



DESERT • EDGE

WHERE HEALING WATERS MEET MAJESTIC MOUNTAINS

DESERT EDGE DESIGN GUIDELINES

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DECEMBER 4, 2008

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I. INTRODUCTION AND PURPOSE

As its name implies, Desert Edge enjoys a unique and beautiful natural setting. Framed by views of mountains and open space, blessed with healthful mineral waters, and located within the rapidly growing northern Coachella Valley, this community needs to clearly articulate its vision, guide its development and realize its potential.

The residents, property owners and visitors to Desert Edge see this great potential. They envision a community of high quality development, senior living, expansive recreational opportunities and natural beauty. Capturing and articulating this vision are the goals of these guidelines. By creating new community design icons and amenities - logo, signs, landscaping and community facilities - which are sensitive to the desert context, Desert Edge can enjoy a unique sense of place that endures over time.

The purpose of these guidelines is to clearly describe - in both graphics and text - the key design elements and goals for Desert Edge. As the community continues to face population and development pressures, it is more important than ever to capture its unique sense of place. Without careful guidance, the danger is that Desert Edge may not reach its potential as a truly beautiful desert community and destination.

Although intended to be prescriptive and specific, these guidelines are not meant to preclude creative design solutions that fit the context of the community. By providing illustrative examples and plans, the Desert Edge Design Guidelines will serve as a practical reference for the County, property owners, designers, and developers. It is expected that some design modifications may be necessary to meet the realities of engineering, cost and availability of materials, and construction and maintenance issues.





Exhibit 1 | Aerial View of Desert Edge

The Desert Edge community is located south east of the City of Desert Hot Springs, between Interstate 10 and the western foothills of Joshua Tree National Park.

II. COMMUNITY DESCRIPTION, CONTEXT AND PLANNING BACKGROUND

Community Description - Desert Edge is a 3.75 square mile area located just south and east of the City of Desert Hot Springs, between Interstate 10 and the western foothills of Joshua Tree National Park. The area is renowned for its serene landscapes, world-class hot mineral waters and senior living communities, containing a variety of hot water spas, RV resort campgrounds and mobile home parks surrounded by open desert. This concentration of mobile home and RV parks is one of the largest in Riverside County. Both year-round desert dwellers and seasonal visitors are attracted to this elevated, seismically-terraced valley above Palm Springs.

The area has gently sloping topography and contains unique geographic features that present both opportunities and constraints to development. On one hand, the Desert Edge community is regarded as having some of the finest therapeutic natural hot mineral water in the region. The availability of this resource for use in hot mineral water spas has been a key factor in the siting of numerous mobile home and recreational vehicle parks in the area - some seasonal and some year-round. On the other hand, the community lies within extensive flood zones and earthquake fault lines. The three watercourses which traverse the site from the northeast to the southwest are crisscrossed near the center of the community by earthquake fault lines transecting the site from the northwest to the southeast. These natural gifts and hazards within Desert Edge will have a strong influence on future land uses, making the area ideal for low scale, high quality retirement, spa, resort and recreational vehicle development, with an integrated trail network and open space.



Exhibit 2 | Existing Entry Monument

Many of the existing 20 mobile home parks have development entries of varying quality and design.



Exhibit 3 | Existing Walls

There is no community theme fencing or walls within Desert Edge. Low-lying block and stone walls are the most common.



Exhibit 4 | Existing High-End RV Park In Indio

Many mobile home parks in the Coachella Valley have highly amenitized community centers.



Exhibit 5 | Existing Development Entry

Planning and Policy Background – The Desert Edge Policy Area (formerly called “Hot Springs”) is part of the Western Coachella Valley Area Plan (WCVAP) of the Riverside County General Plan. The relevant policies include efforts to:

- Encourage development of destination resorts, health and fitness facilities and special needs housing designed for using hot mineral water resources.
- Make public facilities and services available at Community Development densities for the proposed facilities.
- Ensure that accessory retail uses to destination resorts – service stations, car washes, mini-marts, small stores and restaurants – do not occupy more than 5% of developed land.

The community planning process is conducted by the Desert Edge Community Council (formerly known as the “Hot Springs” Community Council) which serves as an Advisory Body to the Board of Supervisors of Riverside County. Due to the importance of its mineral water resources for the local and regional economy, both the County and the Community Council have encouraged land uses specifically designed to use this natural resource for destination resorts. These include hotels, motels, recreational vehicle parks, mobile home parks, residential developments and institutional uses. Retail uses associated with these destination resorts – service stations, car washes, mini-marts, small shops and restaurants – are to be built concurrently with the resorts.



Exhibit 6 | Existing Signage

Existing Conditions - Dillon Road Streetscape at Long Canyon Road - Much of the community is still undeveloped with a proliferation of unrelated signage and no community wide roadway landscaping.



Exhibit 7 | Existing Commercial Area



Exhibit 8 | Existing Mobile Home Cottages (Park Models)

III. DESIGN CONTEXT - EXISTING CONDITIONS

The design context for Desert Edge is exceptional. The southeasterly sloping area, with its foothills to the north and flat valley land to the south, provides stunning views of the Coachella Valley and surrounding mountain ranges. In terms of development potential, the community is surrounded by rural desert low density residential and equestrian estates. The existing cluster of residential and commercial development, located primarily along scenic Dillon Road between Long Canyon and Bennett Roads, consists primarily of hot water spas, RV resort campgrounds and mobile home parks surrounded by open desert.

