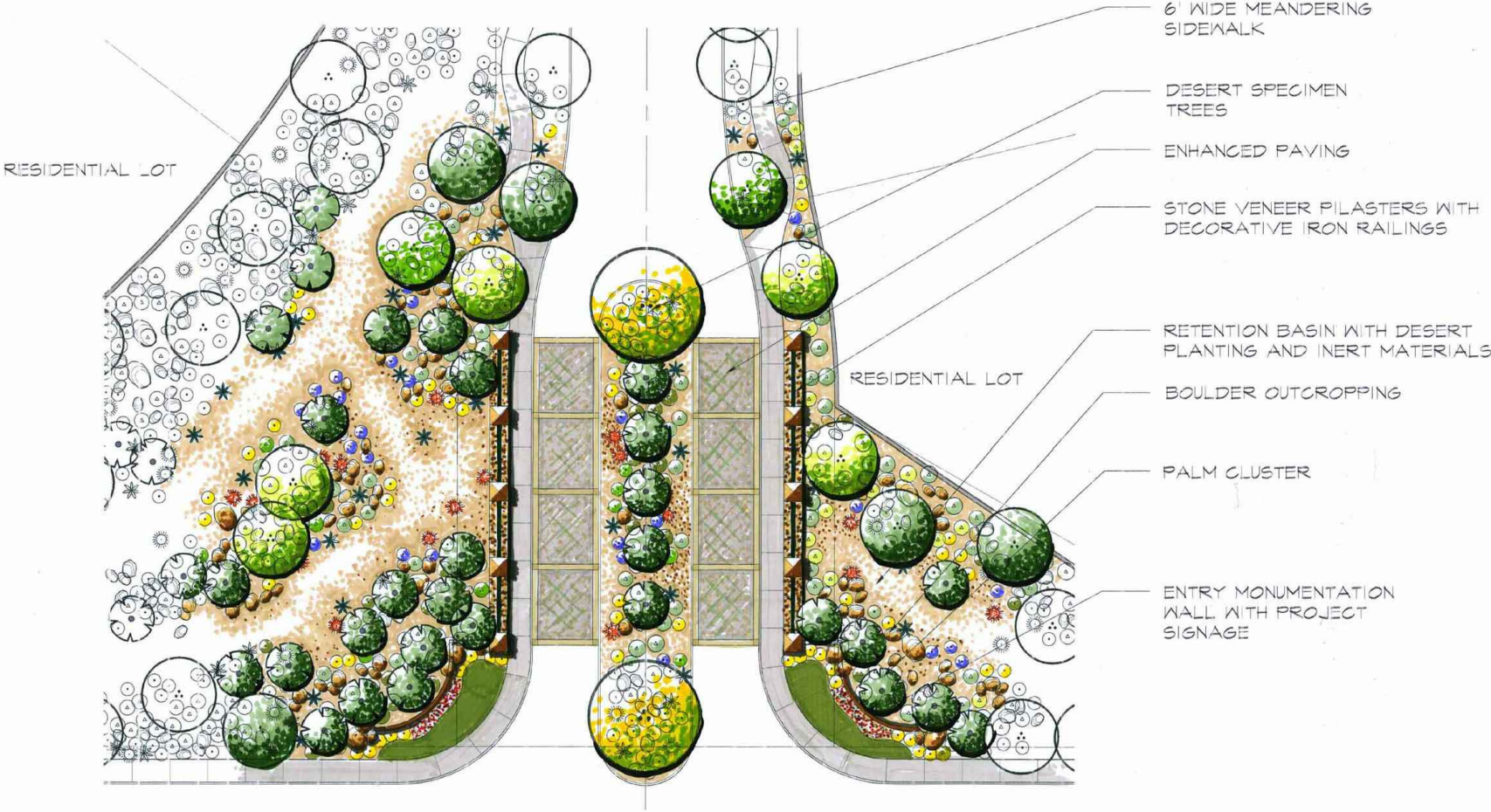
FIGURE 33  
PAGE 73



Source: HSA Design Group

Exhibit Date: August 7, 2015

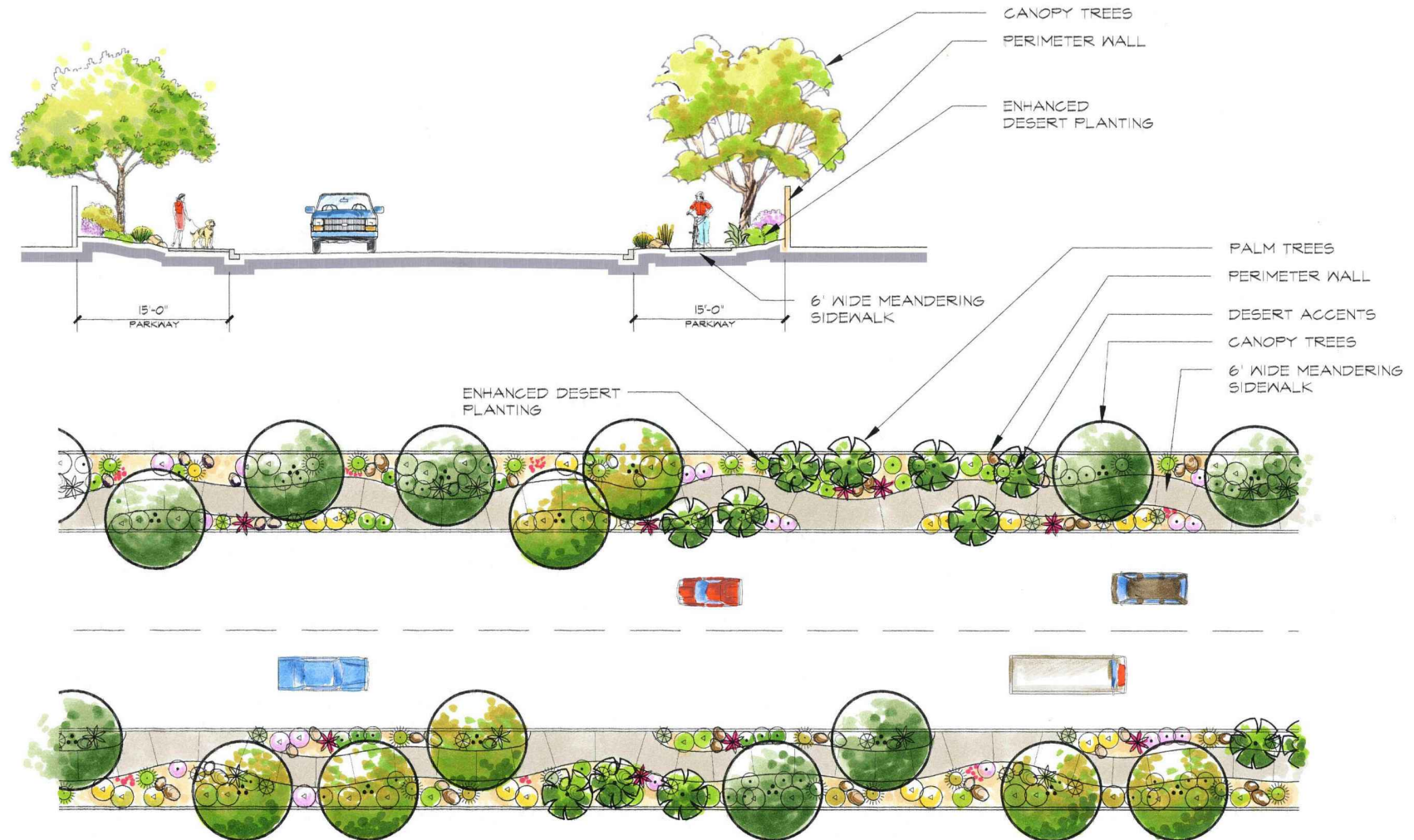




Source: HSA Design Group

Exhibit Date: August 7, 2015

SECONDARY ENTRY LANDSCAPE PLAN



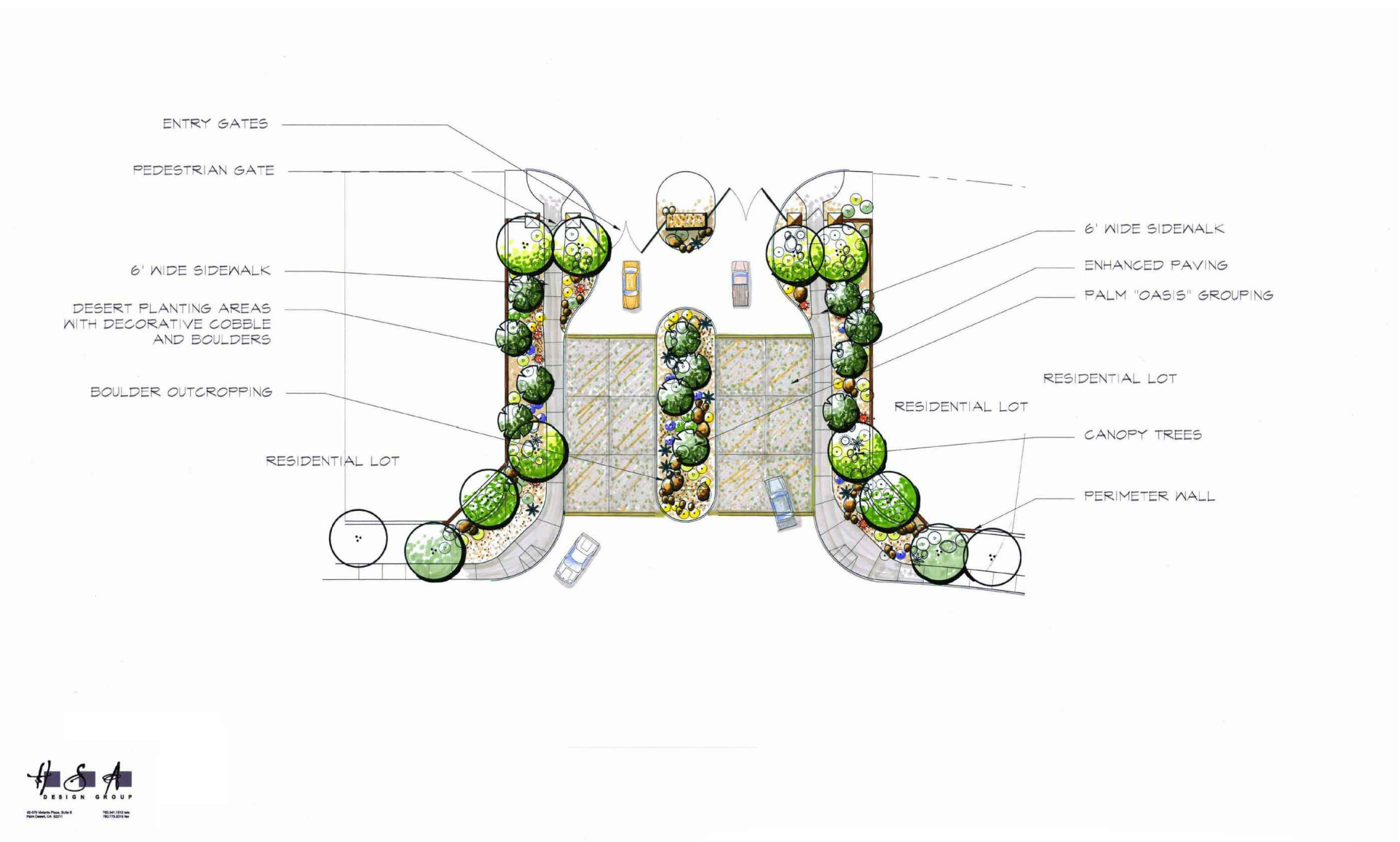
Source: HSA Design Group

Exhibit Date: August 7, 2015

SECONDARY COLLECTOR STREETSCAPE



FIGURE 36  
PAGE 76

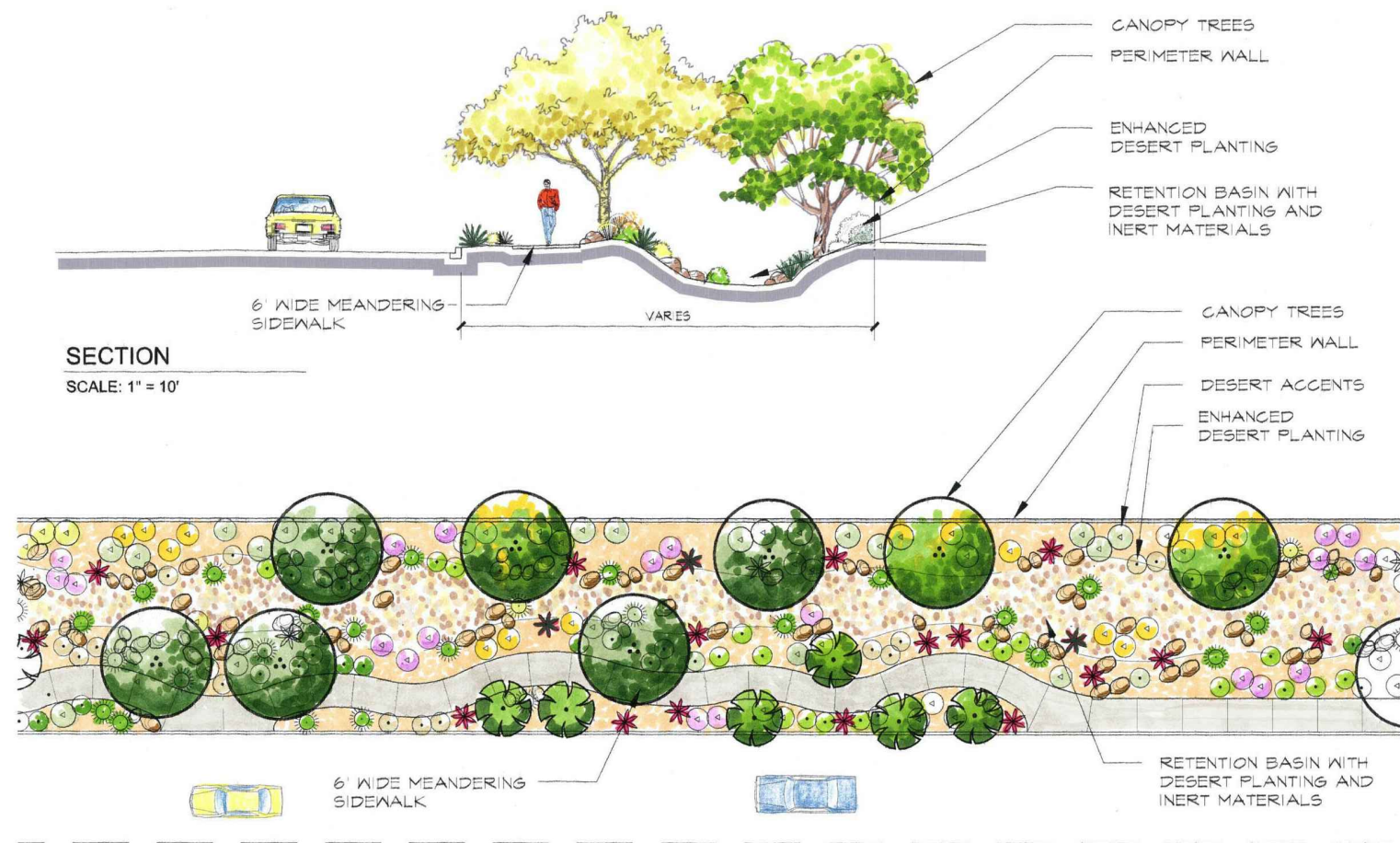


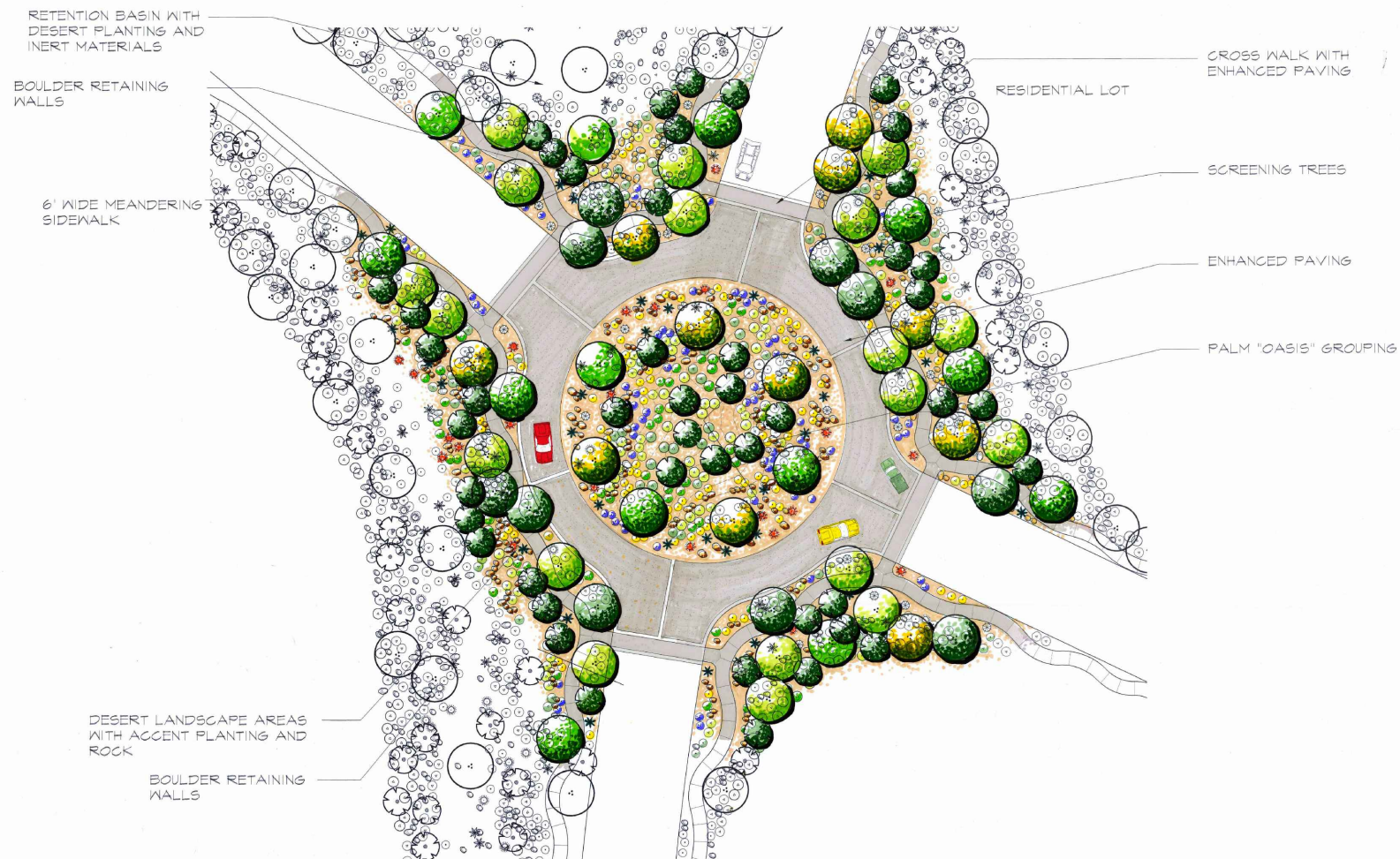
Source: HSA Design Group

Exhibit Date: August 7, 2015

NEIGHBORHOOD ENTRY





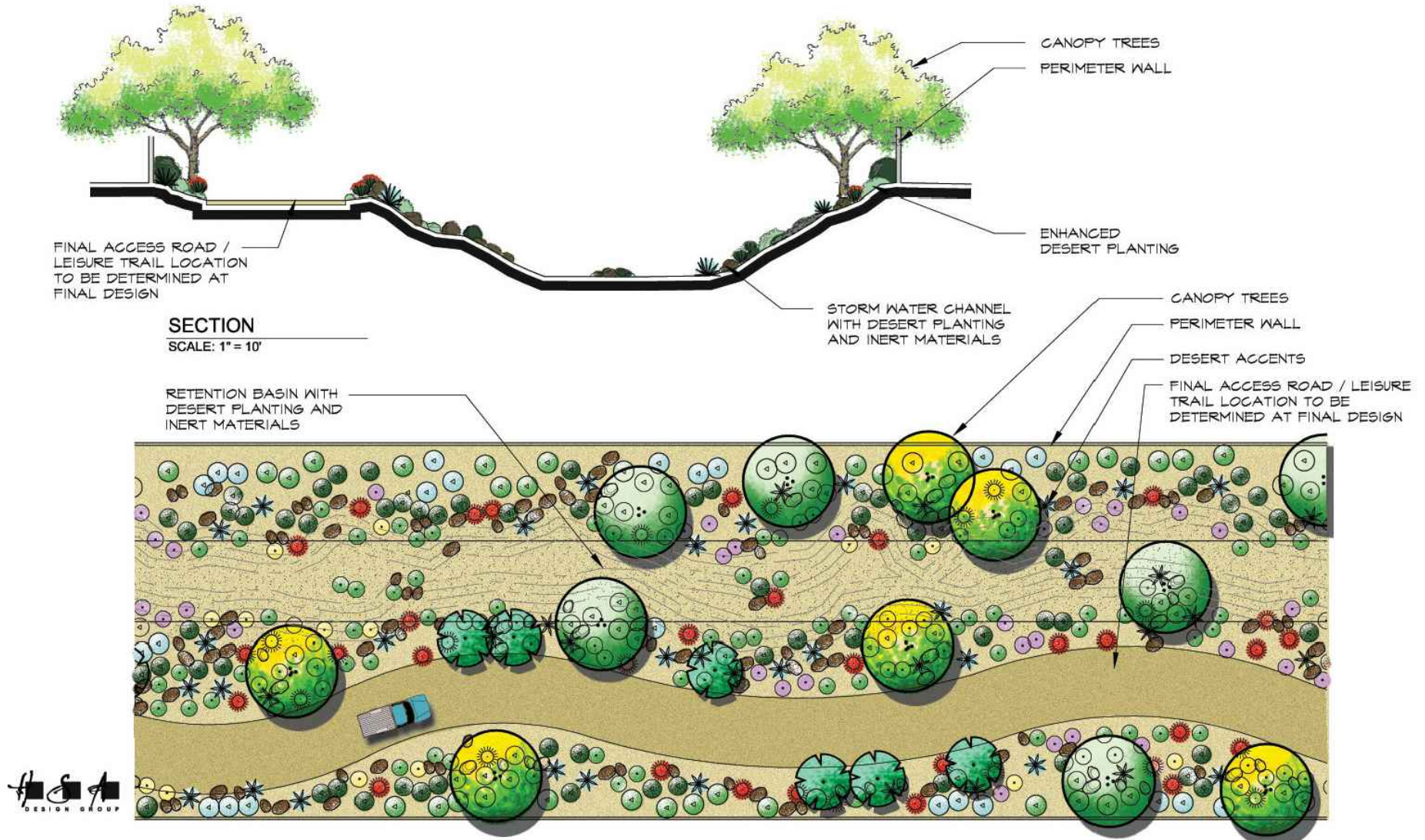


Source: HSA Design Group

Exhibit Date: August 7, 2015

ROUNABOUT LANDSCAPE PLAN





Source: HSA Design Group

Exhibit Date: August 7, 2015

PASEO DRAINAGE CHANNEL / WASH CROSS SECTION



Source: HSA Design Group

Exhibit Date: August 7, 2015

CLUBHOUSE CONCEPT





Source: HSA Design Group

Exhibit Date: August 7, 2015

ILLUSTRATIVE NEIGHBORHOOD PARK / RETENTION BASIN

# PLANT LEGEND

## TREES

SYM.	NAME	COMMENTS
