3.0 PROJECT DESCRIPTION

This section of the Draft Environmental Impact Report (Draft EIR) describes the location, objectives, and characteristics of the proposed Section 31 Specific Plan ("Section 31 Specific Plan" or "Project") and the intended uses of this EIR, as required by the California Environmental Quality Act (CEQA) Guidelines.[1] A general description of the Project's technical, economic, and environmental characteristics is provided in this section. Please see **Section 9.0** for a glossary of terms, definitions, and acronyms used in this Draft EIR.

A. PROJECT LOCATION

The Section 31 Specific Plan Area (Project Site) is located in the central portion of the Coachella Valley in the City of Rancho Mirage (City) within Riverside County, California, as shown in **Figure 3.0-1: Regional Location Map**. The Project Site lies within what is described as essentially all of Section 31, Township 4 South, Range 6 East, and a portion of the southeast quarter of Section 36, Township 4 South, Range 5 East, San Bernardino Baseline and Meridian (SBBM).

The Section 31 Specific Plan addresses the approximately 618-acre Project Site, which is located on the eastern boundary of the City and collectively identified by Assessor's Parcel Numbers (APN) 674-430-016 and 685-220-006. As illustrated on **Figure 3.0-2: Local Vicinity Map,** the Project Site is bounded by Gerald Ford Drive to the north, Monterey Avenue to the east, Frank Sinatra Drive to the south, and Bob Hope Drive to the west.

B. PROJECT OBJECTIVES

The CEQA Guidelines require an EIR to include a statement of the objectives of the project that address the underlying purpose. The objectives of the Section 31 Specific Plan are:

- To reflect consistency with the goals and policies of the Rancho Mirage General Plan;
- To create a landmark community on one of the last remaining, large, centrally located, vacant parcels in Rancho Mirage, offering a range of housing types varying in density and design;
- To create a 21st-century, sustainable development project that will include use of landscaping that is suitable for the native desert environment and feature responsible uses of natural resources, including opportunities for creative approaches to lighting and energy storage and management consistent with the goals of the Rancho Mirage Energy Authority;

1 California Code of Regulation, Title 14, Section 15000 et seq.

- To design a high-quality, master-planned community featuring residential, hotel, mixed-use, and commercial development oriented around a Grand Oasis Crystal Lagoon (Grand Oasis lagoon) offering substantial new public recreational opportunities to extend the tourism season in Rancho Mirage;
- To develop the Project Site in a manner that reduces vehicular traffic and provides linkage of residential neighborhoods to the Grand Oasis lagoon and the Town Center with paseos for walking and biking and other alternative transportation;
- To develop the Project Site in a manner that is compatible with surrounding development, including the Annenberg Estate and Sunnylands Center and Gardens (Sunnylands), by applying appropriate planning, landscaping, and architectural design approaches;
- To create a vibrant resort and mixed-use development that will generate Transit Occupancy Tax (TOT) and sales tax revenue for the City to support long-term economic stability, while also honoring the legacy and history of the area;
- To create cohesive, central theming for common elements and features while also encouraging high-quality, innovative, and creative design; and
- To allow flexibility to respond to changes in commercial, hotel, and residential market demand such that development enabled by the Project can be effectively marketed, funded, and constructed.

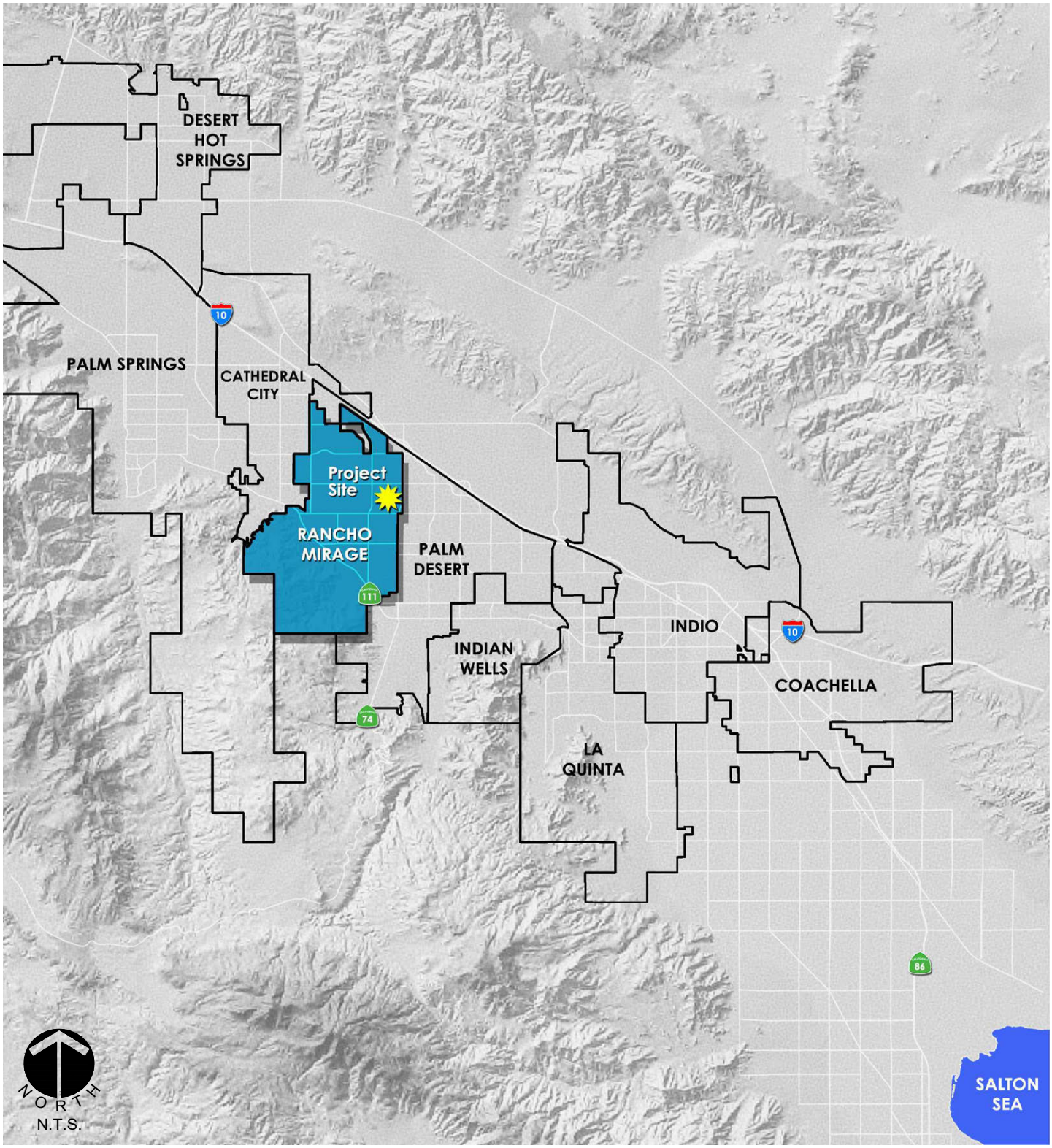
C. PROJECT CHARACTERISTICS

The Section 31 Specific Plan would establish the plans, land use regulations, development standards, design guidelines, infrastructure requirements, and implementation programs to guide the development of a mixed-use, master-planned community on the Project Site. While the Section 31 Specific Plan would increase the intensity of uses allowed under the existing General Plan, the proposed intensity and uses would be consistent with the amended General Plan and is consistent with the spirit and intent of current General Plan land use/zoning designations for the Project Site.

The Section 31 Specific Plan is included in the Appendices to this Draft EIR as **Appendix B: Section 31 Specific Plan**.

1. Land Use

The Section 31 Specific Plan would allow the development of a mixed-use community including residential, mixed-use core, and lagoon land uses, as shown in **Figure 3.0-3: Conceptual Land Use Plan**. The proposed master-planned community includes resort hotels, a mixed-use town center, residential neighborhoods, a private street system, and recreational open space amenities including a swimmable lagoon, an integrated system of pedestrian, bicycle, and golf cart trail linkages, neighborhood parks, water features, a residents' Beach Club, and complementary features.



NOT TO SCALE

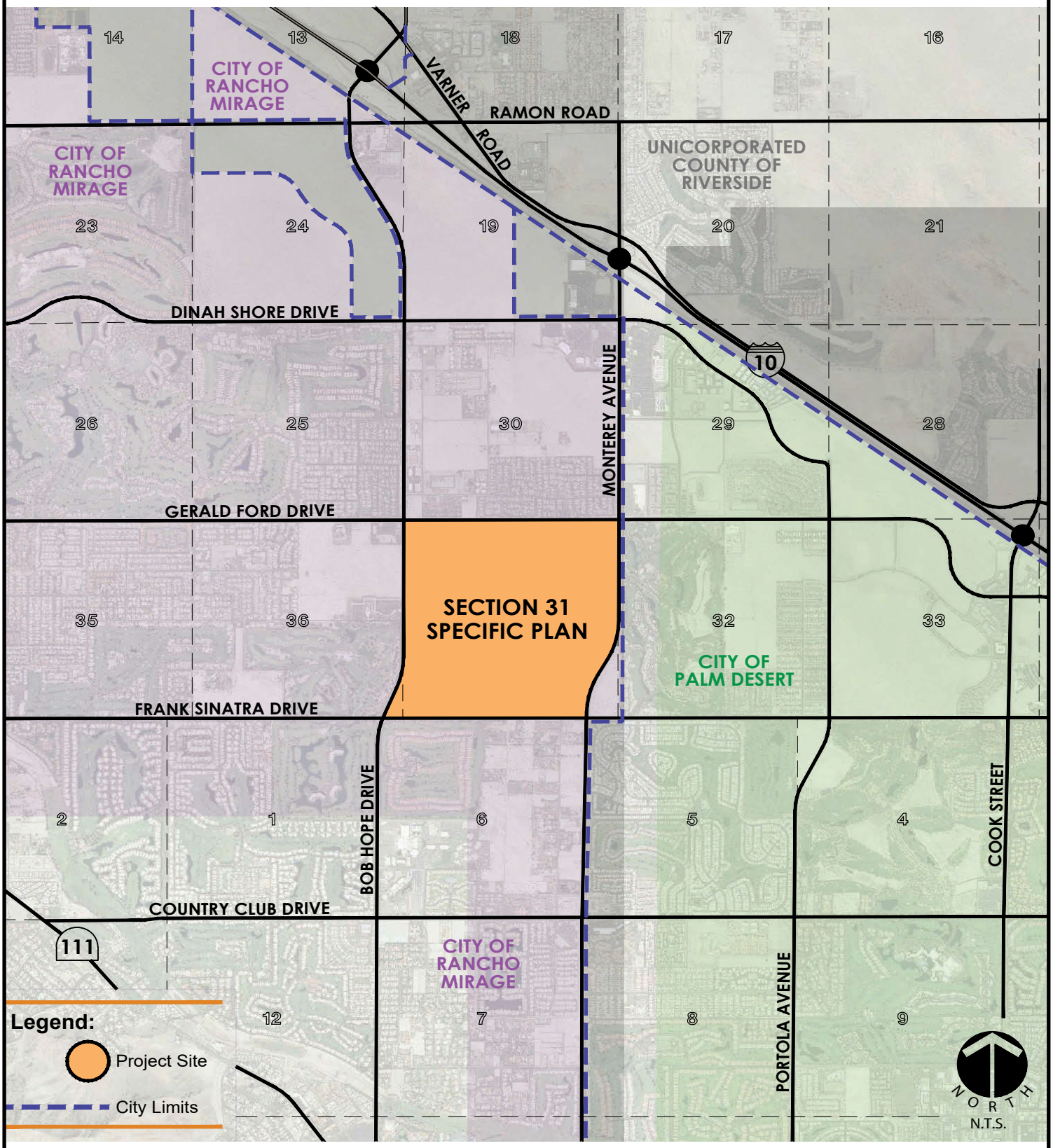
SOURCE: MSA Consulting Inc. - 2019

FIGURE **3.0-1**

CITY OF RANCHO MIRAGE ©

Regional Location Map

204-001-18



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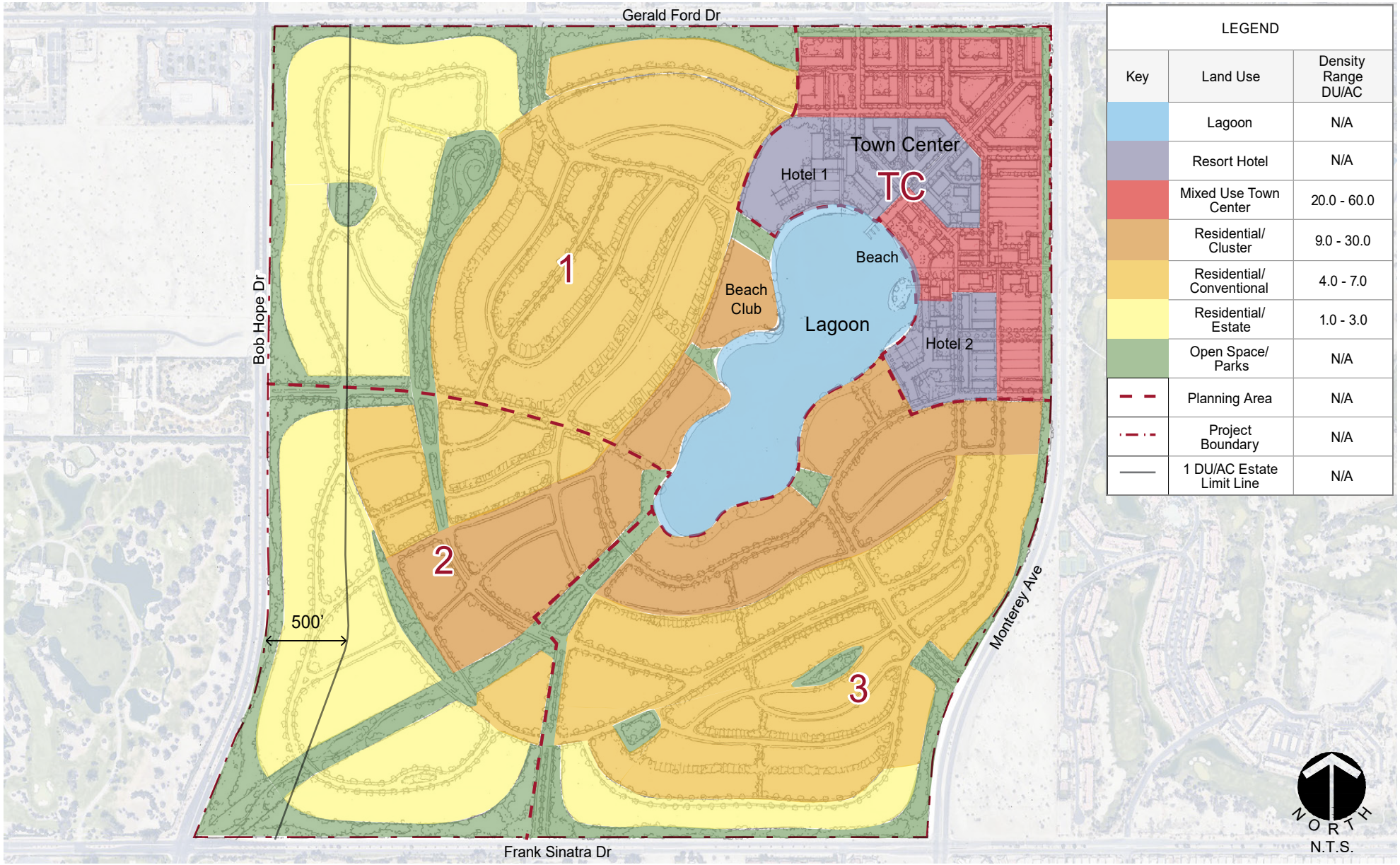
SOURCE: MSA Consulting Inc. - 2019

FIGURE **3.0-2**

CITY OF RANCHO MIRAGE ©

Local Vicinity Map

204-001-18



SOURCE: Hart Howerton - 2019, MSA Consulting Inc. - 2019

FIGURE **3.0-3**

CITY OF RANCHO MIRAGE ©

Conceptual Land Use Plan

204-001-018

The three land use categories proposed by the Project include the Lagoon (LAG), Mixed-Use Core (M-U CORE), and Residential (RES) categories oriented across four distinct planning areas. These Planning Areas would include a Town Center Planning Area and residential Planning Areas 1, 2, and 3, as shown in **Figure 3.0-3**. The land use designations outlined within these categories and planning areas are further discussed below.