Currently, the developed portions of Desert Edge lack visual consistency and unity. There are over 20 mobile home parks varying in quality and maintenance, creating an overall informal, incoherent image for the community. There are no community entry monuments to signal arrival to Desert Edge nor any consistent community streetscape landscaping, fencing or walls. Existing street signs are generic green, and there is a wide variety of often temporary directional signs along Dillon Road. A few project boundary walls and development entries exist, of varying quality and maintenance. Visually consistent and distinctive signage, landscaping and fencing will serve to give Desert Edge a more unified and attractive image.

There are many Recreational Vehicle (RV) parks, including short-stay campgrounds, in the Desert Edge area. The result is a fairly high RV traffic volume in and through Desert Edge. This fact not only affects the roads, but also service stations, retail and restaurant parking lots, public facility driveways and parking areas. RVs are less maneuverable, difficult to back-up, have sight restrictions and take up more space. It is important that all parking lots and park entrances provide adequate turning radii, maneuvering room and parking for RVs. When feasible, parking lots should have some pull-through parking spaces reserved for RVs and busses only.



Exhibit 9 | Existing Mobile Home Park



Exhibit 10 | Site Amenities at Existing RV/Mobile Home Park



Exhibit 11 | Existing Streetscape



Exhibit 12 | Community Monument Sign



Exhibit 13 | Desert Sand Colored Light Fixtures

IV. COMMUNITY VISION AND DESIGN PRINCIPLES

The community vision statement for Desert Edge is drawn from its beautiful desert context, healing geothermal waters and comfortable lifestyles:

“Desert Edge is a geothermal water guardian community that encourages tourism based on natural hot mineral spas and resorts while adhering to preservation of desert views, starlit skies, multi-use trails, wildlife habitat and open spaces.” From this broad vision statement, a number of more specific design principles and goals have been identified:

- A healthful and beautiful community of high quality resort, retirement, recreational and tourist development.
- A design plan that preserves and celebrates desert colors and mountain views, and respects the natural environment.
- A low-scale, sensitive desert aesthetic in building, fencing and landscaping.
- A distinct, recognizable and coordinated community design program that includes entry monuments, street signs, and directional signs.
- A hierarchical, themed road plan that features distinctive and climate-appropriate trees, parkways and adjoining trails and sidewalks.
- A distinctive fence and wall plan that echoes natural colors and contours, and provides an attractive, functional visual edge along community streets.
- An integrated and convenient system of trails, bikeways and cart paths, with preservation of natural open space.
- A centrally-located community center with a town plaza, retail and office space and a community gathering place.
- An integrated and convenient system of parking areas, entry and exit drives at service stations, retail stores and viewing sites to accommodate large motor homes moving in and around Desert Edge’s community.
- A small, environmentally sustainable community that preserves its small town ambience.

V. COMMUNITY DESIGN PLAN

A. COMMUNITY DESIGN STRUCTURE AND LAND USE PLAN

The Land Use Plan for Desert Edge contains a mix of residential densities oriented around the community's major arterial road - Dillon Road. Medium to very high density development is generally located in the central and southeastern areas



Exhibit 14 | Existing High Quality RV Park in Nearby Indio

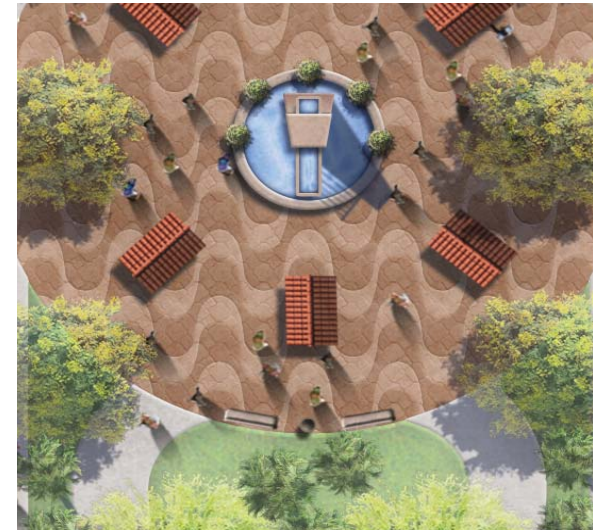


Exhibit 15 | Community Center Plaza



Exhibit 16 | Openings for Mountain Views















of the community. Rural Desert, Rural Residential and Open Space/Recreation designations are mostly found at the peripheries. One Commercial Retail designation is situated in the very center of Desert Edge at the junction of Dillon and Corkill Roads. In addition, a Light Industrial zone is located near the western boundary of the community.

The higher densities near the geographic center and lower densities in outlying areas could lend support to the development of a Community Center with shopping, a public plaza, and public facilities. Peripheral areas, with their lower development densities, are consistent with County Area Plan policies which call for development of destination resorts, fitness and health facilities, outdoor recreation and special needs housing.

It is important to note that as these guidelines are written, the County's General Plan Update is in progress, with anticipated adoption prior to 2010. While details may change, it is logical to assume that the existing Area Plan policies will be maintained, but with greater emphasis on clustered development, preservation of desert views, an integrated trail network, high quality development standards and environmental sustainability.