ASM	Acacia smallii Sweet Acacia	
AST	Acacia stenophylla Shoestring Acacia	
AAN	Acacia aneura Mulga Acacia	
ASM	Acacia smallii Sweet Acacia	
CDM	Cercidium floridum Blue Palo Verde	
CHL	Chilopsis linearis Desert Willow	
DS	Dalea spinosa Smoke Tree	
OT	Olesea tesota Desert Ironwood	
PGH	Prosopis chilensis Thornless Mesquite	

## PALMS

## SIZE

SYM.	NAME	COMMENTS
WH	Washingtonia hybrid Mexican Fan Palm	Height per plan

## SHRUBS

SYM.	NAME	COMMENTS
BM	Baileya multiradiata Desert-Marigold	
CG	Calliandra californica Fairy duster	
CN	Cassia nemophila Green Cassia	
CPH	Cassia phyllodinea Silvery cassia	
EF	Encelia farinosa Brittle Bush	
JC	Justicia californica Chuparosa	
LP	Lantana montevidensis 'Trailing purple' Purple Spreading Lantana	
LY	Lantana montevidensis 'New gold' Golden mound lantana	
LFG	Leucophyllum frutescens 'Green Cloud' Texas Ranger	
LFT	Leucophyllum frutescens 'Thunder Cloud' Texas Ranger	
LFR	Leucophyllum langmaniae 'Rio Bravo' Texas Ranger	
OB	Oenothera berlandieri Mexican primrose	