Land Use Categories

Lagoon (LAG)

The lagoon land use designation provides a multi-use Grand Oasis Crystal Lagoon® as the key organizing and defining amenity for the Project. The proposed Grand Oasis lagoon is a clear water recreational feature that occupies approximately 34 acres near the center of the Project Site. The Crystal Lagoons® technology, which controls the Grand Oasis lagoon, utilizes a patented solution consisting of the application of controlled pulses of small amounts of oxidants/microbicides, such as chlorine, into the water in specific patterns and cycles to maintain water quality. The lagoon land use category includes the water body and retaining wall to anchor the lagoon liner. An additional tract of approximately 8 acres generally encircling the Grand Oasis lagoon will accommodate a multi-use public trail and a landscaped perimeter. This tract, including the public trail and related shoreline development, will be integrated with the adjoining Mixed-Use Core and Residential development identified in the Section 31 Specific Plan. Related shoreline development includes restaurants or residential uses which will be submitted for individual review with Development Plan permit applications as planning progresses.

Mixed-Use Core (M-U CORE)

The Mixed-Use Core land use category is the most compact and diverse component of the Section 31 Specific Plan and applies to approximately 80 acres located in the northeastern portion of the Project Site. It contains Resort Hotel and Town Center components, which combine to promote resort hotels, restaurants, and beachfront recreation activities on the Project Site. Specifically, the Resort Hotel component allows hotels and destination resorts, up to 230 resort-branded residential units (as part of the site's 1,932 overall residential units), and beachfront recreation, as well as retail/service uses, including restaurants, resort-serving retail, and health spas that directly support and enhance the primary resort hotel uses.

The Town Center component of the M-U CORE land use designation allows mixed-use buildings exhibiting the horizontal and/or vertical integration of first floor commercial and services with housing and office uses above or in close proximity. A variety of residential units generally ranging from 20-60 dwelling units per acre is also a characteristic of the Town Center component within the M-U CORE land use designation. The M-U CORE could accommodate up to 731 residential units, including up to 230 resort-branded units.

Residential (RES)

The Residential land use category accommodates residential neighborhoods for a total of approximately 1,201 units on approximately 504 acres of land including private local streets, parks, and open space. Residential development would consist of single-family detached homes, attached dwelling units in a variety of configurations within the areas closest to the Grand Oasis and Town Center, and amenities such as a residents' Beach Club and neighborhood parks. The density of the Residential land use ranges from 1-30 dwelling units per acre (du/acre). The lower densities occur in the western Planning Areas, with lowest density of one unit per acre along Bob Hope Drive. Densities gradually increase toward the Grand Oasis lagoon and Town Center. Residential building heights will be primarily one story with two- and three-story buildings located near the Grand Oasis lagoon and within the Town Center.

A summary of the land uses defined in the Section 31 Specific Plan is presented in **Table 3.0-1: Section 31 Specific Plan—Land Use Plan Summary.** As shown**,** the residential development would occur on approximately 504 acres.

Table 3.0-1
Section 31 Specific Plan—Land Use Plan Summary

Land Use	Acres	(Residential) Density	Dwelling Units
Mixed Use Core	79.8	20-60 du/ac	731
Residential	504.2	1-30 du/ac	1,201
Lagoon	34	N/A	N/A
Total	**618**		**1,932**

Source: Section 31 Specific Plan, July 2, 2019.
Note: N/A = Not Applicable

Planning Areas

Development of the Project would include four distinct planning areas. These planning areas include Town Center Planning Area (PA TC), Planning Area 1 (PA 1), Planning Area 2 (PA 2) and Planning Area 3 (PA 3). The planning areas are described as follows:

Town Center Planning Area (Town Center)

The Town Center Planning Area includes resort hotels and cluster housing types within an area of approximately 80 acres of mixed-use land situated in the northeast quadrant of the Project Site. This

planning area could yield up to 175,000 square feet of combined restaurant and entertainment destinations, shops, and service space; up to 400 hotel keys; and up to 731 residential dwelling units, including 230 branded resort units. This area will be subject to detailed planning for City review and approval through the planned development process once specific resort hotel, mixed-use, and residential developers have been identified. The Town Center will also feature outdoor spaces and beachfront development adjacent to the Grand Oasis lagoon.

Planning Area 1 (PA 1)

Planning Area 1 includes the 34-acre Grand Oasis lagoon and approximately 198 acres of residential and open space land situated in the northwest quadrant of the Project Site. PA 1 has a Residential land use designation and could yield up to 394 residential units; however, the exact size, mix, and location of the buildings and uses will depend on future ownership decisions and market demands with densities gradually increasing toward the center of the Project Site.

Planning Area 2 (PA 2)

Planning Area 2 includes approximately 146 acres for residential and open space land situated on the southwest quadrant of the Project Site. PA 2 has a Residential land use designation and proposes the development of 260 residential units from the shore of the Grand Oasis lagoon to the western boundary of the Project Site, including a mix of attached and detached products. Estate lots in the western portion of PA 2 near Bob Hope Drive would be the largest and least dense in the Project, generally one acre in size with densities gradually increasing toward the center of the Project Site.

Planning Area 3 (PA 3)

Planning Area 3 includes approximately 161 acres of residential and open space land situated in the southeast quadrant of the Project Site. PA 3 has a Residential land use designation and could yield up to 547 residential units across a variety of housing types and lot sizes, with densities gradually increasing toward the center of the Project Site.

A summary of the acreages of the distinct planning areas is presented in **Table 3.0-2: Section 31 Specific Plan—Planning Area Summary.**

Table 3.0-2
Section 31 Specific Plan—Planning Area Summary

Planning Area	Land Use	Acres	Dwelling Units (DU)	Non-Residential Building (SF)	Max. Hotel/Resort (DU)
PA Town Center	M-U CORE	79.8	731	175,0000	400
PA 1	LAG, RES	231.5	394	—	—
PA 2	RES	145.8	260	—	—
PA 3	RES	160.9	547	—	—
Total		618.0	1,932	175,0000	400

Note: PA = Planning Area; DU = dwelling unit; SF = square feet

2. Circulation Plan

The Section 31 Specific Plan would accommodate a range of multi-modal transportation options both on-site and integrated with surrounding networks. The Project Site would provide access and accommodate various modes of transportation such as automotive vehicles, bicycles, golf carts, neighborhood electric vehicles (NEVs), scooters, and pedestrians, among others. Project design features include off-street bicycle and pedestrian paths/routes, sidewalks in higher traffic areas, enhanced pedestrian and bicycle crossings, landscaped median islands, pedestrian and multi-use paseos, traffic calming devices, and accommodations for golf cart and other alternative forms of personal transportation.

The Vehicular Circulation Plan component of the Section 31 Specific Plan, as shown in **Figure 3.0-4: Conceptual Vehicle Circulation Plan**, is designed to safely accommodate automotive vehicles, golf carts, cyclists, and pedestrians. Primary vehicular access to the interior private street system would be provided at eight locations from the surrounding public roadways, which are fully constructed with curb and gutter to City standards.[2] The Project provides for two signalized entries and two right-in, right-out entries from Monterey Avenue and Gerald Ford Drive, which would grant public access to the Town Center retail, resort, and public beach areas. Signalized, gated entries on Gerald Ford Drive, Bob Hope Drive, Frank Sinatra Drive,

2 Frank Sinatra Drive was originally constructed 1 foot short of City standards for Minor Arterial roadways in order to avoid interference with electrical utilities. The Project would enable undergrounding electrical utilities along the southern boundary of the Project Site, subject to available funding, and widening Frank Sinatra Drive to full City standards for Minor Arterial roadways.

and Monterey Avenue would allow private access to residential neighborhoods by residents and their guests. Gated control points between the residential and Town Center planning areas would allow residents direct access to entertainment and services.

As shown in **Figure 3.0-5: Conceptual Multi-Modal Circulation Plan,** community pedestrian and multi-modal circulation would be accommodated on a multi-use path along the public roadways on the perimeter of the Project Site that links to the regional multi-modal system of meandering sidewalks and designated bike lanes along the City's arterial street network. Further, **Figure 3.0-5** depicts how pedestrian connections within neighborhoods and along street roadways would connect to open space areas. Proposed pedestrian, multi-modal, and public transportation system circulation networks are further described below.

Pedestrian

Pedestrian circulation would be provided by the pedestrian paseos, optional residential sidewalks, and low speed/low volume private streets in individual planning areas. The pedestrian paseos in the Residential land use areas and the Town Center Pedestrian Path would provide residents with landscaped corridors that pass through residential common areas and provide mid-block access to the Grand Oasis lagoon. The residential sidewalks may be a desirable amenity in some locations but are not required and will be developed based on individual builder's preference. The Section 31 Specific Plan includes local street sections that allow for optional curb-adjacent sidewalks on local streets. However, sidewalks would be provided in higher traffic areas. A description of each of the pedestrian components is found below:

Pedestrian Paseos: Would provide an amenitized walking experience within the pedestrian-scaled landscaped corridor. The Paseos may pass though residential common areas and provide mid-block access to the Grand Oasis lagoon.

Town Center Pedestrian Path: The Town Center Pedestrian Paths prioritize pedestrian safety and mobility in their design. These Paths are located along mixed-use and retail areas and are designed to convey pedestrians through high-traffic areas of the Town Center. These Paths will feature enhanced streetscapes, pedestrian amenities, and secure street crossings.

Residential Sidewalks: Would be provided in individual planning areas on a case-by-case basis during site-specific development.

Multi-Modal Circulation

Within the Project Site, bicycle, golf cart, and other forms of alternative personal transportation would be accommodated by design. This would include off-street bicycle paths and routes with enhanced

crosswalks. The Section 31 Specific Plan would include six multi-use connectivity roadways, pathways and corridors, including the following: the Grand Oasis Promenade, the Lagoon Multi-Use Corridor, the Residential Multi-Use Path, the Multi-Use Paseo, and the Landscaped Edge Multi-Use Path. These components would provide access and accommodate various modes of transportation such as golf carts, neighborhood electric vehicles (NEVs), and bicycles. A description of each of these components is found below:

Grand Oasis Promenade: Would be publicly accessible for pedestrians and bicycles and would provide non-residents with an opportunity to visually enjoy the Grand Oasis lagoon. The Promenade would be positioned near the Grand Oasis lagoon, separated by a landscape barrier to manage and control access to the water itself. The Promenade would serve as a public open space amenity.

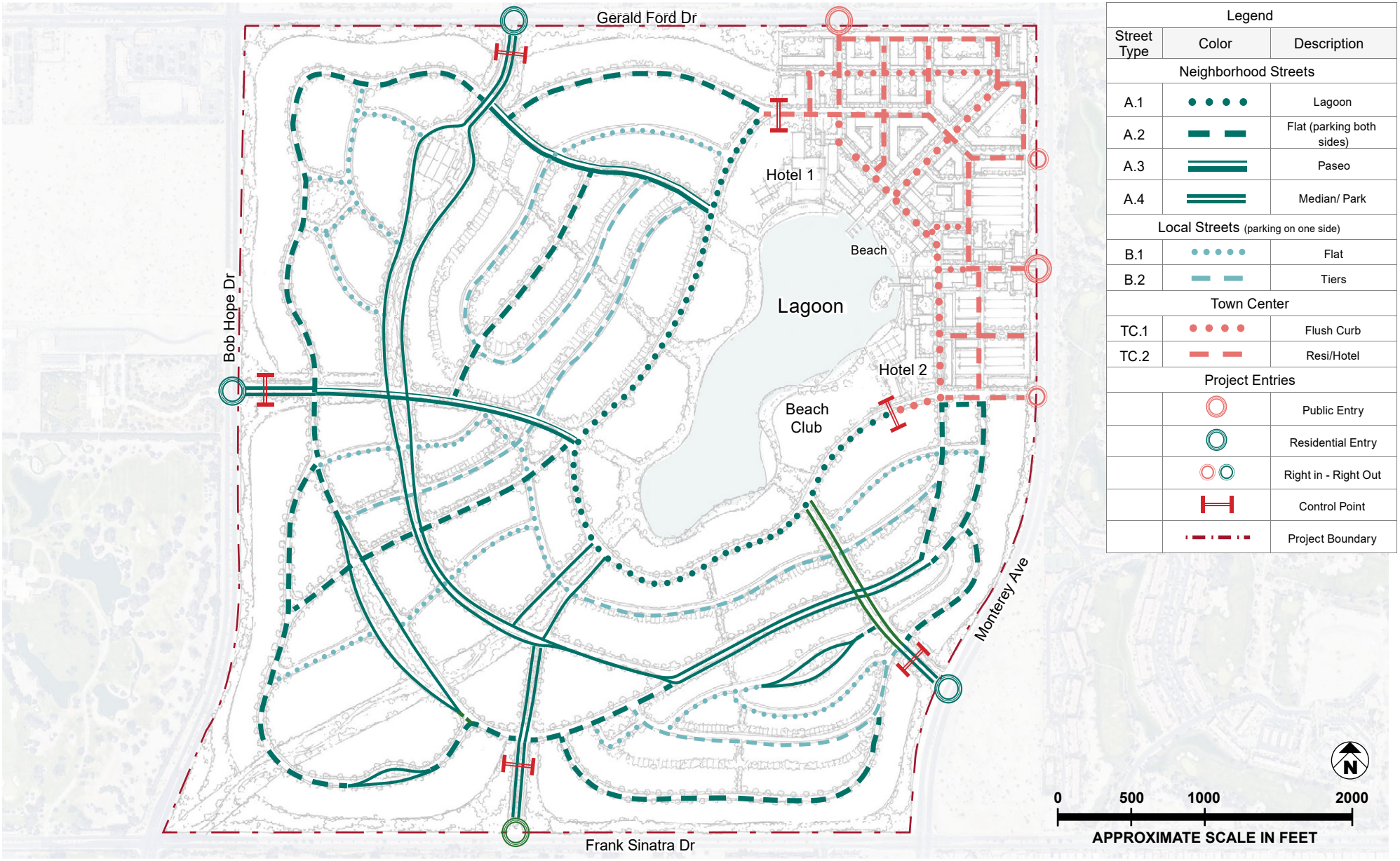
Lagoon Multi-Use Corridor: Would accommodate a full range of transportation options, including bike lanes, pedestrian walkways, and vehicular lanes. It would provide a continuous access loop behind the higher-density residential development that fronts the Grand Oasis lagoon. It would provide future residents of the Project Site with a convenient access route to the Town Center entertainment and shopping areas as well as accessible private beach areas and the residents' Beach Club.