LEGEND

-  Industrial - Light
-  Public Facilities
-  Commercial Retail
-  Open Space - Recreation
-  Rural Desert (10 Ac Min)
-  Rural Residential (5 Acre Min)
-  Residential - Medium Density (2-5 D.U./acre)
-  Residential - Medium High Density (5-8 D.U./acre)
-  Residential - High Density (8-14 D.U./acre)
-  Very High Density Residential (14-20 D.U./acre)
-  Watercourse
-  Desert Edge Community Council Boundary

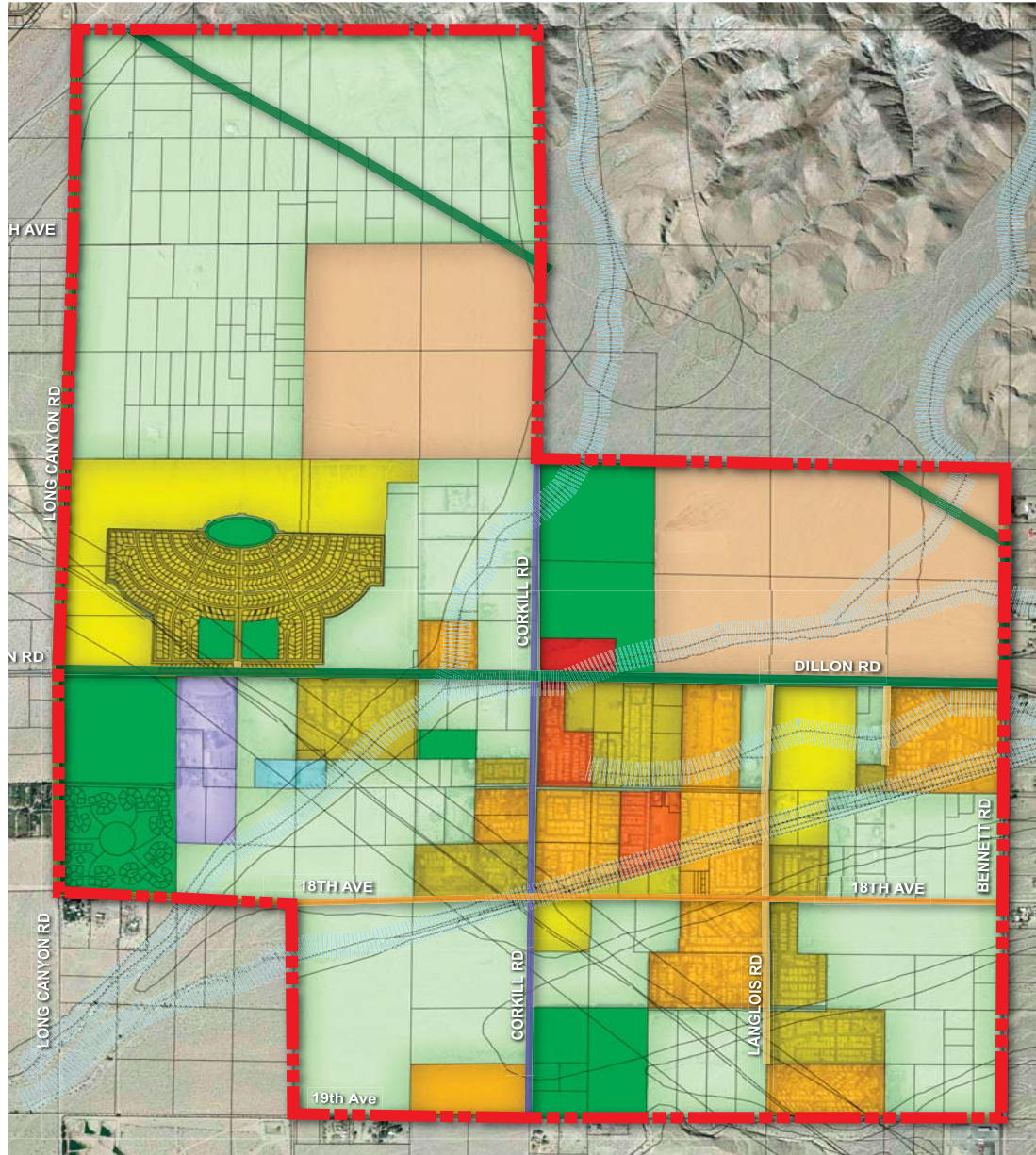


Exhibit 17 | Land-Use Plan

The existing land use plan features higher densities near the center of the community and lower densities in the peripheral areas.



DESERT • EDGE

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Exhibit 18 | Desert Edge Community Logo

The Desert Edge logo captures the natural contours of its surrounding mountains and desert floor, along with its natural hot mineral waters. The logo will be placed on community monuments, street signs and directional signs, and is adaptable to a variety of background colors.

B. COMMUNITY LOGO

The logo for Desert Edge captures the essence of the community's natural beauty. It also fulfills the qualities of a successful logo - it is simple, clean and memorable, and adaptable to many uses. The logo features the natural contours and colors of the surrounding desert and mountains. The sand-colored desert floor provides a visual base for the darker curves and mountain elevations. The horizontal flow of natural shapes are punctuated with three undulating vertical blue forms symbolizing the community's natural hot mineral water. The desert floor also contains a blue swath of color symbolizing the underground water resource.