RP	Ruellia peninsularis NCN	
SG	Salvia greggii Red salvia	
SL	Salvia leucantha Mexican Sage	
TP	Thevetia peruviana Yellow Oleander	
VR	Verbena rigida Sandpaper Verbena	
VG	Verbena gooddingii Goodding Verbena	
WT	Wedelia trilobata	

## Accents

SYM.	NAME	SIZE	COMMENTS
AG	Agave species Agave	5 gal.	
BOL	Bougainvillea 'Oh La La' Bougainvillea	5 gal	
CAP	Caesalpinia pulcherrima Red bird of paradise	5 gal	
DW	Dasyliirion wheeleri Desert Spoon (Grey)	5 gal.	
EG	Echinocactus grusonii Golden Barrel	6"-12" diameter	
FS	Fouquieria splendens Ocotillo	5 gal.	
HP	Hesperaloe parviflora Red Yucca	5 gal.	
MRM	Muhlenbergia capillaris 'Regal Mist' Regal Mist	3'-4' ht. 4-5 stalks	
PMA	Pachycereus marginatus Mexican Organ Pipe	1 gal	
PE	Penstemon eatonii Firecracker Penstemon	1 gal	
PP	Penstemon parryi Parry Penstemon	5 gal	
EM	Euphorbia millii Crown of Thorns	5 gal	
YG	Yucca species Yucca		

## Vines

SYM.	NAME	COMMENTS
BBK	Bougainvillea 'Barbara Karst' Bougainvillea	5 gal.
GI	Calliandra inaequilatera Pink Powder Puff	5 gal.