Residential Multi-Use Paths: Would consist of smaller pathways for bicycles and pedestrians that go through residential neighborhoods along local or neighborhood streets. It is not anticipated that other alternative vehicles will be accommodated on these paths but may be operated within the street rights-of-way if legally permitted.

Town Center Multi-Use Path: Would accommodate a variety of modes of transportation including bicycles, NEVs, scooters, golf carts, and others.

Multi-Use Paseos: Would be open spaces that provide multi-use transportation within a pedestrian-scaled landscaped corridor.

Landscaped Edge Multi-Use Path: Would surround the community and provide a continuous system of publicly accessible pathways integrated into the perimeter public arterial streetscapes. These pathways are considered Class I Multi-Use Pathways and are physically separated from automobile traffic on the adjacent street. These pathways will allow bicyclists, golf carts, and pedestrians to travel along the same route with minimal cross flows from motor vehicles.



Note: Interior street alignments and classifications are conceptual and may be refined and adjusted with more detailed implementing development proposals.

SOURCE: Hart Howerton - 2019, MSA Consulting Inc. - 2019

FIGURE **3.0-4**

CITY OF RANCHO MIRAGE ©

Conceptual Vehicle Circulation Plan

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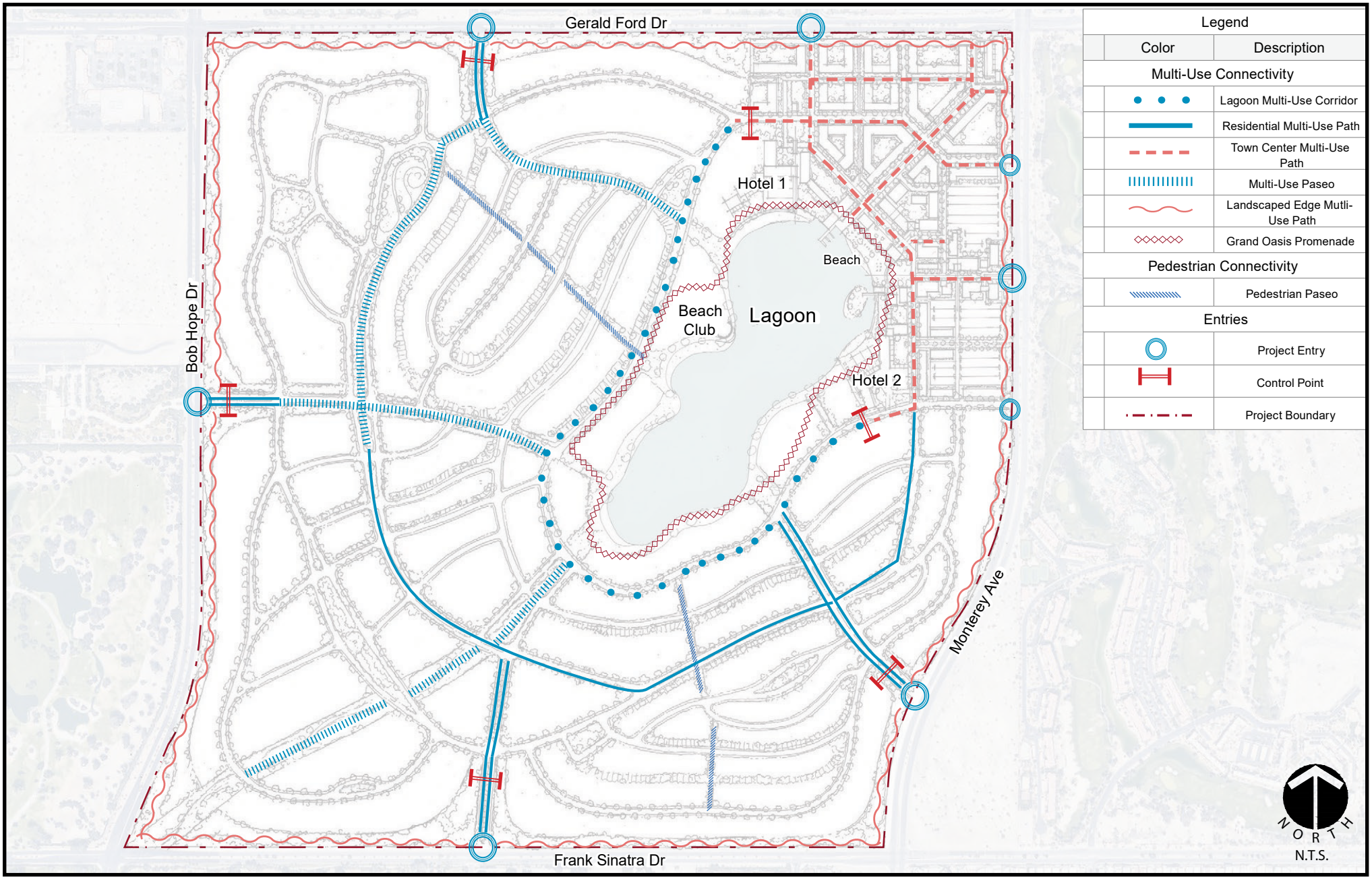


SOURCE: Hart Howerton - 2019, MSA Consulting Inc. - 2019

FIGURE **3.0-5**

CITY OF RANCHO MIRAGE ©

Conceptual Multi-Modal Circulation Plan

204-001-018

Public Transportation

Sunline Transit Agency (Sunline) provides public transportation for the Coachella Valley, including the City of Rancho Mirage. Currently, Bus Line 32 and Bus Commuter Link 220 travel along Bob Hope Drive and Monterey Avenue, paved roadways to the west and east of the Project Site, respectively. Bus Line 32's closest bus stop to the Project Site is located at the southwestern corner of Bob Hope Drive and Gerald Ford Drive. Bus Commuter Link 220 travels from the City of Palm Desert to the City of Riverside. The closest Commuter Link bus stop to the Project Site is located near Monterey Avenue and Market Place, approximately 0.80 miles north.

In regard to the Notice of Preparation (NOP) comment letter that was submitted by Sunline (See **Appendix A** of this Draft EIR) for the Project, Sunline did not request inclusion of any transit amenities at this time. However, Sunline did recommend a number of features to ensure both internal transit-friendly access and adequate pedestrian access along roadway frontages. Consistent with these recommendations, the Project would include a Landscaped Edge Multi-Use Path which, as described previously, would border the entire Project Site and provide a continuous system of publicly accessible pathways integrated into the perimeter public arterial streetscapes. Internal pedestrian connections and transit-oriented, mixed-use development within the Town Center component would serve to enhance the viability of a potential future transit stop or bus turnout along Monterey Avenue, dependent upon Sunline needs.

3. Infrastructure and Utility Improvements

Infrastructure improvements would be installed to support the Project, including water, sanitary sewer, drainage and stormwater retention systems, and utility improvements. A brief summary of these improvements area as follows.

Water Conservation and Stormwater Management

The land planning approach and the related design of public facilities and utilities within the Project Site and its vicinity incorporate water conservation and stormwater management "best practices" that are sensitive to the desert environment sustainability needs of this area of the Coachella Valley. Project design within the Section 31 Specific Plan incorporates Low Impact Design (LID) standards and techniques, as describe further below.

Potable Water

The Coachella Valley Water District (CVWD) would provide water service for the Project Site. The Project's water system design reflects consultation with and adherence to CVWD standards. A Water Supply Assessment was also prepared to demonstrate water availability (see **Appendix K**). The Water Supply Assessment would be subject to review and approval by CVWD.

Domestic, landscape irrigation, and fire protection water supply would be provided by a network of 12-inch and 18-inch water mains within the interior private street system. The proposed water lines would connect to the existing 18-inch public water systems located on the northern boundary of the Project Site along Gerald Ford Drive, as shown in **Figure 3.0-6: Conceptual Master Water Plan**. For system needs, CVWD would require dedication of six public wells sites to CVWD. In addition, at least one private well would provide water for the Crystal Lagoon and water usage will be offset by payment of groundwater replenishment fees.

Future Non-Potable Water

The CVWD has future plans to extend a reclaimed water line from the east along the Project Site's southern boundary along Frank Sinatra Drive. The timing of this line extension is undetermined, but the Project would seek to take advantage of this water supply for irrigation purposes if and when it becomes available. **Figure 3.0-6** shows the three points of water main connection on Gerald Ford Drive and the proposed 18-inch and 12-inch water mains on-site, in addition to the six potential public well sites located throughout the Project Site.

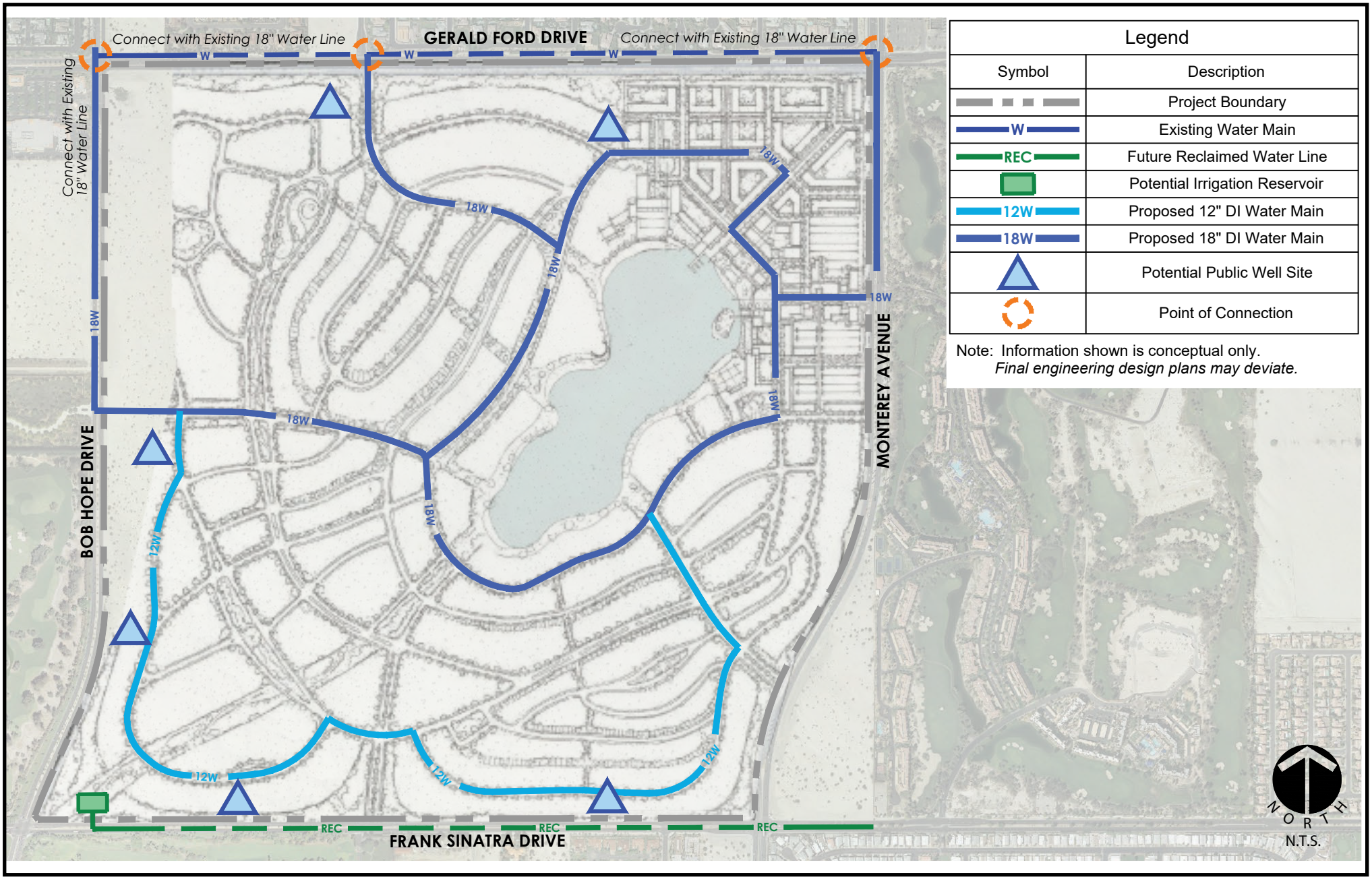
CVWD would provide a water system analysis during the final construction documents to ensure system capacity and that the required fire flow is provided at each fire hydrant and each fire sprinkler system.

Every residential building would be required to provide an approved fire sprinkler system consistent with 2016 California Fire Code.[3] All system designs would abide by the CVWD Design Manual.

Sanitary Sewer

CVWD would provide sanitary sewer (wastewater) service for the Project Site. The proposed contour grading concept for the Project Site has been designed to allow for all sewer flows to exit the Project Site by gravity. The on-site sewer pipe would consist of 15-inch polymerizing vinyl chloride (PVC) pipe and connect to an existing 10-inch vitrified clay pipe (VCP) sewer main located on the southern boundary of the Project Site along Frank Sinatra Drive. **Figure 3.0-7: Conceptual Master Sewer Plan** shows the lines, directions, and points of connection to the Project Site. The Project would involve off-site sewer infrastructure improvements, including a 15-inch sewer main from the point of connection on Frank Sinatra Drive to a proposed line in Vista Del Sol, an off-site perpendicular roadway approximately 0.4 miles west of Monterey Avenue. The proposed sewer main on Vista Del Sol would connect to an existing 24-inch sewer main on Country Club Drive.