Below the design are the large dark brown letters of DESERT EDGE. Arrayed below in smaller letters is the community's motto - "Where healing waters meet majestic



mountains” – capturing the blue water and purple mountains. The overall affect is one of simple elegance, with the logo’s natural shapes and distinct colors creating an instantly recognizable symbol against a variety of lighter backgrounds.

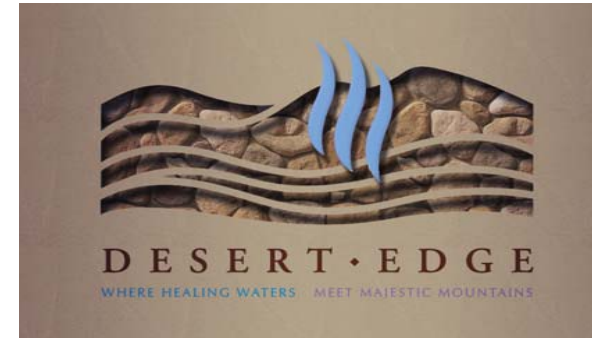
C. COMMUNITY SIGNAGE

The Desert Edge community sign program consists of three distinctive yet thematically similar designs: community monuments, directional signs, and street signs. All three contain the colorful Desert Edge logo amid a backdrop of warm desert colors. Viewed alone or as a group, these signs will become the community’s most important design icons.

I. COMMUNITY MONUMENT SIGNS

The community monument signs for Desert Edge are distinctive, wedge-cut forms applied to a larger angled stone pilaster. The monuments will be placed at west and east entry points on Dillon Road, providing a heightened sense of arrival to the community. Including the 3’ tall circular planter-base, the top of the background pilaster will be approximately 18’ above street level, enhancing the visibility of the gateway.

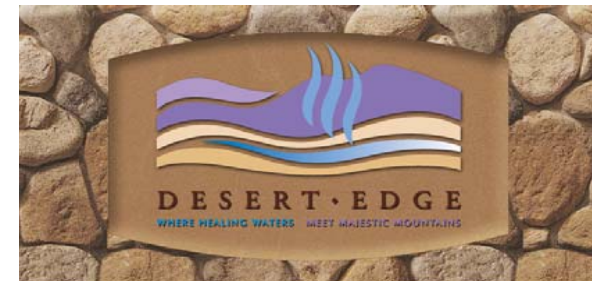
The sign portion of the monument contains the community logo and lettering on both sides of a dark beige stucco or rustic metal surface. The pointed end of the wedge points slightly downward and perpendicular to Dillon Rd. The angled geometry of the sign evokes mountain profiles, while the sign panel has a distinctly modern feel. The low circular, capped base and background pilaster (both of natural stone) create visual contrast. The monuments will be framed with an oasis-like palm grove of various size specimens and small accent trees supported by low lying, drought-resistant accent plantings within and around the circular base. Nighttime illumination will be dramatic up-lighting of the monument and nearby accent trees. yet sensitive to the light restrictions of unincorporated Coachella Valley.



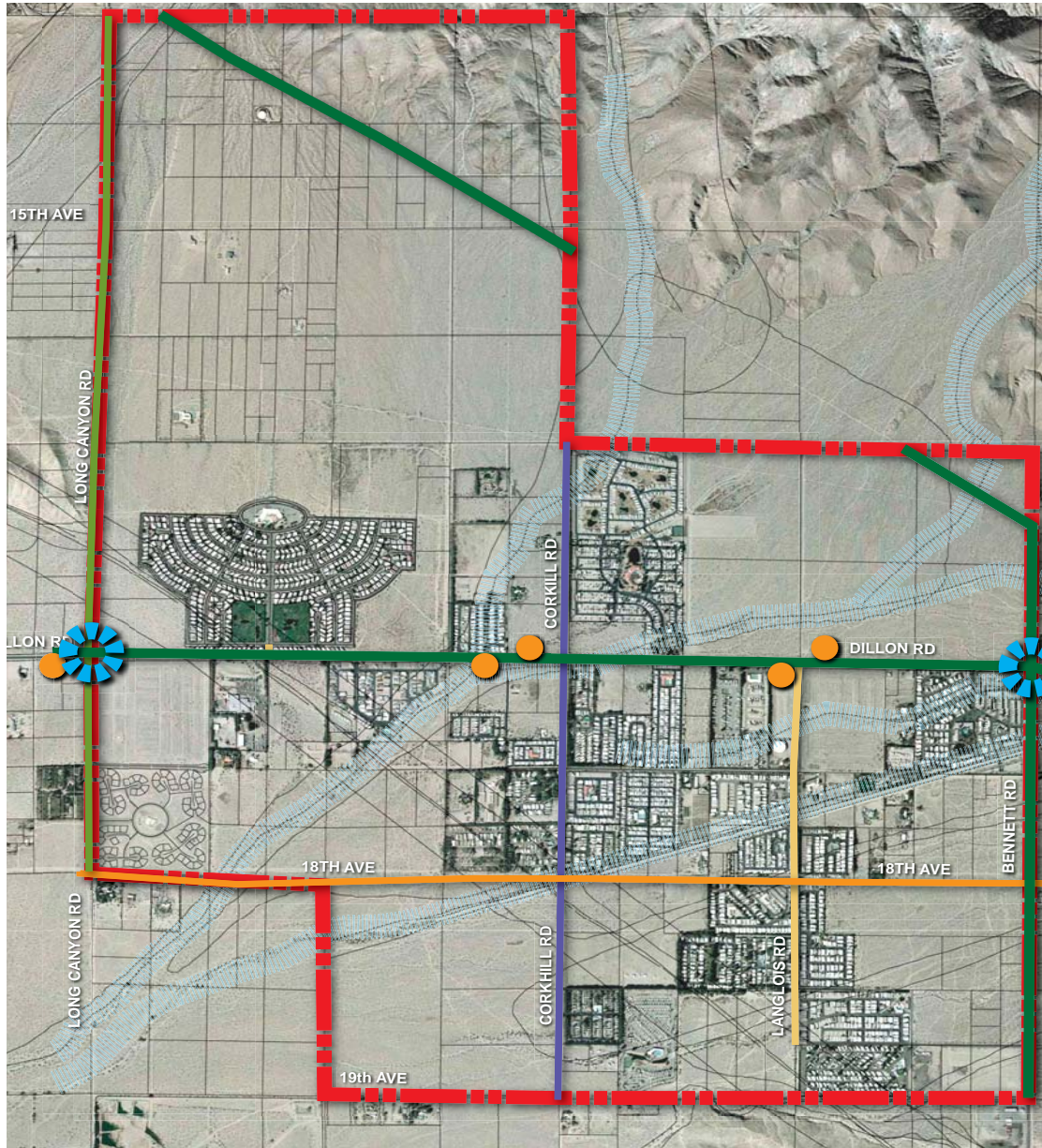
*Exhibit 19 | Community Logo
Alternative Application*