Source: HSA Design Group

Exhibit Date: August 7, 2015



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## PLANT PALETTE

FIGURE 43  
PAGE 83



### ***Active Adult Landscape Highlights***

For optional Active Adult Communities, the use of village gateways and themed “street trees” will serve as important wayfinding devices. These create a distinctive sense of community and provide clear directional clues to orient drivers and pedestrians.

A second community clubhouse is planned at the northwest corner of Skyborne Drive and Promenade Drive with amenities geared exclusively toward Active Adult residents.

Neighborhood parks are provided within each Village that also serves for stormwater retention purposes. These are connected by an open space system of landscaped pedestrian trails linking Village parks and open space areas.

A series of landscaped and bermed windbreaks and sound buffers have been integrated into the Active Adult Villages, utilizing a densely planted palette of drought resistant and low maintenance landscape materials.

Feng Shui design principles have been considered in laying out the AAC Villages. This includes focal elements such as water features, monuments and meditation settings.

Figures 44-49 depict key Active Adult landscape features including street tree theming, perimeter windbreaks, clubhouse and neighborhood park features.

### **Landscape Development Guidelines**

- All monumentation signage and landscaping programs for planting areas and roadways will be reviewed administratively by City staff.
- Entry monumentation will be designed with landscaping and architectural treatments that project quality image for the Skyborne Community.
- The landscape design for the site will include trees, shrubs, hardscape and groundcover that are drought tolerant and in harmony with surrounding environments, as well as being aesthetically pleasing desert materials.
- Common open space within each planning area may be of passive uses or may include semi-active recreational facilities. If a recreational area is determined necessary, exact design and layout of facilities will be accomplished in conjunction with detailed future tract layouts.
- The developer shall be responsible for maintenance and upkeep of all slope planting, common landscaped areas and irrigation systems until such time as these operations are the responsibility of other parties, i.e., Homeowners Association.








Source: HSA Design Group

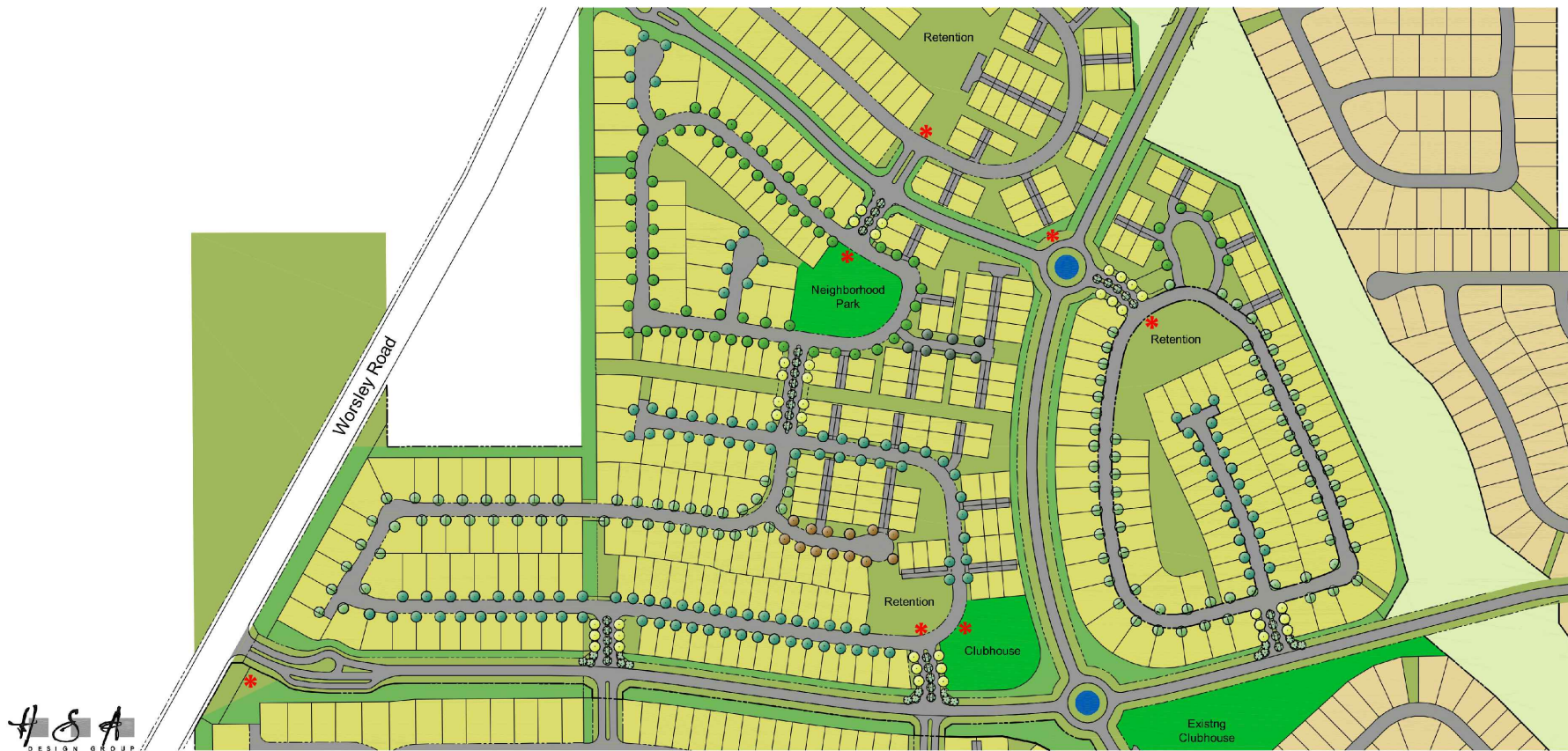
Exhibit Date: August 7, 2015

TREE PALETTE

- |   |                     |   |                     |
|---|---------------------|---|---------------------|
|  | Acacia Aneura       |  | Mulga Acacia        |
|  | Acacia salicina     |  | Willow Acacia       |
|  | Cercidium praecox   |  | Sonoran Palo Verde  |
|  | Dalebergia          |  | Indian Rosewood     |
|  | Quercus virginiana  |  | Southern Live Oak   |
|  | Rhus lancea         |  | African Sumac       |
|  | Washingtonia hybrid |  | California Fan Palm |

COMMUNITY FEATURES

- |   |   |
|---|---|
|  | Windbreaks and Sound Buffers                            |
|  | Village Parks, Open Space, Trails, and Retention Basins |
|  | Entry Gateways and Wayfinding Elements                  |
|  | Feng Shui Monument                                      |
|  | Feng Shui Water Feature                                 |



Source: HSA Design Group

Exhibit Date: August 7, 2015



TREE PALETTE

- |                     |                     |
|---------------------|---------------------|
| Acacia Aneura       | Mulga Acacia        |
| Acacia salicina     | Willow Acacia       |
| Cercidium praecox   | Sonoran Palo Verde  |
| Dalebergia          | Indian Rosewood     |
| Quercus virginiana  | Southern Live Oak   |
| Rhus lancea         | African Sumac       |
| Washingtonia hybrid | California Fan Palm |

COMMUNITY FEATURES

- |   |
|---|
| Windbreaks and Sound Buffers                            |
| Village Parks, Open Space, Trails, and Retention Basins |
| Entry Gateways and Wayfinding Elements                  |
| Feng Shui Monument                                      |
| Feng Shui Water Feature                                 |