3 California Code of Regulations, Title 24, Part 9.



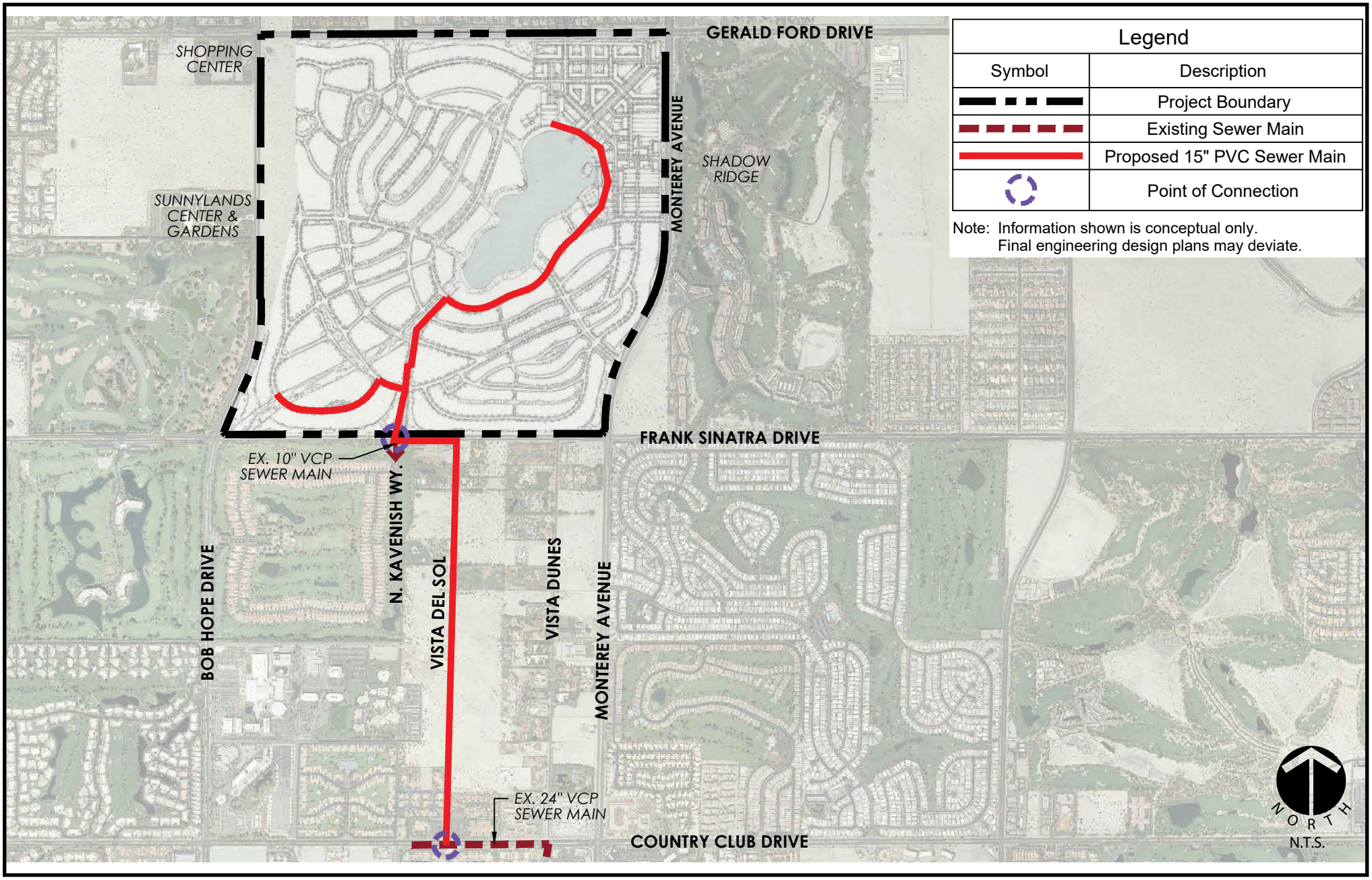
SOURCE: Hart Howerton - 2019, MSA Consulting Inc. - 2019

FIGURE **3.0-6**

CITY OF RANCHO MIRAGE ©

Conceptual Master Water Plan

204-001-018



SOURCE: Hart Howerton - 2019, MSA Consulting Inc. - 2019

FIGURE **3.0-7**

CITY OF RANCHO MIRAGE ©

Conceptual Master Sewer Plan

204-001-018

Additionally, sewer stub connections would be installed to every lot, house, or building along Vista Del Sol at the time of the sewer line extension. As such, the sewer line facility would be adequately sized for these future connections. Construction of the sewer extension would be limited to the public right-of-way along Vista Del Sol and be limited to trenching and related temporary construction activities, as well as related roadway improvements to Vista Del Sol. Upon implementation of the Project, a portion of the wastewater generated by uses north of the Project Site in Section 30 would be accepted and pass through the Project's proposed sanitary sewer system. All flows would terminate at CVWD's Wastewater Reclamation Plant 10 (WRP-10) in the City of Palm Desert.

Drainage

CVWD is the responsible agency for stormwater management in the vicinity of the Project Site. The Project Site is surrounded by existing development and paved roadways that would intercept and control most off-site stormwater flows after exiting the Project Site. The Project Site currently contains two small, engineered earthen basins on the northern boundary along Gerald Ford Drive, and four stormwater inlets via curb cuts on the eastern boundary along Monterey Avenue. These basins currently retain off-site street flows that would be functionally replaced by the proposed drainage system. The current topography of the Project Site naturally contains a slight slope from the northeast to the southwest. Development of the Project Site would maintain the natural drainage flow from north to south using a combination of surface conveyance in streets and paseos, storm drainpipes, and catch basins with intermittent surface and underground retention facilities situated in open space areas.

The impervious surfaces constructed during development of the Project would produce additional stormwater runoff which would need to be retained. Proposed surface retention basins would be a maximum of 5 feet deep with maximum slopes of five to one unless erosion control methods are implemented as open space areas for residents. Retention basins would have sufficient storage to retain the flood volume from a 100-year storm event. The Project's proposed drainage plan is further discussed in this section below.

Solid Waste

Burrtec Waste Industries, Inc. (Burrtec) provides solid waste collection services to the City of Rancho Mirage. Services include waste removal, recycling, and green waste disposal. The pick-up services provided by Burrtec include residential, commercial, roll-off services, construction and demolition, portable restrooms, special events, temporary bin rental, and concrete washout services. Burrtec offers all sizes of containers, including compactors. Commercial recycling is available in 32-gallon and other size carts and bins, and recycling services are offered to residential units at no cost, with materials picked up curbside once per week in a 32-gallon cart. Burrtec's residential services specifically include bulky item pick-up, Christmas tree recycling, electronic waste, household hazardous waste (HHW), and used motor oil. Solid

waste is taken to the Edom Hill transfer station, located at 70-100 Edom Hill Road in unincorporated Riverside County. The Edom Hill transfer station currently serves as the depot for solid waste collected from commercial, residential, and industrial waste in the City. The transfer station has a permitted maximum capacity of 3,500 tons per day for general waste.

Dry Utilities

Electric

Electric service in the City is provided by Southern California Edison (SCE), and to a lesser extent Imperial Irrigation District (IID). The Project Site is within the SCE service area. SCE is regulated by the California Public Utilities Commission (CPUC) and Federal Energy Regulatory Commission (FERC). Electrical power is generated by a combined system of gas and coal production, oil, hydroelectricity, nuclear production, solar and wind technology, and energy purchase. Beginning on May 1, 2018, the Rancho Mirage Energy Authority (RMEA), a locally run power program commissioned by the Rancho Mirage City Council, began conveying power to City consumers via SCE infrastructure.

RMEA would provide electric service to the Project Site via SCE infrastructure that includes both underground and overhead electric lines in its vicinity. Aboveground 115kv transmission power lines and stabilizing wires parallel the southern boundary of the Project Site along Frank Sinatra Drive west of Vista Del Sol, as well as the western side of Bob Hope Drive south of the Sunnylands entry. A number of underground electric lines serve surrounding developments around the Project Site which would be located prior to Project construction. On-site Project improvements would include new undergrounded electric distribution lines (12kv) to all residential and non-residential uses. The Project would enable the relocation and undergrounding of the existing 115kv transmission line on site, but would be subject to feasibility and available funding. Utilities are further described in **Section 5.16.3: Dry Utilities (Electricity, Natural Gas, and Telecommunications)** of this Draft EIR.

Natural Gas

The Southern California Gas Company (SoCalGas), a public utility, is the natural gas service provider to the City and the Project Site. The Project Site currently is undeveloped and no natural gas facilities are located on-site. High pressure distribution lines are located north, east, and south of the Project Site along Gerald Ford Drive, Monterey Avenue, and Frank Sinatra Drive, respectively. Prior to construction of the Project, natural gas distribution lines and potential connection points would be located. Utilities are further described in **Section 5.16.3: Dry Utilities (Electricity, Natural Gas, and Telecommunications)** of this Draft EIR.

Telecommunications

Telephone service in the City is provided by various companies. Frontier Communications would be the telephone service provider for the Project Site. In the vicinity of the Project Site, telephone service infrastructure currently exists along the northern side of Gerald Ford Drive and both sides of Bob Hope Drive. Additionally, telephone infrastructure is located at the Gerald Ford Drive and Monterey Avenue intersection.

Spectrum, formerly Time Warner Cable, provides local cable television service in the City. Cable facilities currently exist at the intersection of Gerald Ford and Monterey and along the southern side of Frank Sinatra Drive. Utilities are further described in **Section 5.16.3: Dry Utilities (Electricity, Natural Gas, and Telecommunications)** of this Draft EIR.

Public Services

Fire Services

The City contracts for fire protective and emergency medical services; those services are provided by Riverside County Fire Department (RCFD), West Desert Division. The closest fire station is the Rancho Mirage North Fire Station, located at 71751 Gerald Ford Drive, approximately 0.25 miles west of the Project Site. Please refer to **Section 5.13.1: Fire and Emergency Medical Services** of this Draft EIR for a detailed impact analysis.

Police Services

The Project Site is located within the service boundaries of the Riverside County Sheriff's Department. The City contracts with the Sheriff's Department to provide emergency and non-emergency police response, routine police patrols, investigative services, traffic enforcement, and traffic investigation services. The station that serves as the headquarters for responding law enforcement officers to the City and surrounding jurisdictions is the Palm Desert Station, located at 73705 Gerald Ford Drive in Palm Desert, approximately 0.51 miles east of the Project Site. Please refer to **Section 5.13.2: Law Enforcement Services** of this Draft EIR for a detailed impact analysis.

School Services

The Project Site is located within the attendance boundaries of the Palm Springs Unified School District (PSUSD). Specifically, the Project Site falls within the attendance boundaries of Rancho Mirage Elementary School, located at 42-985 Indian Trail (3.5 miles southwest of the Project Site); Nellie N. Coffman Middle School, located at 34-603 Plumley Road (3.1 miles northwest of the Project Site); and Rancho Mirage High

School, located at 31-001 Rattler Road (3.6 miles northwest of the Project Site). Please refer to **Section 5.13.3: School Services** of this Draft EIR for a detailed impact analysis.

Library Services

The Rancho Mirage Public Library and Observatory (Library), located at 71-100 Highway 111, is the primary library facility in the City. The Library is approximately 3.6 miles southwest of the Project Site and includes approximately 45,000 square feet of outdoor program areas, audiovisual services, auditorium seats, and an observatory. The Library currently has an inventory of approximately 90,000 books as well as thousands of e-Books, e-Audiobooks, newspapers, magazines, and DVDs available for checkout by the public, as well as other items. Please refer to **Section 5.13.4: Library Services** of this Draft EIR for a detailed impact analysis.

4. Development Sequencing Plan and Conceptual Grading

Development Sequencing Plan

Development of the Project Site is designed for sequential construction in multiple phases, corresponding to the infrastructure and product designs for individual planning areas and use types. Total buildout of the Project is expected to take approximately 11 years following the construction of the Grand Oasis lagoon, which would take place during mass grading of the entire 618-acre Project Site. Construction would begin in 2020 and full development is anticipated to be completed by 2030. The Development Sequencing Plan represents the anticipated final map recordation and construction sequence, as depicted in **Figure 3.0-8: Development Sequencing Plan**. Project sequencing intends to start at PA 1, including the Grand Oasis lagoon, residents' Beach Club, and portions of the landscaped Grand Oasis Promenade. Development of the remainder of PA 1 and the Town Center, subject to market demands, would follow the Grand Oasis lagoon, including residential neighborhoods and internal roads to the surrounding residential neighborhoods in PA 1. Construction within the remaining planning areas may continue in any order so long as the necessary infrastructure is provided to serve each sequence. Development sequencing would be accompanied by the orderly extension of roadways, public utilities, and infrastructure needed to serve each phase.

Conceptual Grading

The existing topography within the Project Area is generally flat with a gentle slope form the northeast corner of the site to the southwest corner of the site. Surface elevations currently range from approximately 319 feet to 255 feet above mean sea level, with the highest points running diagonally through the center of the site.

As shown in **Figure 3.0-9: Conceptual Grading Plan,** the grading plan proposes to create two elevated mounds that accommodate terraced homes sites within the Project Site, one in the northwest quadrant (PA 1) with an approximate elevation of 340 feet and a second in the southeast quadrant (PA 3) with an elevation of approximately 320 feet. The Grand Oasis lagoon would be sited between these and form the northerly end of a southwest trending open space corridor. The Grand Oasis lagoon and corridor would exhibit the lowest elevations within the Project Site at a water surface elevation of 275 feet to a graded ground elevation of 260 feet at the southwest property corner. The drainage pattern for the Project Site would flow to the southern boundary where retention facilities are planned. Retention areas are shown in their conceptual locations at the low points for tributary areas of the Project as shown in **Figure 3.0-10: Conceptual Drainage Plan**.

Construction of the Project is anticipated to involve movement of 60,000 cubic yards of earthwork per day, with total earthwork to balance at approximately 6.5 million cubic yards. Grading activities are anticipated to occur five days per week for a total of approximately 110 days per year.

5. Open Space and Parks

The Section 31 Specific Plan would enable development of a combination of common and private open space areas for use by future residents of the Project Site, as shown in **Figure 3.0-11: Conceptual Open Space Plan.**

A total of approximately 95 acres of open space, in addition to the 34-acre Grand Oasis lagoon, would be distributed throughout the Project Site with integrated, publicly-accessible plazas/greenspaces, private parks, paseo corridors, and joint-use retention/recreation facilities. The nature of open space and recreation areas throughout the Project Site would vary based on the ultimate land uses and development in each planning area.