*Exhibit 20 | Community Logo
Alternative Application*



*Exhibit 21 | Community Logo
Alternative Application*



LEGEND





-  **Community Monument Location**
-  **Directional Project Sign**
-  **Desert Edge Community Council Boundary**
-  **Watercourse**

Exhibit 22 | Monument Location Plan

Community Monuments will be located at the major east/west entry points into Desert Edge along Dillon Road. Directional signs will be sited near major intersections along Dillon Road

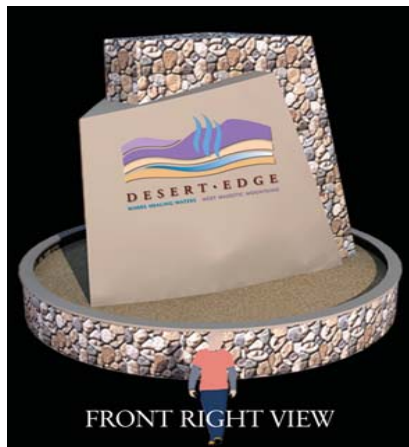


Exhibit 23 | Community Monument Sign

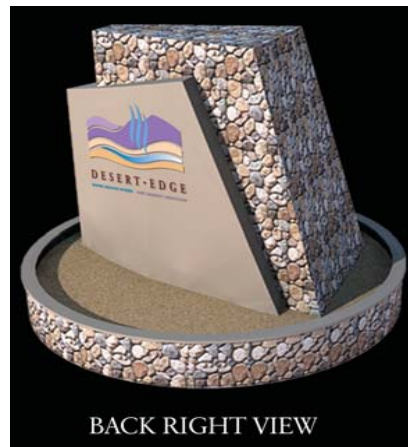
The Community Monument sign is of a distinct wedge shape with the Desert Edge logo placed on a smooth, angled sign panel. In contrast to the natural circular stone planter, angled stone pilaster, and oasis-like cluster of palms and accent trees, the logo and sign have a distinctly modern appearance.



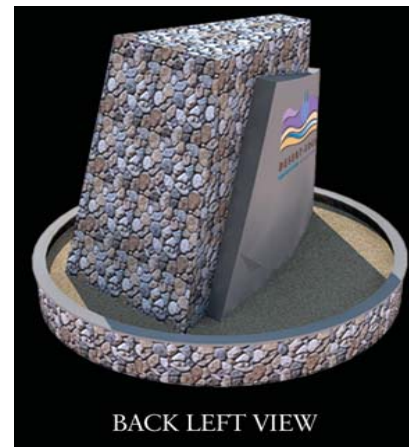
*Exhibit 24 | Community Monument Sign at West Entrance to Desert Edge
Dillon Road at Long Canyon Road.*



FRONT RIGHT VIEW



BACK RIGHT VIEW



BACK LEFT VIEW



FRONT LEFT VIEW

Exhibit 25 | 3D Bird's Eye View of Monument Sign



Exhibit 26 | Night View of Community Monument Sign

Illuminated at its base, the 18' tall Community Monument and its background palms will cast a prominent and distinctive statement to passing motorists.