Source: HSA Design Group

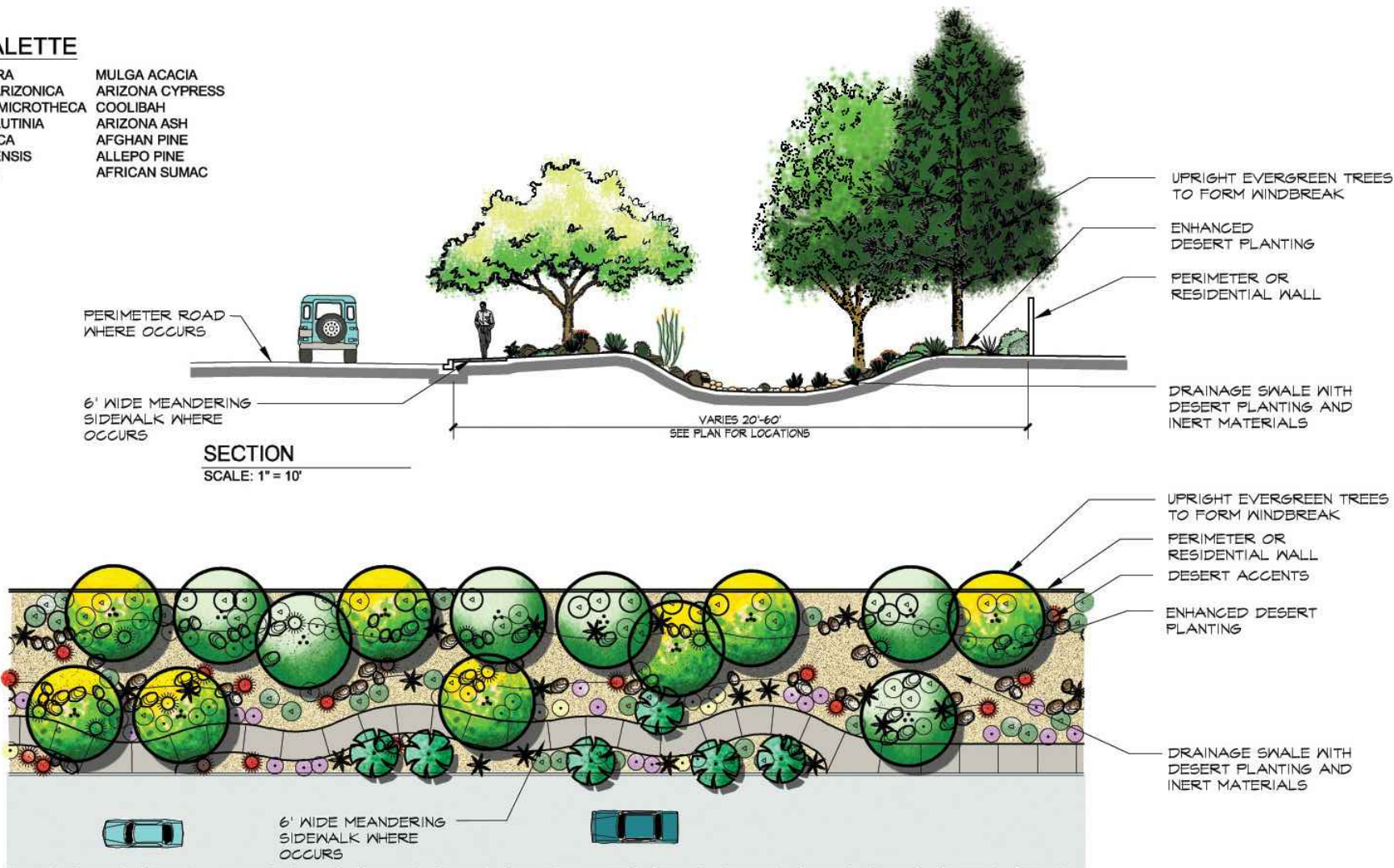
Exhibit Date: August 7, 2015

ACTIVE ADULT COMMUNITY LANDSCAPE CONCEPT - VILLAGE VII



TREE PALETTE

- |                       |                 |
|-----------------------|-----------------|
| ACACIA ANEURA         | MULGA ACACIA    |
| CUPRESSUS ARIZONICA   | ARIZONA CYPRESS |
| EUCALYPTUS MICROTHECA | COOLIBAH        |
| FRAXINUS VELUTINIA    | ARIZONA ASH     |
| PINUS ELДАРICA        | AFGHAN PINE     |
| PINUS HALEPENSIS      | ALLEPO PINE     |
| RHUS LANCEA           | AFRICAN SUMAC   |



Source: HSA Design Group

Exhibit Date: August 7, 2015



Source: HSA Design Group

Exhibit Date: August 7, 2015





Source: HSA Design Group

Exhibit Date: August 7, 2015

**Lighting Plan**

- All public walkways, including walkways along the paseo, shall be illuminated with light standards appropriately spaced and no higher than 4 feet in height.
- Retention and park area shall be illuminated with light standards that are appropriately spaced and no higher than 18 feet in height. All light standards will be equipped with glare shields to aim all light towards the ground.
- All private street intersections shall be illuminated with street lights that are no greater than 18 feet in height. All light standards will be equipped with glare shields to aim all light towards the ground.
- Public streets shall be illuminated in accordance with City standards.

**Landscape Maintenance**

The common areas will be maintained by the Homeowner's Association. Trees will be double staked with two inch minimum lodge poles and shall be irrigated with bubblers or emitters. No spray irrigation shall be placed within 18 inches of street curbs. The HOA shall maintain all areas within the villages including street and lighting.

The Landscape Lighting Maintenance District (LLMD No.2) is a special assessment district established to fund lighting and landscaping of public streets. These public streets are the spine roads within the project and the perimeter streets. The funds for this program are collected through assessment on the annual property tax bills and are administered by the City of Desert Hot Springs.



**SECTION VI. ADMINISTRATION****Alterations to the Specific Plan**

The Director of Development Services shall have the authority to determine substantial conformance with the provisions of this Specific Plan when the changes to Development Standards or Design Guidelines are less than 20%; The Planning Commission shall review changes that vary between 20% and 50%; the City Council shall review all changes greater than 50%.

**Relation to Municipal Code**

The Specific Plan development procedures, regulations, standards and specifications shall supersede the provisions of the City's Municipal Code, as they currently exist or may be amended in the future. Any development regulation or building requirement not addressed in this Specific Plan shall be subject to the appropriate City of Desert Hot Springs ordinances, codes and regulations.

**Financing Implementation Program**

The project will be implemented in phases as described in Section II, Phasing Plan. The project will be financed through a combination of methods; private investment for the private infrastructure and a Community Facilities District (CFD) for the public infrastructure (City of Desert Hot Springs, CFD No. 2006-1 Improvement Area 1). Maintenance will be handled by the Homeowners Association (HOA) for the private and common areas and a Landscape Lighting and Maintenance District (LLMD) has been established for the public areas.

**TABLE 6.1 IMPROVEMENT SUMMARY**

<i><b>Project Description</b></i>	<i><b>Improvement</b></i>	<i><b>Financing Measure</b></i>	<i><b>Responsible Party</b></i>
Perimeter Street Improvements	½ Street, Landscape, Sidewalks	CFD	Master Developer
Utilities	Electric, Gas, Telephone, Cable	Private	Master Developer
Water, Sewer	Water/Sewer Lines	CFD	MSWD
Spine Roads	Full Street Landscape	CFD	Master Developer
Interior Residential	Streets	Private	Merchant Builder
Channel/Wash	Naturalized Landscape	CFD/Private	Master Developer

## SECTION VII. GENERAL PLAN ANALYSIS

### Overview

The General Plan of the City of Desert Hot Springs includes Goals, Policies and Programs deemed by the City necessary to properly implement the plan. Following is an evaluation of the key policies and programs (in italics) that affect the development of the subject property and project compliance.



Each element of the General Plan contains a summary of key issues, which direct and guide that element's goals, policies, and programs. The following sections list the applicable goals, policies and programs in each Element along with a statement of how the Skyborne Specific Plan implements each.