The Section 31 Specific Plan outlines six types of open space areas that would occur throughout the property. These landscaped areas are as follows:

- **Grand Oasis Promenade**: This landscaped area would surround the Grand Oasis lagoon and create a buffer separating the path from the shoreline to partially restrict access to the water.
- **Landscaped Edge**: This area would be located outside the community walls and form the streetscape of the adjoining arterial roadways. These areas would contain meandering multi-use pathways to accommodate pedestrians, bicyclists, and golf carts. Resident access to the landscaped edge and perimeter trail system would occur via pedestrian/bicycle gates to prohibit non-resident access into residential neighborhoods on site.

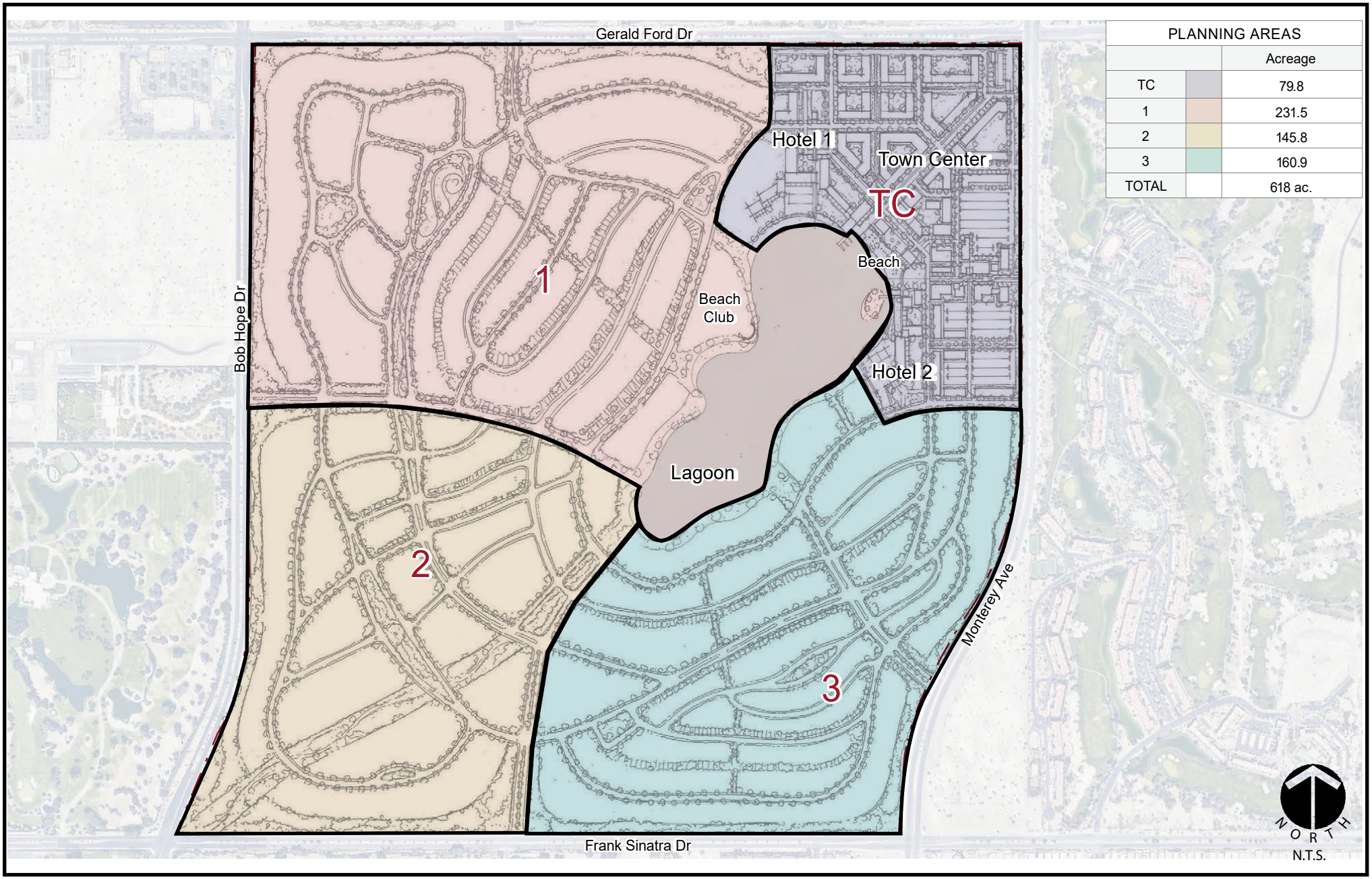
- **Paseo**: Multi-use and pedestrian paseos would be located at mid-block locations oriented radially from the Grand Oasis lagoon and provide resident pedestrians and bicyclists with informal, landscaped access alternatives. Paths would be made of decomposed granite (DG) material.
- **Community Gateway**: The Community Gateway would be located at the primary public entry point to the Town Center at Monterey Avenue and would incorporate vehicular access in an urbanized, pedestrian-friendly environment focused on mixed-use and residential uses.
- **Private Entry and Neighborhood Parks**: These areas would incorporate formal parks near each major residential entry and informal parks interspersed within the neighborhood fabric of the Project Site. These would provide accent plantings, desert landscape, focused application of turf, and shaded seating areas, complete with walking paths and small gardens. Amenities at the parks may include pools, lawn areas, picnic tables, barbeques, pools, restrooms, tot-lots, par-courses with exercise stations, tennis or pickleball courts, and similar amenities.
- **Beaches**: One or more beaches would be situated on the shoreline of the Grand Oasis lagoon for recreational purposes. These may include a public beach at the Town Center, a residents' Beach Club, and beaches associated with resort hotels. Amenities may include locker rooms and restrooms, cabanas, picnic areas, ramadas, and children's play areas, along with storage and rental structures/kiosks. Recreational activities such as non-motorized watercraft launching and docking areas to accommodate paddle boats, kayaks, and canoes, would be supported. The public beach may also feature an outdoor amphitheater or stage venue on the water to accommodate community-scale events for residents, hotel guests, and other visitors in the Town Center. This outdoor venue would be subject to all City requirements pertaining to the operation of temporary events.

The open space areas within the Project Site would be privately owned and maintained for the sole use and benefit of residents or the private communities of business/resort owners and their customers and the general public in the Town Center.

6. Conceptual Landscape Plan

The Conceptual Landscape Plan of the Section 31 Specific Plan provides guidelines for the treatment of areas within the Project Site, including the surrounding streets, parkways, development edges, entries, and open space areas. The landscape design of the Project Site includes native, desert landscaping designed to maximize water efficiency and conservation. This would be accomplished with the selection and installation of water efficient plant materials and a controlled irrigation system.

Plant materials would be arranged throughout the Project Site in both formal/geometric and informal/natural (organic) designs across distinct landscape planning zones with both contrasting and complementary design elements. The landscape plan includes the use of desert open space arroyo areas that may function for surface water management and as opportunities for recreational uses.



SOURCE: Hart Howerton - 2019, MSA Consulting Inc. - 2019

FIGURE **3.0-8**

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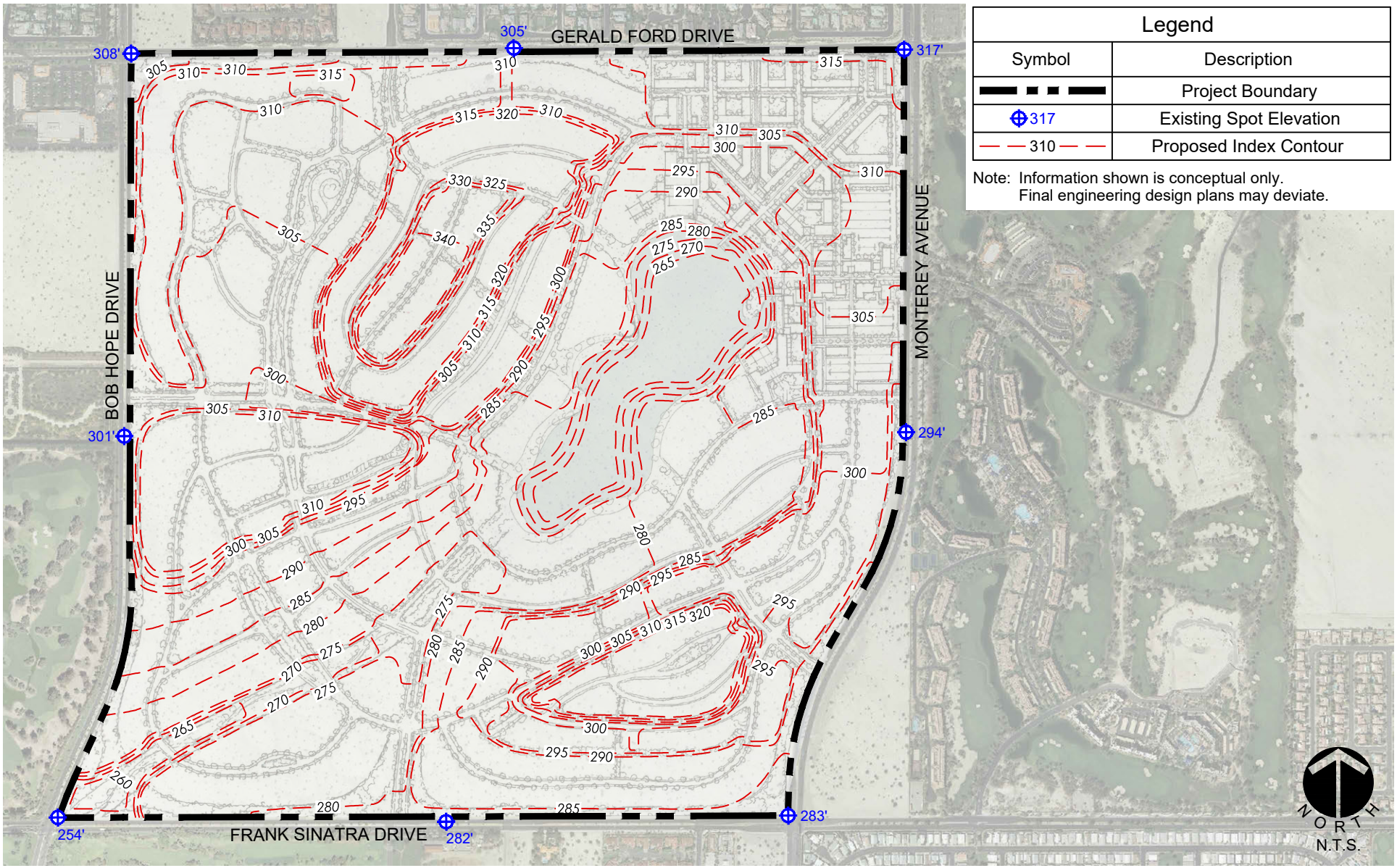
Development Sequencing Plan

204-001-018



SOURCE: Hart Howerton - 2019, MSA Consulting Inc. - 2019

FIGURE **3.0-9**

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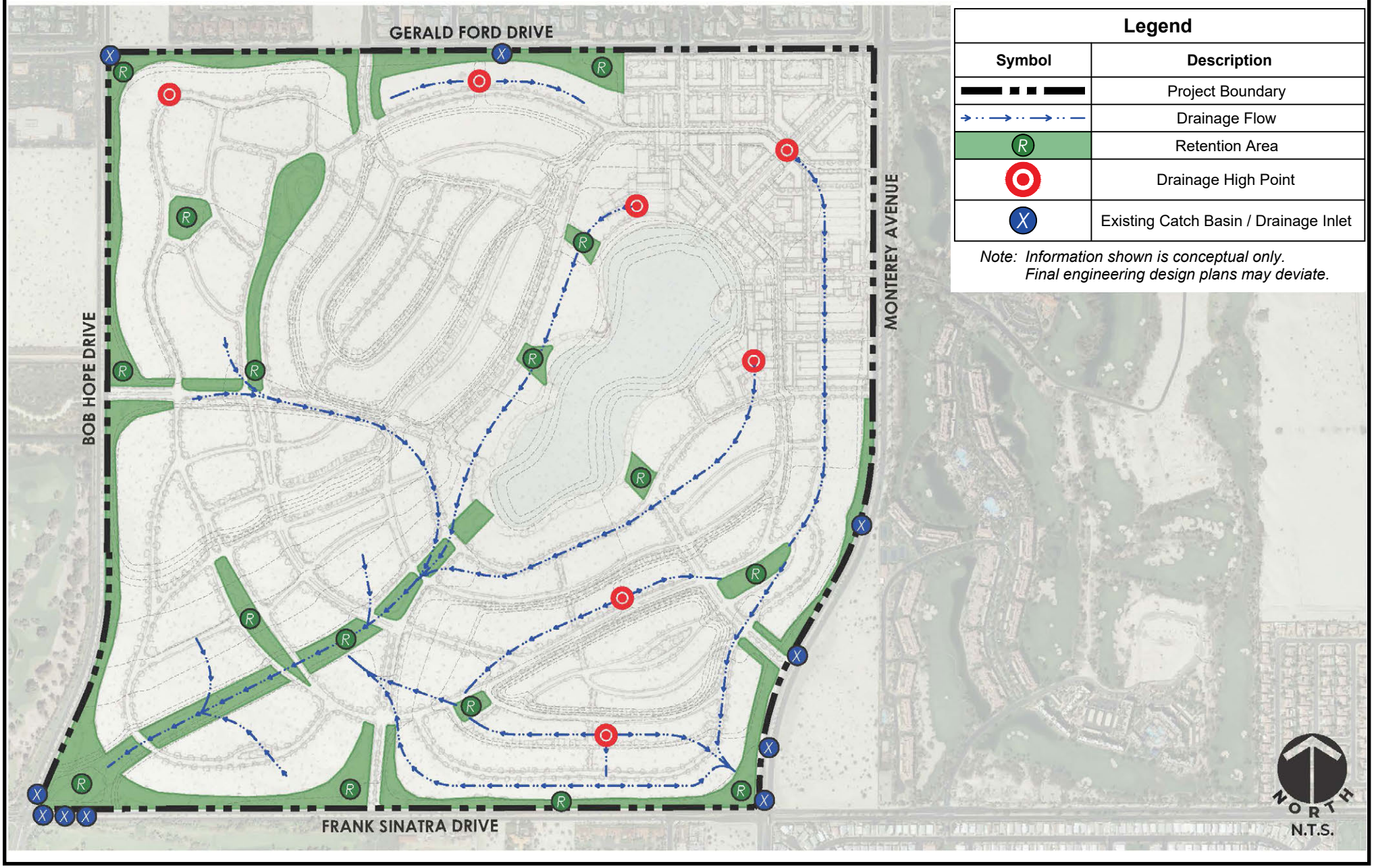
Conceptual Grading Plan

204-001-018



SOURCE: Hart Howerton - 2019, MSA Consulting Inc. - 2019

FIGURE **3.0-10**

CITY OF RANCHO MIRAGE ©

Conceptual Drainage Plan

204-001-018

SOURCE: Hart Howerton - 2019, MSA Consulting Inc. - 2019

FIGURE **3.0-11**

CITY OF RANCHO MIRAGE ©

Conceptual Open Space Plan

204-001-018

The Section 31 Specific Plan outlines ten landscape treatments that are distinct to their location throughout the Project Site. These landscape planning treatments include: Community Gateway, Town Center, Resort Site, Landscaped Edge, Neighborhood Streetscape, Private Entry Parks, Neighborhood Parks, Paseos, residents' Beach Club, and Grand Oasis Promenade.