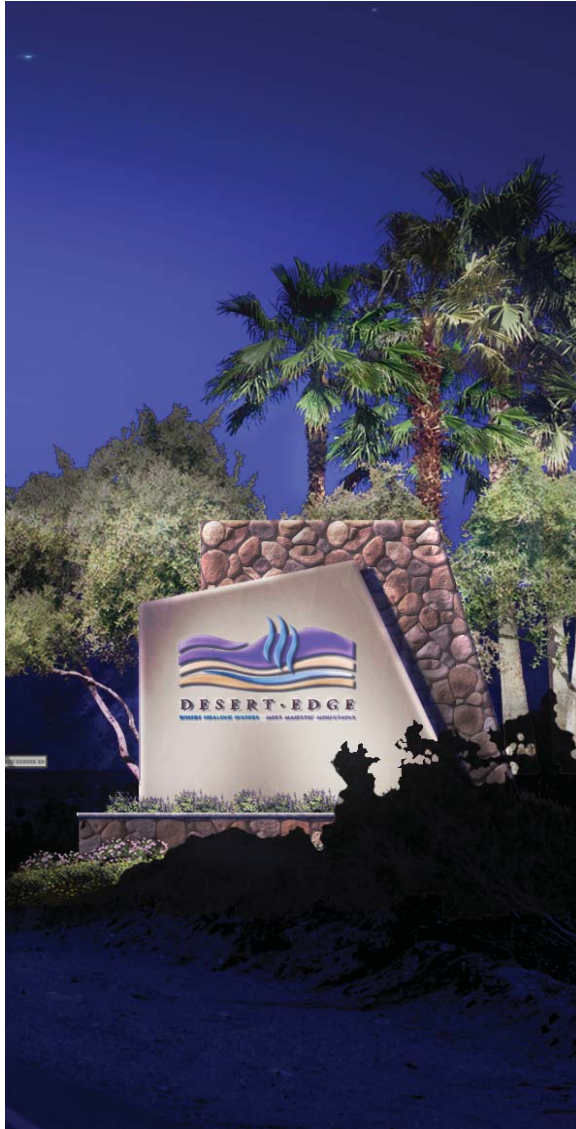


Exhibit 27 | Night View of Community Monument Sign

2. DIRECTIONAL SIGNS

An important part of the community signage will be a series of directional signs. Used increasingly by a number of communities, these vertically-oriented signs not only help direct people to key areas, but also provide a distinct visual reminder of community identity. They will be placed at six locations – near the community monument signs at the east/west entry points on Dillon Road and at major intersections between these points.

Directional signs for Desert Edge are consistent with but distinct from the community entry monument. At 12' tall, these signs will be easily visible from passing cars. The community theme is incorporated with the Desert Edge logo placed near the top of the angled stone pilaster. Directional signs are horizontal panels of bold, white lettering and directional arrows. Three coordinated color concepts – pastel greens, ochre/burnt orange and browns are planned for the actual signs, with matching background colors for the logo and larger sign panel background. With its coordinated color scheme, modern font styles, and angled pilaster, the overall effect is one of elegance and quality. The sign panels can be removed to change information, color or styles.



Exhibit 28 | Directional Sign - Alt. 1

Desert Edge's Directional Signs combine natural stone, the community logo, complementary colors and modern graphics in a prominent, vertical array. The removable sign bands and background panel are adaptable to different color schemes.



Exhibit 29 | Directional Sign - Alt. 2

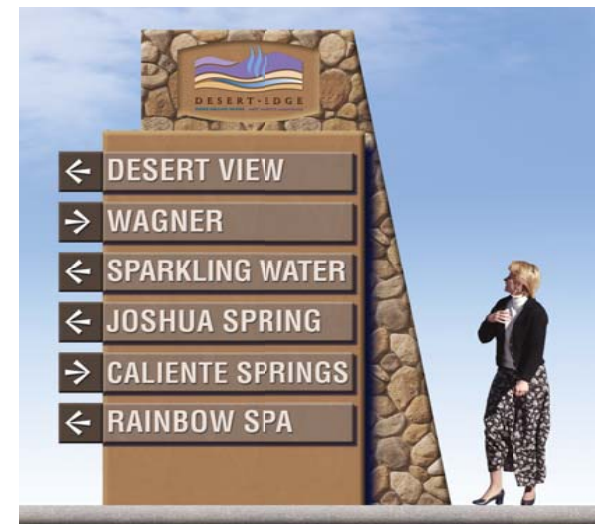


Exhibit 30 | Directional Sign - Alt. 3



Exhibit 31 | Street Sign

3. STREET SIGNS, LIGHT STANDARDS AND INTERSECTION TREATMENT

Desert Edge’s distinctive street signs and light standards are an effective and fairly inexpensive way to strengthen community identity. Because they are placed at such visible locations throughout the community, street signs serve as a constant visual reminder of the community and its design themes.

The new street signs will enhance the streetscape while integrating the natural colors of the desert. Contrasted with the soft brown, capped metal street standard, the horizontal sign panel contains raised dark brown lettering on a light desert-beige background. The community logo will appear directly to the left of the street name and the entire panel is bordered by a raised brown accent. With its large font, simple geometry and colorful logo, the resulting design is one of distinction.



Exhibit 32 | Street Sign Enlargement

Street signs for Desert Edge capture both desert colors and the community logo on a simple horizontal band. Placed on a sand brown, stylized street standard, the effect is one of class and distinction.

Street light design will also reflect a rustic, yet elegant appearance. The standard itself, of the same sand color as street sign poles, will be powder coated, with a widened stylized base, a graceful light arm, and decorative cap for both the light fixture and pole. To comply with night-time illumination requirements and provide a greater pedestrian scale, the light fixture and stylized hood will direct light downward.