## SKYBORNE SPECIFIC PLAN AMENDMENT NO. 1

**Land Use Element** - The Land Use Element, as required by state law, is intended to function as a guide for long range development in the City. The Land Use Element governs how land is to be utilized; therefore, many of the issues and policies contained in other General Plan elements are linked in some degree to this element. The Land Use Element designates the general distribution, location, and extent of land uses, such as housing, business, industry, open space, agriculture, natural resources, recreation, and public/quasi-public uses. These designations are reflected on the General Plan Land Use Map, which categorize individual parcels of land. A discussion of the key Land Use Element policies that apply to the Skyborne Specific Plan is provided below:

LAND USE ELEMENT	
GENERAL GOALS, POLICIES AND PROGRAMS	
<p><b><u>Goal 1</u></b> A balanced mix of functionality integrated land uses meeting general social and economic needs of the community through simplified, compatible and consistent land use and zoning designations.</p>	<p><b><u>Policy 6</u></b> All land use development proposals shall be consistent with all applicable land use policies and standards contained in the General Plan.</p>
<p><b><u>Goal 2</u></b> The City Zoning Ordinance shall directly correspond to the General Plan land use designations and shall include appropriate zoning regulations that implement the Land Use Element.</p>	<p><b><u>Program 7C</u></b> The City shall utilize Specific Plans to assure the phased, logical and cost effective extension of infrastructure buildout in new development.</p>
Analysis	
<p>The Skyborne Specific plan proposes a traditional single family development and an interconnected active adult community which provides a compatible and consistent land use and zoning designation for the City. Its development proposal meets City standards and assures the extension of infrastructure and buildout.</p>	
RESIDENTIAL GOALS, POLICIES AND PROGRAMS	
<p><b><u>Goal 1</u></b> Preservation and enhancement of the predominantly low density, resort residential character of the city.</p>	<p><b><u>Policy 1</u></b> Areas of existing residential development and surrounding vacant lands shall be planned in a manner which preserves neighborhood character and assures a consistent and compatible residential land use pattern.</p> <p><b><u>Policy 7</u></b> Residential development standards shall incorporate setbacks, height, pad elevations and other design and performance standards which assure privacy while preserving scenic viewsheds from adjoining properties.</p>

## SKYBORNE SPECIFIC PLAN AMENDMENT NO. 1

Analysis	
Skyborne is a Residential Low community with a density of 3.5 dwelling units per acre. The project will have development standards incorporated into the project addressing design elements assuring privacy for each lot and preserving scenic views of adjoining properties.	
OPEN SPACE CONSERVATION GOALS, POLICIES AND PROGRAMS	
<b><u>Goal 1</u></b> Open space areas which protect environmental resources, guard against environmental hazards, provide recreational opportunities and enhanced aesthetic character of the City.	<b><u>Policy 1</u></b> Lands suitable and appropriate for preservation as open space areas shall be maintained and enhanced.
Analysis	
The project provided private and public open space. Included in the private open space is the preservation of a channel/wash which runs northwest/southwest across the site.	

***Circulation Element*** – The Circulation Element, as required by state law, is intended to ensure a transportation system with the ability to accommodate a complete range of transportation needs within the City. The Circulation Element incorporates regional plans and thoughtful land planning to assure cost-effective and logical infrastructure able to adequately address transportation needs of the city while retaining quality of life. A discussion of the key Circulation Element policies that apply to the Skyborne Specific Plan is provided below:

CIRCULATION ELEMENT	
Goals, Policies and Programs	
<b><u>GOAL</u></b>  A circulation network that efficiently, safely and economically moves people, vehicles, and goods using transportation facilities that meet the current demands and projected needs of the City, while maintaining and protecting its residential and spa resort character.  <b><u>Program 7A</u></b>  Prepare and adopt a master plan of bicycle-ways, and multi-use trails, and develop or require the development of secure bicycle storage facilities and other support facilities which increase bicycle use (Also see Parks and Recreation Element).	<b><u>Program 9 A</u></b>  Provide clear public signage directing traffic to the City's park and recreational facilities, and all public facilities, including but not limited to, libraries, hospitals, police and fire stations, and civic centers.  <b><u>Policy 11</u></b>  Streets within planned residential areas shall be installed and maintained as private streets, and shall be developed in accordance with development standards set forth in the Zoning Ordinance and other applicable standards and guidelines.



## SKYBORNE SPECIFIC PLAN AMENDMENT NO. 1

### Analysis

The Skyborne project includes varied circulation modes for vehicles, bicycles and pedestrians. Interior streets will be constructed by the development and privately maintained while perimeter public streets will be dedicated to the City. All circulation systems including streets, walkways and trails will be designed in accordance with City standards and guidelines. Street signs, entry monuments and other standard wayfinding techniques will orient residents and visitors within the project.

**Housing Element** - The Housing Element, as required by state law, is intended to institute the regulatory background for the development of new housing units potentially obtainable by a range of income levels. A discussion of the key Housing Element policies that apply to the Skyborne Specific Plan is provided below:

### HOUSING ELEMENT

#### Goals, Policies and Programs

##### **Program 1A.1**

Specific Plans shall incorporate a variety of housing types, and shall provide for senior and affordable housing within the project.

##### **Policy 4.A**

The City shall encourage the preservation of the home town atmosphere through design standards, pedestrian and public transit access.

##### **Program 4.A.2**

Residential projects shall be required to provide bicycle and pedestrian facilities, including trails, sidewalks, benches and open space areas wherever appropriate.

### Analysis

The Skyborne project is a community of traditional single family neighborhoods and interconnected active adult communities at an affordable range of prices. The Project has incorporated standards within the Specific Plan ensuring maintenance of the City's home town atmosphere. The project provides for open space which includes the provision of trails and sidewalks throughout the community and its perimeter.

***Parks and Recreation Element*** - The Parks, Recreation and Trails Element is intended to provide inventory of existing parks and recreational facilities, identify present and future need for recreational opportunities, and develops the goals, policies, and programs to permit the City to maintain the ability to offer adequate recreational amenities and services to its residents. A discussion of the key Parks, Recreation, and Trails Element policies that apply to the Skyborne Specific Plan is provided below:

PARKS AND RECREATION ELEMENT	
Goals, Policies and Programs	
<b><u>Policy 2</u></b> The City shall plan, develop and maintain quality outdoor recreational and open space area, which utilize and enhance the unique aspects of the desert environment and are properly developed for the enjoyment of residents and visitors.	<b><u>Policy 8</u></b> Encourage the addition of parks in areas relatively isolated from existing community and neighborhood park facilities.
Analysis	
The projects private open space includes the preservation of a natural channel on the property. The developer will dedicated approximately 5 acres of open space for use as a public park. Each village within the Skyborne Specific Plan will have access to its own recreation area developed for passive use. In addition, each Village will contain an active area equipped with amenities matching with the lifestyle of the residents, (e.g., tot lots in Villages with family homes, bocce ball in active adult communities).	

## SKYBORNE SPECIFIC PLAN AMENDMENT NO. 1

**Community Design Element** - The Community Design Element is intended to define, direct and guide patterns of development in the City, is meant to assure that new development is balanced with existing built and natural environments. The City's essential values should be reflected in the design of the community and its physical development, which should enhance the lives of residents and visitors alike. A discussion of the key Community Design policies that apply to the Skyborne Specific Plan is provided below:

COMMUNITY DESIGN ELEMENT	
Goals, Policies and Programs	
<p><b><u>Policy 2</u></b></p> <p>The planning and design of residential neighborhoods shall provide distinctive and characteristic design elements along public rights-of-way within the project creating a recognizable sense of place.</p> <p><b><u>Program 2A</u></b></p> <p>Encourage the use of site-sensitive planning in new development, varying setbacks with adequate minimums, and varying designs, elevations and façade articulations.</p> <p><b><u>Policy 5</u></b></p> <p>Detailed landscape architectural and special signage designs, which reflect the character of the development, shall be required for City and project entries, scenic roadways and other City focal points.</p> <p><b><u>Policy 7</u></b></p> <p>Integrate native and other appropriate desert landscape materials and site-sensitive architectural designs into all public and private building projects to enhance the community's cohesion between the built and natural environment.</p>	<p><b><u>Policy 8</u></b></p> <p>Walled residential and commercial development projects shall be designed to provide views into these developments from the public right-of-way through the use of wall breaks or fenestration, but in a manner that does not compromise private, security or interior noise levels.</p> <p><b><u>Policy 9</u></b></p> <p>Signs shall be limited to the minimum size, scale and number needed to provide functional identification and exposure necessary to convey messages, while minimizing impacts on traffic safety, streetscape and scenic view sheds.</p> <p><b>Policy 14</b></p> <p>Water wells, utility substations, switching and control facilities associated with same shall be screened to preserve scenic views of the area.</p>
Analysis	
<p>A sense of neighborhood is evidenced by the distinctive architectural and landscape design themes applied within the project. Flexibility in setbacks and orientation of homes optimizes shade, insulates from the heat, and provides protection from prevailing winds and takes advantage of the excellent views. Additionally, native landscape has been incorporated into the plan as described in the project's plant palette. Skyborne makes provisions for attractive landscaping and signage for all points of entry. Monument signs at the five project entries will adhere to City standards for sight distance and other safety regulations. The Skyborne project will screen water wells and utility facilities to preserve scenic views of the area.</p>	