The Conceptual Landscape Plan distinguishes a hierarchy of roadways and identifies key intersections surrounding the Specific Plan area, as shown in **Figure 3.0-12: Conceptual Landscape Plan**. Water features may also be used to enhance the landscape elements in the Town Center to enhance public spaces and focal points along the streetscape. In addition to providing landscape guidelines for roadways and intersections, the Conceptual Landscape Plan provides direction for landscaping within public and private open spaces.

Broad canopy trees will be utilized to provide shade for sidewalks and vehicles. Shrubs and accent plantings will be substantial to promote long term vigorous growth. Major planting types, such as parking lot shrubs, hedges, or streetscape plants should also reflect the accepted palette.

Project Public Entry Landscaping

The Community Gateway entry located off of Monterey Avenue would provide a distinctive public entry to the Town Center. The scale and design of the landscape and the entry features are critical elements to the Project; therefore, the geometric patterns of desert plants are intended to create a visually impactful arrival sequence. Signage, art or sculptures are also intended for the Community Gateway.

The Community Gateway entry leads the public to the Town Center, which is intended to be the area of greatest interaction between traffic and pedestrians. Streets and parking lots would have broad canopy trees providing shade for sidewalks and vehicles. The landscape would include winter-spring, free-flowering landscapes. Planting beds of textured shrubs and accent plantings, in addition to palm and high-canopy evergreen trees, would complement the natural desert environment and provide shade for pedestrians, bicyclists, and vehicles. The Grand Oasis lagoon and wall signs, as well as selected accent trees, would be lighted. The median would be planted with shrubs, flowering ground cover and seasonal annual color. Other features may include landscaped berms, enhanced paving, accent trees, and shrubs.

Perimeter Street Landscaping

The landscape setback along the Project Site's perimeter would reflect a drought tolerant, natural concept that would fit into the desert environment. The perimeter landscaping would occur along Gerald Ford Drive, Monterey Avenue, Frank Sinatra Drive, and Bob Hope Drive, and is defined in the Section 31 Specific Plan as the Landscaped Edge.

The Landscaped Edge area would have native desert theme vegetation consisting of an organic ground plain of varied textured flowering shrubs, groundcovers, crushed stone, and native boulders. The density of the plantings would vary to avoid a monotonous roadway experience. The Landscaped Edge would also include a sidewalk for pedestrians, bicyclists, and golf carts, as mentioned previously in this section. In addition to the landscaping and sidewalk located along the perimeter of the Project Site, a six-foot tall architectural wall would be set back from the sidewalk path to provide security and screening for the residences. Trees would be placed strategically within the landscape to frame the view of the distant mountains. Street trees would be planted thirty feet on center and be set back from the curb a minimum of three feet. This tree placement is intended to maximize natural shading and cooling while also preserving the physical integrity of street improvements through appropriate tree species selection and landscaping features, including root barriers.

Resort Site Landscaping

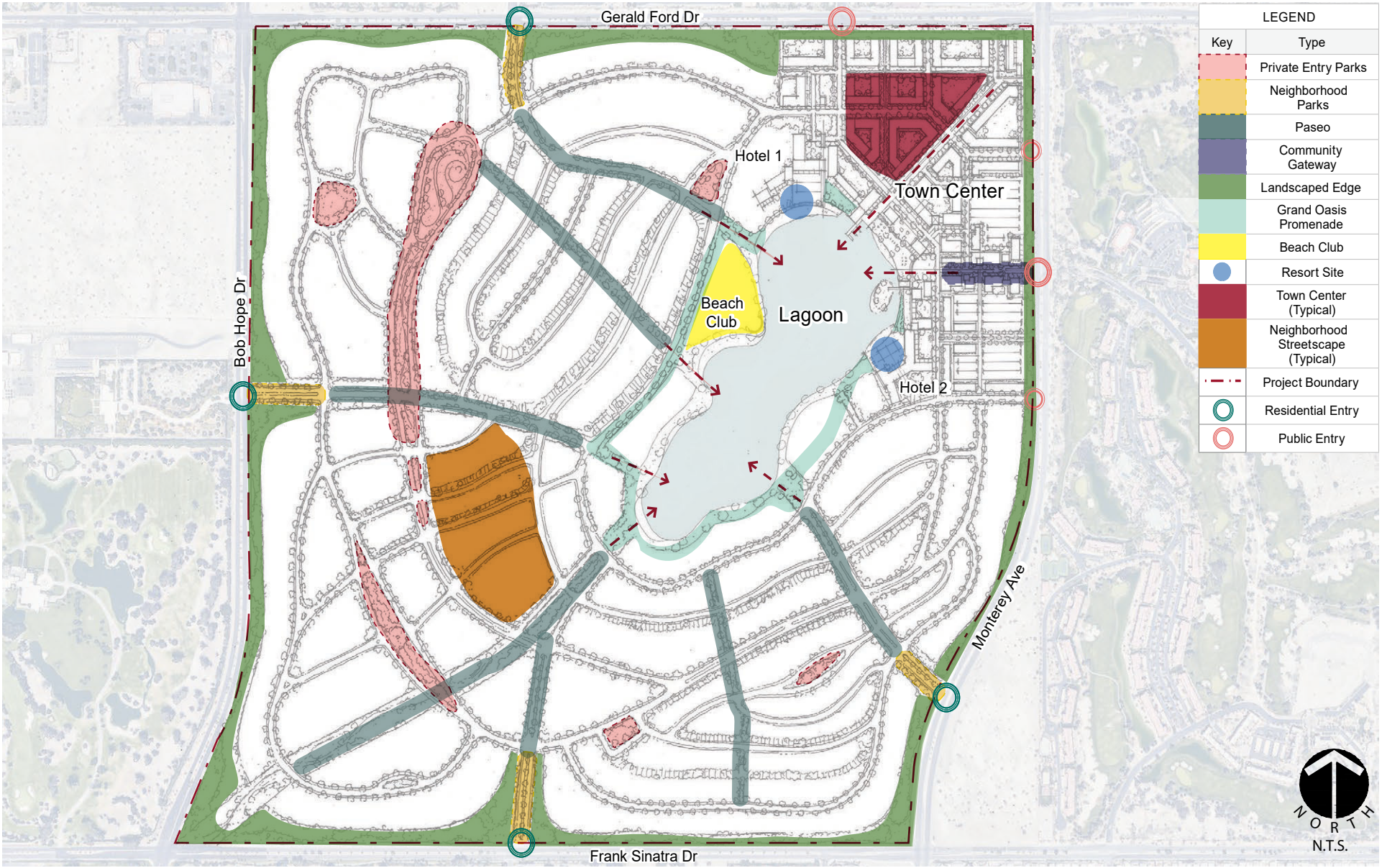
The landscaping at the Resort Hotel areas intends to complement the character of the Grand Oasis lagoon with major planting types, such as parking lot shrubs, hedges, streetscape plants, and tree varieties. On the Grand Oasis lagoon or promenade side of hotels, the landscape character of the Grand Oasis lagoon would be maintained as a priority. As outlined in Chapter 2.5: Landscape of the Section 31 Specific Plan, landscaping species would reflect the accepted palette and include a number of tree species that maintain corridors and distant views, including California and Mexican Fan Palms and Date Palms.

Private Entry Parks Landscaping

The landscape character of at the Private Entry Parks would be designed on a residential scale and would serve as community gathering areas with turf. Park furniture may include tables and benches for leisure and large-canopy, small-textured evergreen trees to provide shade for these passive areas. Shrubs and textured accent plants would provide foliage and flowers, crushed gravel mulch, native stone boulders, and winter blooming succulents and flowering cacti would make up the landscaped features in these areas. Each park would include clusters of native California Fan Palms at varying heights.

Neighborhood Parks Landscaping

Neighborhood Parks would be similar to Private Entry Parks, but less formal in appearance. Landscaping in this area would include open lawn areas surrounded by benches and shade trees. Community gardens with raised planters for growing fruits and vegetables, as well as botanical gardens with plants, succulents, and cacti are potential design features of this landscape area.



SOURCE: Hart Howerton - 2019, MSA Consulting Inc. - 2019

FIGURE **3.0-12**

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Conceptual Landscape Plan

204-001-018

Paseos Landscaping

The Paseos are designed as pedestrian scaled circulation corridors connecting neighborhoods to the internal destinations, such as the Town Center, the Grand Oasis lagoon, the residents' Beach Club, and the Resort Hotel sites. Benches would be placed intermittently along Paseos with strategically placed shade trees to create rest stops with varying views of the San Jacinto Mountains or the natural desert setting. Landscaping in the Paseos would include native stone, boulders, seasonal wildflowers, native plant materials, California Fan Palms, and broad canopied trees.

Beach Club Landscaping

The residents' Beach Club's landscaping would vary in features and function, supporting active indoor and outdoor entertainment. Shrubs and accent plants would have long colorful bloom periods, with a variety of foliage colors and textures. Palm trees and large canopied evergreen trees would signify entries and provide shade to pedestrians and guests. This landscaped area would be in proximity to swimming pools and hardscaped patios, therefore, plants with minimal litter would be essential to the design of the Beach Club landscape.

Grand Oasis Promenade Landscaping

The Grand Oasis Promenade would navigate around the Ground Oasis lagoon and adjacent areas to private neighborhoods. The landscaped character of the Grand Oasis Promenade would vary depending upon the public or private orientation. Adjacent to the Beach Club, Resort Hotel sites, and Town Center, the Grand Oasis Promenade would consist of a hardscape pathway that would meander through development at or near the Grand Oasis lagoon. This multi-modal path would provide access to non-motorized boating piers and a public beach. Broad canopy shade trees and benches would be placed strategically along the promenade.

The landscaped area where the Grand Oasis Promenade lies adjacent to the private neighborhoods would be smaller scaled, more intimate, and less public. Plants would be selected for their foliage textures, long bloom periods, drought tolerance, and production of minimal plant litter. Grading and low-profile fencing in appropriate locations would separate the path from residential neighborhoods.

7. Signage

The Section 31 Specific Plan includes sign design guidelines for the Project. The Project would require the preparation of a community-wide sign program for approval with the first Preliminary Development Plan for vertical development in the Town Center or Residential areas.

The Town Center Sign Design Guidelines address community gateway entrance signs, primary entrance signs, and retail, resort, and residential signs within the Mixed-Use Core land use area. Town Center sign programs will be established on a project-by-project basis and will identify the hierarchy of signs with a common theme and specify the sign locations and styles. These sign programs shall be reviewed by the master developer to provide a consistent and complementary approach within the Town Center, prior to City approval.

Signs within the residential portions of the Project are restricted to high-quality materials and color palettes that complement the architecture of the surrounding environment. The design of wayfinding signs within the Project Site shall be consistent in quality of design and implementation and convey the realization of an integrated signage system throughout the Project Site. Secondary entrance/wayfinding signs shall be permitted as monument or wall-mounted signs at each of the other signalized intersection entering the Project Site. Signage throughout the Project Site would comply with the City of Rancho Mirage Sign Ordinance 17.28.150 for residential subdivisions.

8. Lighting Design

Town Center Lighting

Lighting design within the Town Center would highlight design and landscaped features throughout roadways, parking areas, and pedestrian areas. Lighting throughout this area would be designed to integrate sustainability and energy efficiency, dark sky principles with adaptive lighting best practices for safety, and circadian design principles, core guidelines for the lighting design in the Town Center. These guidelines would be implemented through the usage of Energy Star certified lighting fixtures and equipment, or their equivalent, where feasible. This energy-efficient equipment would include light sensors, low voltage lighting, fiber optics, solar lighting, and lighting timers.

Lighting in the Town Center would also promote crime prevention through environmental design principles. Implementation of this principle would include strategic light fixture placement, high color rendering lighting, and security lighting to provide illumination for the security and safety of on-site areas such as parking, loading, shipping and receiving, building entrances, and pedestrian parkways.

Street lighting and pathway light fixtures would be hooded and directed downward to minimize light and direct glare impacts on neighboring properties and reduce impact on dark skies. Street lighting on the adjacent perimeter roadways (Gerald Ford Drive, Monterey Avenue, Frank Sinatra Drive, and Bob Hope Drive) would be provided within their respective public rights-of-way located directly adjacent to the Project Site, per City standards.

Roadway lighting would contribute to the streetscape and safety along areas including streets, intersections, paseo crossings, and other crosswalks. Downward-oriented, light emitting diode (LED), and atmosphere-sensing light fixtures are included in the design goals for the outdoor lighting infrastructure.

Parking area lighting would be designed using many small-scaled lights up to 18 feet in height. Full cut-off luminaires would be required for parking area lighting.

Pedestrian area lighting would provide well-lit public spaces and pathways in the evening and night to ensure safety for the residents and visitors. Lamppost style lighting fixtures would not be more than 12 feet in height, and fully shielded low wattage luminaries would be used for the pedestrian lighting fixtures. Pocket lighting may be incorporated in walls, stairs, or bollards. The Section 31 Specific Plan calls for, to the maximum extent feasible, low wattage and fully shielded luminaries be used for pedestrian bollard lighting.

To accent walls, entries, and distinctive architectural features, the Project recommends architectural lighting be included in the design of the buildings. Architecturally mounted luminaries would be low wattage and provide lamp shielding.

Landscape lighting within the Town Center area would be utilized to highlight important landscaped features. The Section 31 Specific Plan would require that landscape lighting fixtures be concealed or flush with grade unless their design plays a role in defining the character of the surrounding space.

Residential Development Lighting

Lighting fixtures within the residential developments would be hooded and directed downward to minimize light, direct glare impacts, and spillage on neighboring properties, as well as reduce impacts on dark skies. Additional requirements of light fixtures would include illuminating areas and elements such as paths, entryways, and focal elements; shielding to avoid direct views of any unshielded light source from pedestrian or vehicular sight lines; shielding to direct light spillover away from adjacent residential areas with a 100 percent cut-off capability; and fixture dimming and cut-off capability as certified by the Dark Sy Association.

Roadway lighting throughout the residential portions of the Project Site would be positioned to enhance safety at key points along streets, including intersections, paseo crossings, and other crosswalks. This lighting would be directed downward to minimize glare and spillover.