Because Desert Edge has relatively few major intersections, an important opportunity exists to create an enhanced streetscape environment. The concept is to create visual interest, providing a mini-oasis of trees and light, as one approaches each intersection. Spacing of light standards narrows at the intersection with three to four lights located at each major corner. Odd-numbered groupings of Mexican Fan Palms and Sweet Acacias will be clustered to preserve views. Combined with slightly-raised beds of low-lying flowering shrubs, sidewalks, multi-use trails and capped stone pilasters at the termini of the community fencing, intersection treatment within Desert Edge will be pedestrian-friendly and naturally beautiful.



Exhibit 33 | Street Light

Street signs and lights will be of coordinated color, with powder-coated, sand brown, stylized standards. Light fixtures and standards have a rustic, semi-ornate feel, and reduce evening glare by directing illumination downward.



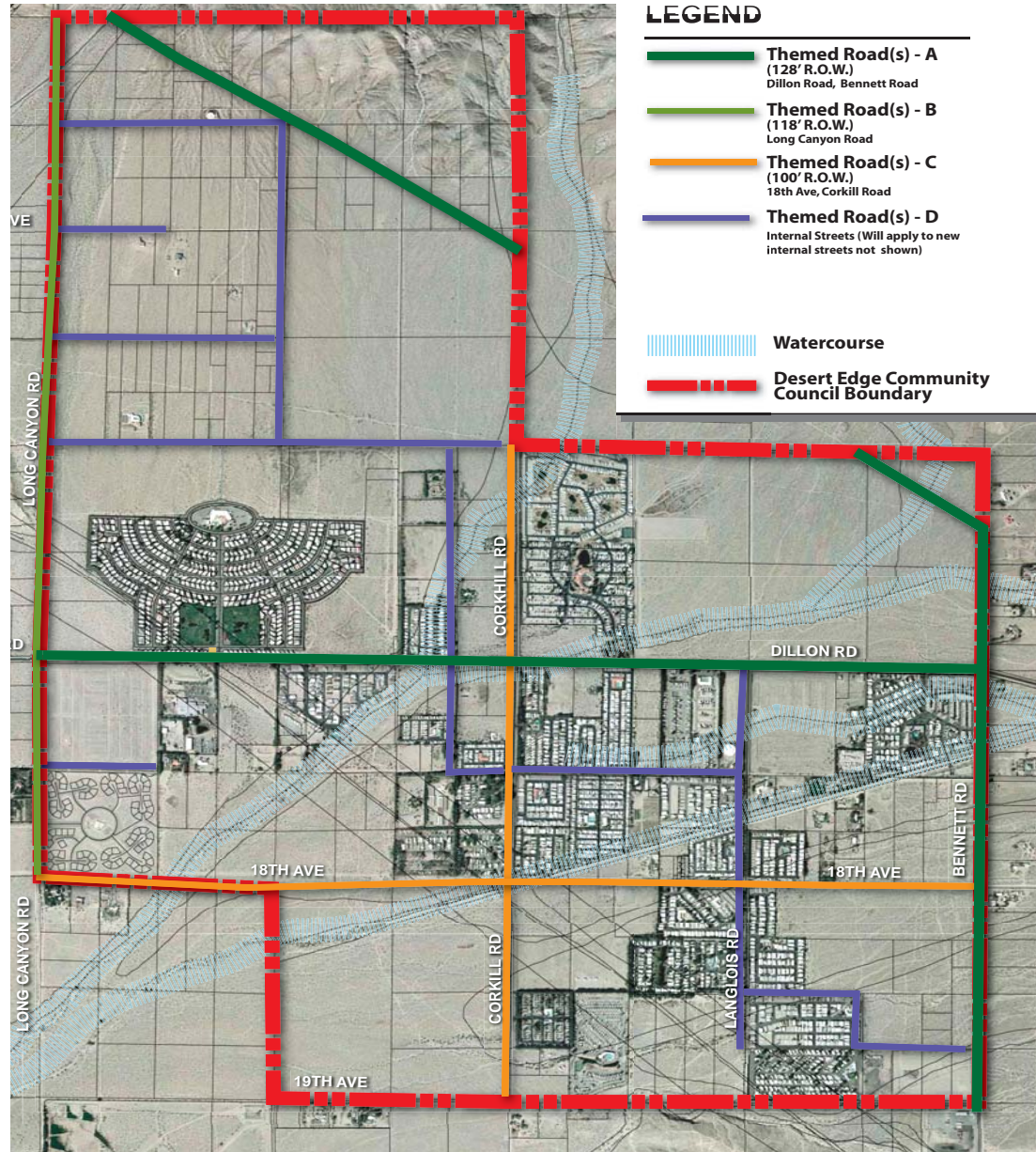
Major intersections within Desert Edge will have clusters of palm trees to preserve views and simulate a natural oasis. More closely grouped street lights for greater visibility and security, combined with the capped, natural stone pilasters of multi-use trails, will create an attractive natural landscape.

*Street light by: Antique Street Lamps, lamp model # CM28C33 100H MOG ARF HLR 120 CM;
post model # PX MO12 12 T4 CM; arm model # TLP P52/1 CTBS CM.*



Exhibit 34 | Elevation of Intersection

Clustered palms, accent trees, desert shrubs, street lights, community fence, and the mountain backdrop, display the natural colors of the desert landscape.



D. THEMED ROAD PLAN

The themed road plan for Desert Edge contains a hierarchy of four different streetscape designs. Theme Road Plan A - Dillon Road will bisect the community and provide the most important orientation for travelers. Theme Road Plan B - Long Canyon Road occupies the western edge of the community while Theme Road Plan C - Arterial Roads are secondary arterials. Finally, plans for Themed Road Plan D provides guidance for all internal connecting streets within the community.