**Economic Development Element** - The Economic Development Element is intended to institute the foundation for the development of a thriving economic environment in the City. The Economic Development Element intends to ensure that constituents and the City can

## SKYBORNE SPECIFIC PLAN AMENDMENT NO. 1

mutually benefit from the activities of one another. Goals and policies included within the Element aim to broadly guide economic growth within the City. A discussion of the key Community Design policies that apply to the Skyborne Specific Plan is provided below:

ECONOMIC DEVELOPMENT ELEMENT	
Goals, Policies and Programs	
<b><u>Program 4A</u></b> Coordinate with the Mission Springs Water District, Desert Water Agency and Coachella Valley Water District to maximize the availability of safe and plentiful domestic water resources, as well as sewage collection and treatment to allow for continued economic development.	<b><u>Program 5B</u></b> All development interest, including residential, resort, commercial and industrial project proponents, shall be responsible for their fair share on on-site and off-site improvements required to support the development of the proposal. Improvements required may include, but are not limited to, street construction and signalization, utility extensions, drainage facilities, parks and other facilities.
Analysis	
The project proposes to construct two well sites in the property and will coordinate this effort with Mission Springs Water District (MSWD). The project will continue to construct sewer facilities in accordance with the requirements of MSWD. The construction of all improvements required to serve the project will be completed by the Master Developer.	



## SKYBORNE SPECIFIC PLAN AMENDMENT NO. 1

***Archaeological and Historic (Cultural) Element*** - The Cultural Resources Element is intended to describe the City's history and provide goals, policies, and programs intended to assure that cultural resources which have been, and may be identified in the future, are adequately preserved. A discussion of the key Community Design policies that apply to the Skyborne Specific Plan is provided below:

ARCHAEOLOGICAL AND HISTORIC DEVELOPMENT ELEMENT	
Goals, Policies and Programs	
<p><b><u>Policy 2</u></b></p> <p>Development or land use protocols, which have the potential to disturb or destroy sensitive cultural resources, shall be evaluated by a qualified professional and, if necessary, appropriate mitigation measures shall be incorporated into project approvals.</p> <p><b><u>Policy 3</u></b></p> <p>All development proposals on vacant lands shall be reviewed and evaluated to assure minimal impacts on existing habitat and wildlife</p>	<p><b><u>Policy 5</u></b></p> <p>Encourage and cooperate in the establishment of multiple use corridors that use drainage channels and utility easements to provide or enhance wildlife corridors and public interconnection between open space areas in the community and vicinity.</p> <p><b><u>Program 3B</u></b></p> <p>City shall encourage developers to salvage naturally occurring desert plant materials for incorporation into project landscaping to the greatest extent possible and shall indicate utilization of these indigenous materials on project landscape plans, which provide or enhance wildlife habitat and serve to extend the local desert environment into the urban design of the City. Plans shall be submitted to the City for approval.</p>
Analysis	
<p>An Environmental Impact Report and EIR Addendum have been prepared and certified addressing potential project impacts on habitat and wildlife. Mitigation measures will be followed to ensure preservation of cultural artifacts. The Master Developer will salvage naturally occurring desert plant materials and incorporate them into the Project's landscape. Existing drainage channels are utilized as a dual use corridor for utility easements.</p>	

## SKYBORNE SPECIFIC PLAN AMENDMENT NO. 1

**Water Resources Element** - The Water Resources Element is intended to set forth goals, policies, and programs relating to water supply management. The element takes into account that the City receives domestic water service from the Mission Springs Water District and serves MSWD's goals of managing and conserving water as a resource. A discussion of the key Water Resources Element policies that apply to the Skyborne Specific Plan is provided below:

WATER RESOURCES ELEMENT	
Goals, Policies and Programs	
<b><u>Policy 1</u></b> To the greatest extent practical, require the use of low water consuming, drought tolerant landscape plantings as a means of reducing water demand, and coordinate with DWA, MSWD and CVWD to strengthen education/public relations programs to inform residents of the full range of water saving techniques available.	<b><u>Policy 5</u></b> The City shall encourage or require existing and new development to connect to the sewage treatment system of the MSWD.
Analysis	
The project has provisions for the use of low water consuming landscape plantings in its Plant Palette and will cooperate with the appropriate agencies to inform its residents of the techniques available to ensure low water consumption. The Skyborne development is connected to the MSWD sewage collection and treatment system, future development will also connect to this system.	

**Air Quality Element** - The Air Quality Element is intended to define the sources of regional air pollution and presents policies and programs that will aid the City in improve air quality. Goals, policies, and programs identified in the element are intended to prevent, reduce, or limit impacts to air quality expected at general plan build out. A discussion of the key Air Quality Element policies that apply to the Skyborne Specific Plan is provided below:

AIR QUALITY ELEMENT	
Goals, Policies and Programs	
<b><u>Policy 1</u></b> The City shall coordinate and cooperate with the AQMD in the on-going monitoring and management of major pollutants affecting the City and region, with particular focus on PM10, and shall provide all required reporting to be included in the AQMD annual report.	<b><u>Policy 6</u></b> All development proposals brought before the City will be reviewed for potential adverse effects on air quality and will be required to mitigate any significant impacts.
Analysis	
The project will comply with the City's requirements for erosion control by securing the necessary permits, PM10 plans, etc.	

***Open Space and Conservation Element*** - The Open Space and Conservation Element, as required by state law, is intended to develop policies and programs in order to effectively protect, conserve and manage open space. Open space resources include scenic mountain vistas and wilderness areas. The open space and conservation element will aid the City in assuring the long-term viability of open space and will prevent premature or improper conversion of open space to more intense land uses. A discussion of the key Multipurpose Open Space Element policies that apply to the Skyborne Specific Plan is provided below:

OPEN SPACE ELEMENT	
Goals, Policies and Programs	
<b><u>Goal 2</u></b>  Preservation of the City's desert atmosphere, including maintenance of natural and scenic resources.	<b><u>Policy 3</u></b>  With the cooperation and approval of the local utilities and service providers and County Flood Control District, the City shall maximize use of flood control and utility easement areas to develop a multi-use trail system to and through parks and open space areas.
Analysis	
In preserving the City's desert atmosphere, the project makes provision for use a multi-use trail system through the open space area along a channel.	

***Energy and Mineral Resources Element*** - The Energy and Mineral Resources Element is intended to address the City's relationship between long-term growth and its natural resources. The resources addressed within this element include electric, natural gas, and propane gas services. A discussion of the key Energy and Mineral Resources Element policies that apply to the Skyborne Specific Plan is provided below:

ENERGY AND MINERAL ELEMENT
Goals, Policies and Programs
<b><u>Policy 1</u></b>  Promote energy conservation in all areas of community development, including transportation, development planning, public and private sector office construction and operating, as well as in the full range of residential, commercial and industrial projects.
Analysis
The project proposes to promote energy conservation through its design standards wherein homes are built to optimize shade and protection from the elements. In addition, the owner will make every effort to use aggregate materials generated on site for road base, pad compaction and other feasible construction uses in order to promote energy conservation through the use of locally available earth materials.

## SKYBORNE SPECIFIC PLAN AMENDMENT NO. 1

***Geotechnical Element*** - The Geotechnical Element is intended to assess the physical characteristics of the City and the community's overall safety. A discussion of the key Geotechnical Element policies that apply to the Skyborne Specific Plan is provided below:

GEOTECHNICAL ELEMENT	
Goals, Policies and Programs	
<b><u>Policy 2</u></b> In accordance with State law, development proposals within designated Alquist-Priolo Earthquake Fault Zones and along the Blind Canyon Fault shall be accompanied by appropriate geotechnical analysis.	
Analysis	
The Skyborne project is not located in any Alquist-Priolo special study zones nor is it in the vicinity of the Blind Canyon Fault. All construction will continue to be in accordance with appropriate Uniform Building Code Seismic Zone.	

***Flooding and Hydrology Element*** - The Flooding and Hydrology Element is intended to define potential drainage and flooding risks in the planning area, as well as future potential for flooding. A discussion of the key Flooding and Hydrology Element policies that apply to the Skyborne Specific Plan is provided below:

FLOODING AND HYDROLOGY ELEMENT	
Goals, Policies and Programs	
<b><u>Policy 2</u></b> Provide for the implementation of drainage controls and improvements that enhance local conditions and are consistent with and complement the Master Drainage Plan.  <b><u>Policy 5</u></b> Major drainage facilities, including debris basins and flood control washes and channels, shall be designed to balance their enhancement as wildlife habitat and community open space amenities, consistent with the functional requirements of these facilities.	<b><u>Policy 7</u></b> All development proposed on lands of one (1) acre or larger shall be required to retain 100 percent of the 100-year storm runoff that is generated by development, on-site.
Analysis	
A majority of the drainage course that runs northwest to southeast will remain in its natural state with the exception of two road crossings and the installation of slope protection. The northeastern portion of the project falls within the 100-year storm runoff and will manage runoff through use of on-site detention basins.	