9. Wall and Fence Design

Residential Planning Areas 1, 2, and 3 would contain gated communities with a perimeter wall to provide privacy and a noise barrier from adjacent arterial roadways. A solid distinctive wall would be used at the perimeter of the Project Site as well as inside the Project Site adjacent to major streets and landscape areas, as shown in **Figure 3.0-13: Conceptual Wall Plan**. Perimeter walls of the residential communities would be 6 feet in height and the Town Center would include a maximum of 3-feet-high perimeter walls. The Project may also incorporate internal view fences where private residences adjoin common open spaces as well as knee or pony walls to delineate spaces, provide ground level privacy, or screen parking stalls.

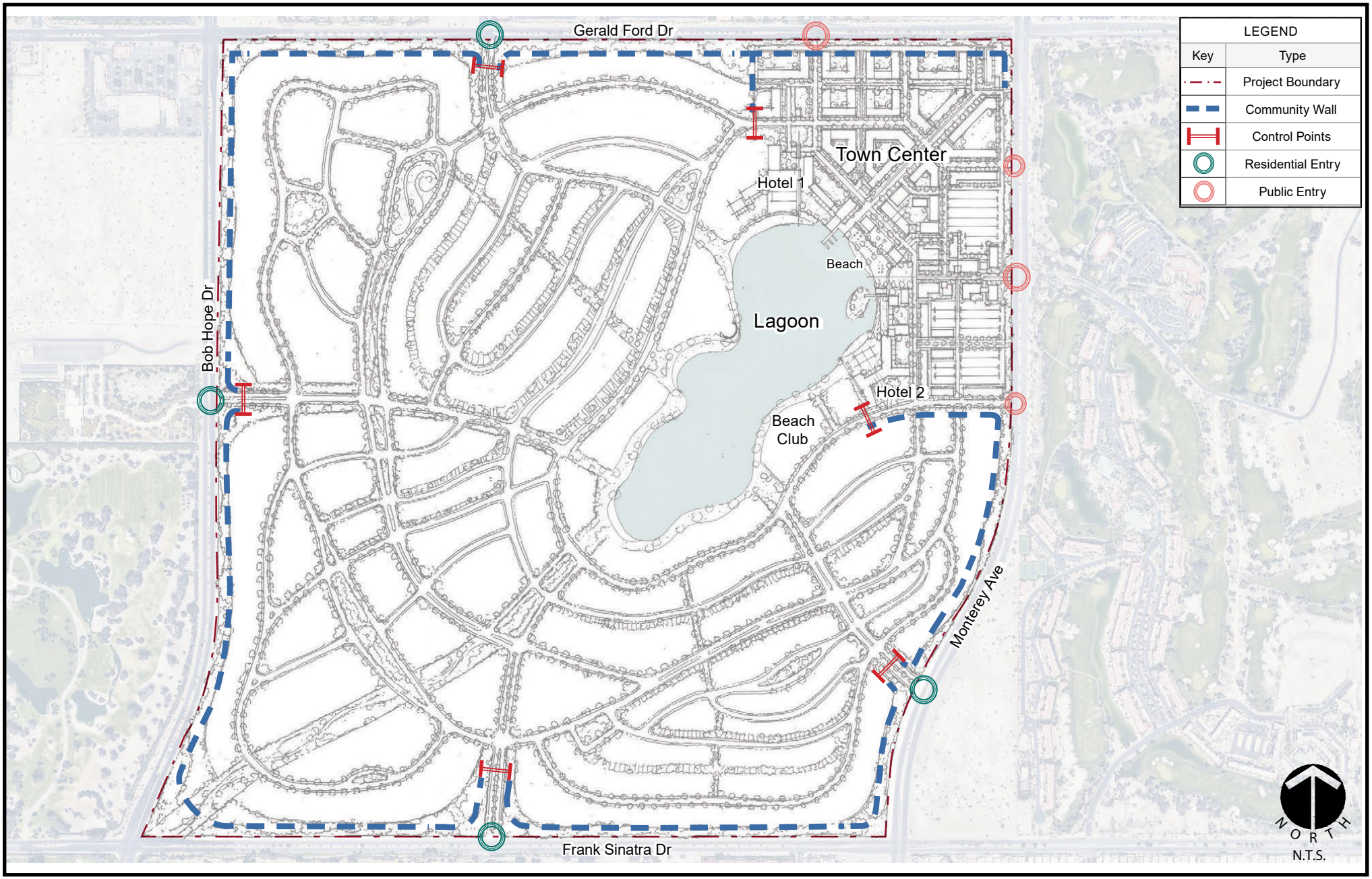
Screening with wood, chain-link or similar fencing materials is not permitted anywhere within the Project Site. The Section 31 Specific Plan includes design guidelines for the following types of walls on the Project Site.

Town Center Wall Design

The Section 31 Specific Plan emphasizes the importance of walls within the Town Center to achieve an overall community theme. For Town Center development projects, the maximum height of perimeter walls fronting a street would be 3 feet. The use of distinctive walls to screen parking plazas or courts and service areas, in combination with monument signage and windbreak landscaping, shall be used to the maximum extent feasible on site.

The Section 31 Specific Plan call for walls and gates to be constructed of high-quality, durable materials and appear consistent in style and material with the surrounding architectural styles. Landscaping elements should be densely planted and layered to provide screening. Vines and trellises shall be used to the maximum extent feasible to soften hard edges, screen walls from view, and prevent reflected heat. Long stretches of walls or fences should be broken up by landscape screening, wall breaks, vertical piers or columns, of façade detailing.

Ground-mounted utility equipment including, but not limited to, cable television boxes, electric power transformers and distribution facilities, water pumps, and telecommunication facilities (not including pole-mounted equipment), would be screened from view on all sides with landscaping, a solid masonry wall or similar permanent structure.



SOURCE: Hart Howerton - 2019, MSA Consulting Inc. - 2019

FIGURE **3.0-13**

CITY OF RANCHO MIRAGE ©

Conceptual Wall Plan

204-001-018

Residential Walls

Walls in the residential areas of the Project Site would serve primarily as noise barriers along adjacent roadways and physical barriers to provide residents with a sense of security and privacy. Walls of varying heights would be used selectively within the residential areas corresponding to the purpose and location of each wall and closely related to the building.

Community walls would be architecturally finished masonry walls installed to provide separation between private residential areas and publicly-accessible areas within the Town Center. Walls and gates in this area should be constructed of high-quality, durable materials. Landscaped elements should be densely planed and layered to provide screening. Vines and trellises shall be used to the maximum extent feasible to help soften hard edges and screen walls from view and long stretches of walls or fences should be broken up by landscape screening, wall breaks, vertical piers or columns, of façade detailing. Walls leading to the residential areas would be gated with a control point to allow authorized guests into the residential portions of the Project Site.

Similar to the Town Center area walls, ground-mounted utility equipment including, but not limited to, cable television boxes, electric power transformers and distribution facilities, water pumps, and telecommunication facilities (not including pole-mounted equipment), shall be screened from view on all sides with landscaping, a solid masonry wall or similar permanent structure.

10. Town Center Development Standards and Design Guidelines

Building Standards

Development standards control the building envelopes for the proposed uses in the Town Center. These uses include the Resort Hotel, Town Center/Mixed-Use Development, Town Center Residential, and Neighborhood Commercial. Lot coverage up to 70 percent is permitted on the Main Street and Resort Hotel areas. Seventy percent lot coverage is permitted in Town Center Residential areas.

The maximum height that would be allowed for the Resort Hotel Mixed-Use Development would be 65 feet. The maximum height allowed for Town Center Residential buildings would be 50 feet. The maximum building height allowed in the Neighborhood Commercial areas would be 29 feet.

Table 3.0-3: Town Center Residential Lot Standards, shows the sizes for the potential residential units permitted within the Town Center.

Table 3.0-3
Town Center Residential Lot Standards

	Mixed-Use	Multi-Family	Commercial	Resort/Hotel
Lot Size	N/A	N/A	N/A	15 AC
Density	20-60 du/ac	20-60 du/ac	N/A	N/A
Unit Size	N/A	N/A	N/A	N/A
Lot Coverage	70%	70%	70%	50%
Stories	5 Story Max.	4 Story Max.	3 Story Max.	5 Story Max.

Note: SF = square feet; du/ac = dwelling units per acre; max. = maximum

The Section 31 Specific Plan includes the following standards related to site design, infrastructure, and buildings:

Site Design and Infrastructure

- Outdoor spaces in desert-sensitive developments should include Interior Courtyards, including atriums, patios, and gardens open to the sun and sky but well shaded and buffered from the wind; covered porches, that also offer exterior shade and wind protection; and open passageways, connecting the street frontage to internal courtyards.
- Building placement and orientation should be organized to create visual interest along public rights-of-way, particularly at intersection nodes and project entryways.
- Buildings should be oriented so that public access or windows face areas of pedestrian activity, such as beaches or parks, public plazas, and pedestrian pathways.
- Multiple buildings in a single area should be grouped and organized to create plazas and pedestrian corridors. Where clustering is impractical, a visual link should be established to the maximum extent feasible between buildings through the integration of an arcade system, trellis, colonnade, or other such open structure.
- Enhanced or “signature” architecture should be provided at prominent locations. Buildings with unique architectural elements, such as clock towers and other landmark structures, should be positioned on corners of significant intersections or entryways to enhance the sense of arrival and project monumentation.
- Windows and interior living spaces should overlook streets and public spaces to enhance community security and maximize view potential.

- Residential buildings shall emphasize pedestrian access and connections to public sidewalks, paths, recreational facilities, and enhanced edges of the lagoon.
- Recreational facilities shall be conveniently and centrally located for the majority of units.
- Where possible, housing in mixed use buildings should be oriented to street and pedestrian walkways.

Open Spaces and Pedestrian Areas

- Open areas should incorporate amenities such as enhanced landscape or hardscape features. These include outdoor seating areas, trellises, ornamental trees, benches, planters, open space, water features, and pedestrian-friendly elements.
- Buildings shall be planned with compatible open space configurations with surrounding buildings to provide larger public spaces that are centrally located, functional, and serve multiple uses.
- Public spaces shall be strategically located along areas of pedestrian activity, such as shopping areas and major pedestrian throughways.
- Public spaces shall be oriented to maximize their visual and physical links from adjacent streets and pathways.
- Pedestrian pathways shall provide connectivity within the Town Center by connecting each project to neighboring properties and emphasizing links between different uses.
- Safety and visibility shall be considered in the design of both public spaces and pathways for the security of residents and their guests.
- Pedestrian connections shall be provided between buildings and parking areas.

Parking Areas

- Parking areas shall be clustered to the maximum extent feasible and designed to maximize security and efficient access.
- Entrance and exit points for parking areas and structures should be well marked with streetscape and landscape features, including enhanced paving, landscaping, lighting, and architectural features.
- Entry drives into parking areas should be located as far as practical from street intersections.
- Parking areas shall be located behind or to the side of resort and mixed-use buildings where possible. No more than 10 percent of the required parking shall be located adjacent to service loading areas within the Town Center not including parking provided for employee use.
- Parking shall be screened from roadways with landscaped medians, berms, trellises, grade changes, or placement behind buildings.
- Pedestrian access to parking shall be clearly marked and visible from public plazas and streets. Where access is between buildings, a walkway shall be provided from major streets with landscaping and security lighting. Ground-floor windows should face these walkways when possible.

- Long blocks shall be broken up to provide pedestrian access to parking lots from side streets. A passageway between buildings of no less than 12' shall be provided with landscaping and security lighting.
- On-street parking shall be located near all high-activity areas within the Town Center.
- Parking areas shall clearly separate vehicular and pedestrian circulation systems. Pedestrian connections through parking areas should provide: Landscaping and amenities to create visual interest, and pedestrian access and rest breaks over long distances of pavement.
- Public parking for commercial or office uses should provide covered parking opportunities and where practicable solar panels should be included.
- Residential parking areas should be located as close as possible to residential uses. A space should be no more than 250 feet from the unit it serves.
- One tree for every three spaces that are not covered shall be planted within the parking areas. The trees may be clustered to provide shade for vehicles and pedestrians along walkways and parking lot entrance points and should be spaced to avoid impeding passenger exits from vehicles.
- Minimum Drive aisles for parking lots with two-way travel shall be 24 feet.

Traffic-Calming Measures

- Consistent use of curb-extensions, bulb-outs, and other traffic calming measures shall be implemented to the maximum extent feasible along the Town Center streets.
- A variety of paving treatments shall be adopted to help identify and visually enhance intersections and pedestrian crossings.

Service, Trash, and Utility Areas

- All exterior mechanical equipment except solar collector panels, whether on roof, side of a structure or on the ground, shall be appropriately screened from public view. Equipment requiring screening includes, but is not limited to, heating, air conditioning and refrigeration equipment, plumbing lines, ductwork and transformers.
- Mechanical equipment, excluding solar collector panels, shall not be permitted on any exposed portion of a pitched roof.
- The method of screening shall be architecturally integrated with the primary structure in terms of materials, color, shape and size. Where individual equipment is provided, a continuous screen is desirable. For rooftop equipment, the screening materials shall be at least as high as the equipment being screened.
- Trash and recycling enclosures shall be contained within the building envelope. If this is not feasible, they shall be located within discreet places with appropriate enclosures. Trash and recycling enclosures shall be designed and constructed of concrete masonry units with finishes of similar

materials as the corresponding buildings. Distinctive trellises or similar shall be installed over trash and recycling enclosures to prevent illegal dumping.

- Trash and recycling enclosures and loading areas shall be separated from adjacent parking stalls by a minimum of 4-foot-wide planters, which shall contain low-growing plant material.

Building Design and Materials

The building design standards within the Section 31 Specific Plan are intended to promote a high-level of architectural quality and detail. The building design standards within the Town Center focus primarily on massing, roof forms, and façades to maintain a consistent style throughout the planning area.

Massing and Scale

- Building façades should articulate the separate floors with horizontal bands or by increasing the detail on the building at the street or ground level. All buildings should have a visual base that allows the building to appear more human in scale.
- Façade surface detailing in Town Center buildings shall not substitute for variation in building massing.
- The tallest Town Center buildings should include distinctive features at the base, mid-section, and top levels. For low-rise buildings, variety may be expressed simply through the detailing at the building base, eave, or cornice line.
- Town Center buildings shall incorporate appropriately scaled design elements and details that generate interest and diversity at the sidewalk level. Elements that can help reduce appearance of building mass and scale include the following: awnings, canopies, arbors, arcades, colonnades, trellises and pergolas; stepping stories back above the ground level; color and material changes; and architectural elements such as roof gables.
- Vertical and horizontal articulation should be distinguished with techniques such as strategic placement of window and door openings, or the use of balconies, awnings, and canopies.
- Articulation, window area and façade variation shall be employed to avoid blank, featureless wall spaces.
- Building entryways shall be clearly marked and emphasized to invite passing pedestrians and break up building massing. Projecting or recessing building entrances shall be accomplished to the maximum extent feasible.
- Public plazas, outdoor dining, and other pedestrian oriented activities shall be developed to the maximum extent feasible to divide ground level building façades.
- The exterior building design, including roof style, color materials, architectural form, and detailing should achieve design harmony and continuity among all buildings in a complex and on all elevations of each building as well as with the building's surroundings.

- Recessed entries shall allow the pedestrian space to transition from the sidewalk to the interior of the building.
- By varying the spacing, sizes, shapes, and locations of door and window openings in building facades, structures may be made more visually interesting and attractive. However, care must be taken to avoid a chaotic, cluttered building façade.
- Multifamily residential buildings and residential units in mixed-use buildings should be configured and oriented to provide privacy and permit individuality where practicable.

Roof Forms

- Breaks should be provided in roof-line ridges to create a variety in roof form and elevation appearance.
- A variety of roof types are permitted and shall be implemented to the maximum extent feasible within the Project, including flat, hip, gable, and shed roofs.
- Roof types shall be coordinated with the architectural concept and the style, materials, and scale of the building.
- Tacked-on facades, faux mansard roofs, and other artificial building treatments that are not architecturally integrated shall not be permitted.
- Roof heights, pitches, and planes should vary to create interplay between the roof and walls of the structure. Varying roof pitches on the same building shall be avoided unless they are integral to the architectural style or extending over porches and balconies.

Sustainable Design

- Optimal siting of buildings to reduce energy demand and maximize the potential for solar energy generation.
- Architectural features that increase interior daylighting.
- Energy efficiency consistent with the level required by the California Energy Efficiency Standards (CCR, Title 24).
- Use of Energy Star rated or equivalent appliances.
- Efficient interior water uses.
- Construction waste recycling reflecting AB 939 requirements.
- Enhanced indoor environmental quality through tight ducts, efficient air filters and low emitting materials.
- Use of efficient space conditioning (heating and cooling) systems in all buildings to the extent feasible. Strategies to be included are high efficiency heating, ventilation and air conditioning equipment, fans to assist natural ventilation and smart control systems.

- Designs to accommodate renewable energy sources such as pre-wiring for electric vehicle charging and solar PV systems.
- Electric vehicle charging stations.

11. Residential Development Standards and Design Guidelines

Development Standards

Development standards control the building envelopes for the proposed uses in the residential portions of the Project Site. Subcategories within the residential land use designation accommodate Estate, Conventional, and Cluster residential development. Maximum lot coverage varies by product type; up to 35 percent would be permitted on Estate lots, up to 50 percent on Conventional residential lots, and up to 70 percent for Cluster residential areas.

The maximum height also varies by product type. The maximum height that would be allowed for Estate products is 20 feet while the maximum height allowed for Conventional products would be 35 feet. Cluster land uses would have the highest allowable maximum building height, up to 50 feet.

Table 3.0-4: Residential Lot Standards, displays the sizes for the potential residential units permitted within residential areas.

Table 3.0-4
Residential Lot Standards

	Estate	Conventional	Cluster
Min. Lot Size	12,500 SF	6,000 SF	2,000
Density	1-3 du/ac	4-7 du/ac	9-30 du/ac
Max Lot Coverage	35%	50%	70%

Note: SF = square feet; du/ac = dwelling units per acre

The Section 31 Specific Plan includes the following guidelines for design, infrastructure, and buildings:

Building Design and Infrastructure

The building design standards within the Section 31 Specific Plan are intended to promote a high level of design quality. Homes would include a variety of design styles, range of colors, materials, building detailing, and building orientations. The building design standards within the residential areas focus on massing, roof forms, and façades to maintain a consistent style throughout those areas.

- Planning Areas incorporating single-family residential homes and other detached units may include attached products as well. While each neighborhood will offer distinctive features, the architectural character of the community as a whole will be applied within a range of styles.
- The use of materials and the arrangement of architectural forms help to define styles of design. Without prescribing a "style" per se, it is the intent of these guidelines to suggest that architectural styles, from one neighborhood to the next, not vary dramatically.
- Desert Modern also may be incorporated in this setting when used with an eye toward design continuity of a neighborhood.

Massing and Scale

- Each housing unit shall be individually recognizable, either by varying front setbacks within the same structure or by staggering unit plans. The distinction between units also derives from projecting features such as balconies, porches, bays, and dormers.
- Recessing the garage behind the front plane of the residence emphasizes the entryway and front elevation of the dwelling.
- Side entry garage access should be used where practicable helping to de-emphasize the garage front.
- On larger dwellings motor courts may be employed emphasizing dwelling entries and arrival sequence.

Roof Forms

- A variety of roof types and colors for residential roofs are permitted and shall be implemented to the maximum extent feasible.
- Roofs shall reflect the selected product type architectural concept and respond to the style, materials, and scale of the building.
- Roof overhangs provide essential shade and aesthetical value and shall be implemented to the maximum extent feasible. Skylights may be installed provided they are designed as an integral part of the roof form.
- A variety of roof types shall be implemented to the maximum extent feasible, including flat, butterfly, curved, barrel vaults, hip roofs, gable roofs and shed roofs. Roof pitches of 3:12 to 5:12 are permitted.
- Roof heights and planes should vary to create interplay between the roof and the walls of the structure.
- Acceptable roofing materials include, but are not limited to, clay, tile, and concrete tile.
- Unacceptable roofing materials include wood shakes and asphalt shingles.

Chimneys

- Chimneys should act as major vertical elements in the architecture.

- Caps on chimneys shall have low profiles; they should not be visually distracting. The form and materials shall reflect the architectural theme. Chimney caps shall vary in architectural design within the same project.

Doors and Windows

- The placement of doors and windows on buildings located in close proximity to each other in the same development should be varied. In addition, windows and doors may be recessed into or projected out of structures to emphasize important areas of the building.
- To further enhance the individual identity of each structure, pot shelves, window boxes, and built-in planters may be utilized. However, all such containers must be easily accessible for plant maintenance.
- Window frames, mullions, and door frames shall be color coordinated with the rest of the building. Distinctive wrought iron grills on windows may be used. Doors may be somewhat ornate and include inset panels, carvings, and windowpanes.

Porches and Entryways

- Entrances to buildings shall be clear and easily recognizable. Covered entrances and porches are desirable because they serve to identify entrances and provide shelter form the sun and inclement weather. A protected entrance is not only functional, but also produces a sense of privacy. Front entrances should be designed as significant architectural features.
- Porches and entryways may be used to visually break up larger wall areas. Porches may be constructed of stucco, stone, brick, and other similar materials. Wrought iron and tubular steel railings are acceptable.

Materials and Colors

The guidelines regarding the materials and colors used for the Project were selected for their durability, sustainability, and performance. High quality materials that weather well over time and the appropriate use of colors and textures should be used in the design of the Project. Acceptable building materials include, but are not limited to the following:

- Wrought iron or tubular steel fencing and accents.
- Concrete, including tinted and stamped concrete.
- Split face and slump stone concrete block, integral color.
- Stucco or plaster finish.
- Rock and stone.
- Brick and used brick, in natural browns, tans, beiges, and subdued shades of red.
- Mission tile roofing and other types of clay/concrete roofing tile.

- Only materials that perform well in the desert environment are permitted. Prohibited materials include plain concrete block, plain concrete, galvanized corrugated metal, plywood, sheet pressboard and vinyl siding. The use of highly reflective materials is discouraged.
- To avoid monotony, a variety of color schemes shall be implemented to the maximum extent feasible. However, building color and materials should be complementary throughout the Project Site.
- Colors should include base color and accent colors. Color schemes should be selected with a harmonious range of accent materials and roof profile colors. Paints and stain colors shall be subdued and limited to primarily light-to-medium tones combined with selected contemporary accent colors.
- Building materials and colors shall complement the natural, climatic, and built environment of the community. All materials shall be durable and require little maintenance.
- Contrasting materials may be employed in areas which special emphasis is desired such as building entrances and patios. Masonry and brick may be used to provide vertical and horizontal accents (e.g., chimneys, architectural banding) on buildings.
- Paints and stain colors shall be subdued and limited to a base color palate with accent colors and basic trim colors for moldings, doors, window frames, fascias, awnings, shutters, cornices, and accent trim.
- Contrasting materials, textures, and colors may be used to add emphasis to entry areas and significant architectural features.

12. Sustainability

Sustainable Development Standards

Additional sustainable site design standards applicable to both the Town Center area and residential areas outlined in the Section 31 Specific Plan are listed as follows:

Sustainable Site Design and Infrastructure

- Shading devices and techniques, such as roof overhangs, canopies, market umbrellas, arcades, and trees, shall be incorporated into buildings, parking courts and outdoor spaces to minimize unnecessary solar heat gain. Particular emphasis shall be placed on shading devices when east-west orientation is appropriate. Solar panels shall be strongly considered as appropriate shading devices when properly mounted on overhead building overhangs and trellises.
- Buildings should be sited and designed to maximize the use of sunlight and shade for energy savings and respect the right to solar access of nearby and adjacent buildings. Whenever appropriate, orient buildings so that the long axis of the building is oriented east–west to maximize the opportunity for north- and south facing windows, which receive indirect, diffused light with low heat gain for the building, reducing cooling costs during summer months. Outdoor spaces such as plazas should be similarly oriented.

- Misting systems and other similar micro-climate cooling techniques should be use along canopies and fascia soffits in common areas such as outdoor dining patios and pedestrian walkways in order to provide necessary relief from the desert heat during daytime periods of low ambient air humidity.
- Consideration of the use of geothermal heat exchange systems shall be accomplished to the maximum extent feasible to reduce energy demands for the Project's air conditioning systems for buildings.
- The use of recycled-content aggregate (reused and crushed concrete and asphalt) shall be implemented to the maximum extent feasible in areas such as, but not limited to, drainage backfill and under driveways, sidewalks, and building slabs.
- Developments shall include a recycling program for residential and commercial uses to recycle paper, glass, plastic, and other by-products of business or residential activities.
- Projects shall meet or exceed Coachella Valley Water District (CVWD) water efficiency goals.

Building Design and Materials

- The pursuit of already established sustainable best management practices, such as Leadership in Energy and Environmental Design (LEED) certification, ComfortWise and EnergyStar Home shall be accomplished to the maximum extent feasible throughout the Specific Plan area. The comprehensiveness of these certification programs guarantees, for their respective types of development, the achievement of a high minimum standard. For maximum flexibility, however, developers and builders may implement sustainable building and development practices most appropriate to the specific context within the Coachella Valley.
- Builders shall, to the maximum extent feasible, participate in programs offered or sponsored by local utilities such as California EnergyStar New Homes Program, Residential Property Development Program, California Home Energy Efficiency Rating System (CHEERS) Program, and Savings by Design Program.
- Buildings shall be designed to facilitate and accommodate photovoltaic cells for solar power. Solar-heated water is another efficient way to reduce energy needed for household activities.
- Architectural features that increase daylighting, such as light shelves that bounce light further into interior spaces, shall be installed where feasible to reduce the need for additional electrical light.
- Developments shall minimize light pollution by avoiding outdoor lighting where unnecessary, emphasizing shielded fixtures and avoiding overhead lighting of areas such as walkways. Low scale, accent, and back lighting shall be used to highlight key entry points, signage, enhanced intersections, and feature landscaping. The use of LED (light-emitting diode) lighting or OLED (organic light-emitting diode) lighting is permitted, so long as blue or cool-white LEDs are shielded properly to prevent light pollution.
- Builders shall, to the maximum extent feasible, use flooring and insulation products that are low-emitting in terms of volatile organic compounds (VOCs) and formaldehyde. Low- and zero-VOC paints,

finishes, adhesives, caulks, and other substances are also recommended to improve indoor air quality and reduce the harmful health effects of off-gassing.

- Builders shall, to the maximum extent feasible, use light-colored roofing materials to reflect heat and reduce cooling requirements of buildings, particularly Energy Star-labeled roofing materials.
- Energy Star-labeled appliances (e.g., water heaters—particularly tankless) should be installed to the greatest feasible extent. Solar, electric (efficiency rating of at least 0.92), or lower-nitrogen oxide (as defined by the South Coast Air Quality Management District [SCAQMD]) gas-fired water heaters shall be used to the maximum extent feasible.
- Buildings shall not be constructed primarily of materials that perform poorly in environments subject to blow sand conditions, such as glass and wood.

D. INTENDED USES OF THIS EIR

This Draft EIR examines the environmental impacts of the Section 31 Specific Plan. It is the intent of this Draft EIR to enable the City of Rancho Mirage, other responsible agencies, and interested parties to evaluate the environmental impacts of the Project, and identify feasible measures to mitigate such impacts, thereby enabling them to make informed decisions with respect to the requested entitlements.

The CEQA Guidelines require an EIR to include a statement briefly describing the intended uses of the EIR, including a list of agencies expected to use the EIR in their decision making and the list of the permits and other approvals required to implement the project.

The City will use this Draft EIR to provide information on the potential environmental effects of the following proposed actions:

- Approval of a General Plan Amendment and Zone Change to change the land use designations for the Project Site from Low Density Residential (R-L-2) and Resort Hotel (Rs-H) to Specific Plan with a Mixed Use (M-U) underlay;
- Approval of a General Plan Amendment to reclassify Bob Hope Drive as a Minor Arterial roadway;
- Adoption of the Section 31 Specific Plan;
- Approval of a Development Agreement; and
- Approval of Tentative Tract Maps and Preliminary and Final Development Plans for Project development.

E. RESPONSIBLE AGENCIES

Section 15124 (d) of the State CEQA Guidelines requires that an EIR project description include a list of permits and other approvals required to implement a proposed project, the agencies expected to use the EIR in their decision making, and related environmental review and consultation requirements. The

following are anticipated responsible agencies which may rely on this Draft EIR for their discretionary approvals required to implement the Project:

California Public Utilities Commission

- Issuance of a permit to construct in accordance with General Order No. 131-D related to the necessary modification, alteration, or addition to electric transmission/power/distribution line facilities, or of new, upgraded or modified substations.
- Approval or certification related to any other applicable general order, rule, or regulation concerning utility modification, conveyance, or delivery.

Coachella Valley Water District

- Review and approval of the design and plans for the Project's domestic water and wastewater systems.

Colorado Regional Water Quality Control Board

- Approval may include but are not limited to: (1) General Construction Stormwater Permit; (2) Standard Urban Stormwater Mitigation Plan; and (3) Submittal of a Recycled Water Report for the use of recycled water as a dust control measure for construction.
- Approval of a Water Quality Certification under Section 401 of the Clean Water Act.

South Coast Air Quality Control District

- Approval of a Fugitive Dust Control Plan during construction.