## SKYBORNE SPECIFIC PLAN AMENDMENT NO. 1

**Noise Element** - The Noise Element, as required by state law, is intended to identify areas where noise levels are expected to approach unacceptable levels. The element provides policies and programs to ensure noise is maintained at appropriate levels. A discussion of the key Noise Element policies that apply to the Skyborne Specific Plan is provided below:

NOISE ELEMENT	
Goals, Policies and Programs	
<p><b><u>Policy 1</u></b></p> <p>The potential of land use patterns, associated traffic and its distribution, and individual development shall be assessed for their potential to generate adverse and incompatible noise impacts, and significant impacts identified shall be appropriately mitigated.</p>	<p><b><u>Policy 3</u></b></p> <p>Project designs shall be required to include measures which assure that interior noise levels for residential development do not exceed 45 CNEL, as required by Title 2 (California Noise Insulation Standards).</p>
<p><b><u>Policy 2</u></b></p> <p>Protect noise sensitive land uses, including residences, resorts and community open space, schools, libraries, churches, hospitals and convalescent homes from high noise levels from both existing and future noise sources.</p>	
Analysis	
<p>The project design will include walls and landscaping to help provide mitigation for noise affecting residences. The project's EIR analyzes noise impacts and provides mitigation measures which the project will address.</p>	

**Hazardous Materials Element** - The Hazardous Materials Element is intended to address the hazards associated with the storage use, and transport of hazardous materials within the City. Hazardous materials are closely related to public safety. A discussion of the key Hazardous Materials Element policies that apply to the Skyborne Specific Plan is provided below:

HAZARDOUS AND TOXIC MATERIALS ELEMENT
Goals, Policies and Programs
<p><b><u>Program 5A</u></b></p> <p>Through the subdivision/and or development review process, the City shall encourage and/or require, to the greatest extent practical, the connection of new development to the sewage collection system of the Mission Springs Water District.</p>
Analysis
<p>The Skyborne project has a developed sewer service plan and is subject to Mission Springs Water District's review and approval.</p>

## SKYBORNE SPECIFIC PLAN AMENDMENT NO. 1

***Water, Sewer and Utilities Element*** - The Water, Sewer and Other Utilities Element is intended to establish goals, policies, and programs intended to ensure that these public services will continue to be provided to the City as it develops. Absence of these services to the City would render continued growth and subsequent build out of the General Plan infeasible. A discussion of the key Water, Sewer, and Utilities Element policies that apply to the Skyborne Specific Plan is provided below:

WATER, SEWER AND UTILITIES ELEMENT	
Goals, Policies and Programs	
<b><u>Policy 3</u></b> All new subdivision of ten lots or more shall extend and be connected to sewer lines.	<b><u>Policy 9</u></b> Utility lines on major streets and scenic roadway shall have primary consideration for undergrounding.
Analysis	
The Master Developer will ensure the continued undergrounding of utilities on the Project site and has developed a water and sewer service plan and is subject to Mission Springs Water District's review and approval.	

***Emergency Services Element*** - The Emergency Services Element is intended to address multiple components of the City's public safety services, including police and fire service, emergency medical response, and emergency preparedness. The element establishes goals, policies, and programs to aid the City in meeting its responsibilities in an emergency. A discussion of the key Emergency Services Element policies that apply to the Skyborne Specific Plan is provided below:

POLICE AND FIRE PROTECTION ELEMENT	
Goals, Policies and Programs	
<b><u>Program 1A</u></b>  Consult and coordinate with the Riverside County Fire Department to establish potential fire station locations to provide for future adequate levels of service	<b><u>Policy 5</u></b>  Emergency police, fire and paramedic vehicle access shall be provided with all new development to the satisfaction of the City.
<b><u>Program 2A</u></b>  Coordinate with the Mission Springs Water District to assure adequate water supply and pressure for all existing and proposed developments.	
Analysis	
The Master Developer has worked with the Riverside County Fire Department to a Fire Station within the project on Karen Drive that meets fire levels of service to the project and has worked with MSWD to construct a reservoir and water supply system with adequate pressure to serve the project. The Land Use Plan includes emergency/secondary access points for police, fire and paramedic vehicles. The Master Developer will continue to work with these agencies throughout the balance of the project.	

## SKYBORNE SPECIFIC PLAN AMENDMENT NO. 1

**Schools and Libraries Element** – The School and Libraries element provides guidance and direction for decision makers to ensure support and convenient access to these essential services which is dependent on upon the community’s land use pattern. A discussion of the key Schools and Libraries Element policies that apply to the Skyborne Specific Plan is provided below:

SCHOOLS AND LIBRARIES ELEMENT	
Goals, Policies and Programs	
<b><u>Policy 1</u></b> The City shall cooperate and coordinate with the Palm Springs Unified School District to identify sites needed to meet future District growth demands. The City shall encourage that potential school sites are planned within centrally located areas of residential development.	<b><u>Program 3A</u></b> Preserve and protect existing and future school and library sites from excessive noise and traffic conditions by encouraging the use of design and development solutions that mitigate these impacts.
Analysis	
The project has provided a school site on the west side of Karen Avenue that has been acquired by the Palm Springs Unified School District. The school site is situated adjacent to single family residences that are not a source of excessive noise.	

**Health Services Element** – The Health Services Element is to address concerns regarding the accessibility of medical facilities, convalescent facilities as well as facilities specializing in medical emergencies, home healthcare, and continuing care centers. A discussion of the key Health Services Element policies that apply to the Skyborne Specific Plan is provided below:

HEALTH SERVICES ELEMENT
Goals, Policies and Programs
<b><u>Program 2A</u></b> As the City’s population continues to grow, the City shall coordinate with transportation service providers and the local healthcare providers to maintain accessibility to health care facilities and services so that residents in general and seniors in particular, will be served quickly and efficiently.
Analysis
The Skyborne project does not include a healthcare facility, however it makes provision for paramedic and emergency service access to residents throughout the community.

**Emergency Preparedness Element** - The Emergency Preparedness Element is to address concerns regarding the City’s capability to respond to a natural and man-made disaster and sets forth the goals, policies and programs that have been or will be developed by the City to assure an effective response to various environmental or man-made hazards. A

## SKYBORNE SPECIFIC PLAN AMENDMENT NO. 1

discussion of the key Emergency Preparedness Element policies that apply to the Skyborne Specific Plan is provided below:

EMERGENCY PREPAREDNESS ELEMENT	
Goals, Policies and Programs	
<p><b><u>Program 2A</u></b></p> <p>Establish an on-going liaison with CalTrans, Riverside County, Palm Springs and Cathedral City to facilitate the establishment of emergency evacuation routes, and to provide for the development of an emergency response plan that assures the timely repair of major roads and highways; damaged by earthquakes, flooding or other disasters.</p>	<p><b><u>Policy 10</u></b></p> <p>Coordinate with the appropriate agencies and service providers to assure that emergency preparedness plans include contingencies for large-scale urban and wildland fires.</p>
<p><b><u>Policy 6</u></b></p> <p>Cooperate and coordinate with Riverside County, the Mission Springs Water District and other agencies and utilities in the preparation of public information materials to assist residents and business owners in responding to local disasters.</p>	
Analysis	
Each of these Policy's and program will be addressed by the Skyborne Home Owners Association.	

***Public Building and Facilities Element*** - The Public Buildings and Facilities Element is to provide background information on the various structures and facilities in the City and describe some of the long-term planning issues associates with them. It also provides information to identify critical facilities and to assure coordinated planning and development that keeps pace with community growth. A discussion of the key Public Building and Facilities Element policies that apply to the Skyborne Specific Plan is provided below:

PUBLIC BUILDING AND FACILITIES ELEMENT	
Goals, Policies and Programs	
<p><b><u>Policy 1</u></b></p> <p>Coordinate with public utilities and special districts, utilities and other quasi-public entities to assure the least intrusive and most compatible integration of related buildings and facilitates into the land use pattern of the community.</p>	<p><b><u>Program 1B</u></b></p> <p>Integrate all new maintenance areas and utility substations with surrounding land uses, and regulate in order to maintain a compatible and aesthetically pleasing community through the use of appropriate buffers, architectural design and landscape, and signage.</p>
Analysis	
The project will use decorative walls and landscape screening around utility infrastructure.	