These streetscape plans are intended to create visual consistency and aesthetics within the community, while providing the context for an extensive sidewalk, trail and golf cart path system, helping Desert Edge residents and visitors enjoy the beautiful area in a safe and efficient manner. Street trees are clustered along roadways with large openings that allow view corridors to spectacular mountain vistas.

Exhibit 35 | Themed Road Location Plan

The Themed Road plan for Desert Edge features five classifications of roads and sections. Themed Roads A, B and C contain multi-use trails, and all classifications have landscaped parkways with climate appropriate street trees and desert landscaping.

Themed Roads Plan A - Dillon Road and Bennett Road:

With a 128" right-of-way per county wide standards, these will be the largest arterials highways with the most amenities in Desert Edge. Dillon Road will feature a 10' Class I bike path on one side and a 10' multi-use trail on the other, both sides buffered by the community fence and landscaped parkways. The 86' wide paved area of the street allows for a continuous turn lane, adequate traffic lanes, and one-way cart paths on each side of the road. It should be noted that these cart paths apply only within Desert Edge (See Note below). Bennett Road will be similar but will replace the Class I bike path with a side walk, and not have cart paths.

The aesthetics of the streetscape are subtle and natural. Clusters of Mexican Fan Palms and Chinese Pistache trees will line the street and on both sides of the Class I bike path. To create openings along the parkways for views of surrounding mountains, street trees will be placed in clusters rather than even intervals. Care must be taken so that trees are placed no closer than 5' from curb. These large view corridors, framed by tree clusters and the community fence, will add a natural and open feel to the arterial. The horizontal sweep of the community fence with its decorative chain-link fencing with contoured appliqué, stone pilasters and colorful desert shrubs will add visual consistency and rhythmic flow.

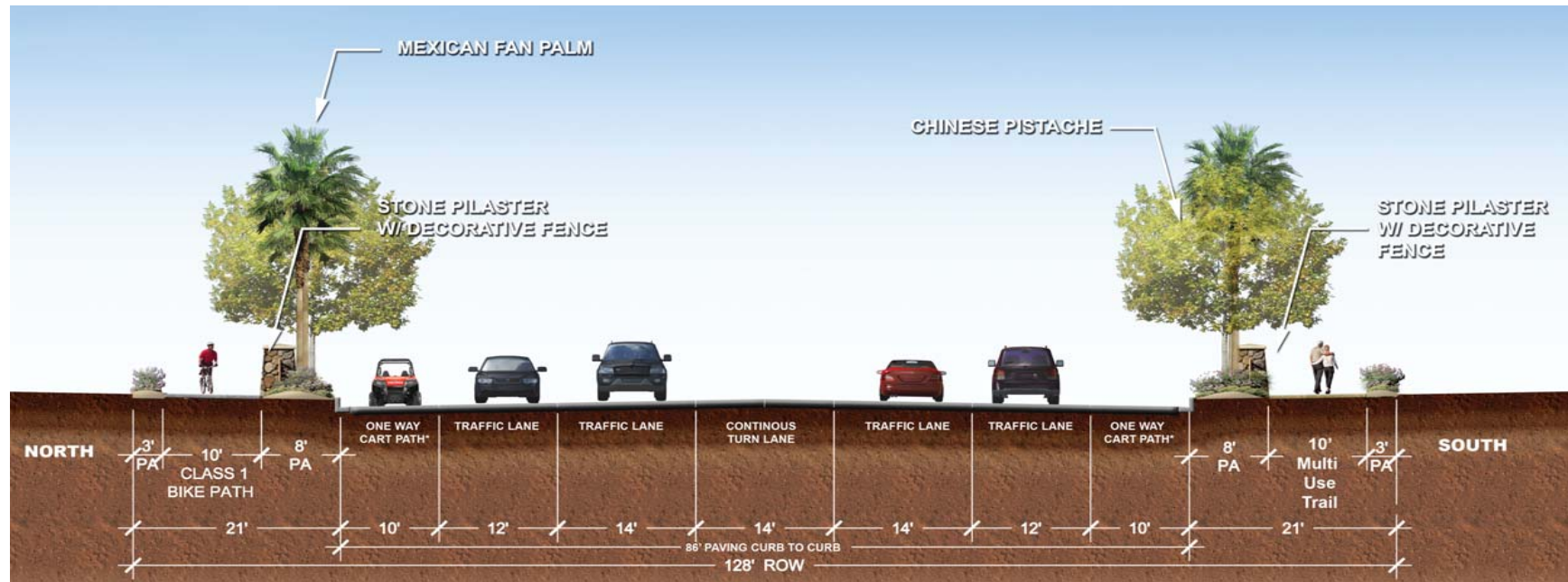


Exhibit 36 | Themed Road(s) - Plan A Section (128' R.O.W.)

Dillon Road, the largest arterial within Desert Edge, will contain a 16' Class I bike path on one side and a multi-use trail on the other. In all streetscape plans, pedestrians and cyclists are buffered from the street by either the community fence or a landscaped parkway or both.

* NOTE: One Way Cart Path applies to Dillon Road only in Desert Edge. May have designation as Class II Bike Lane elsewhere

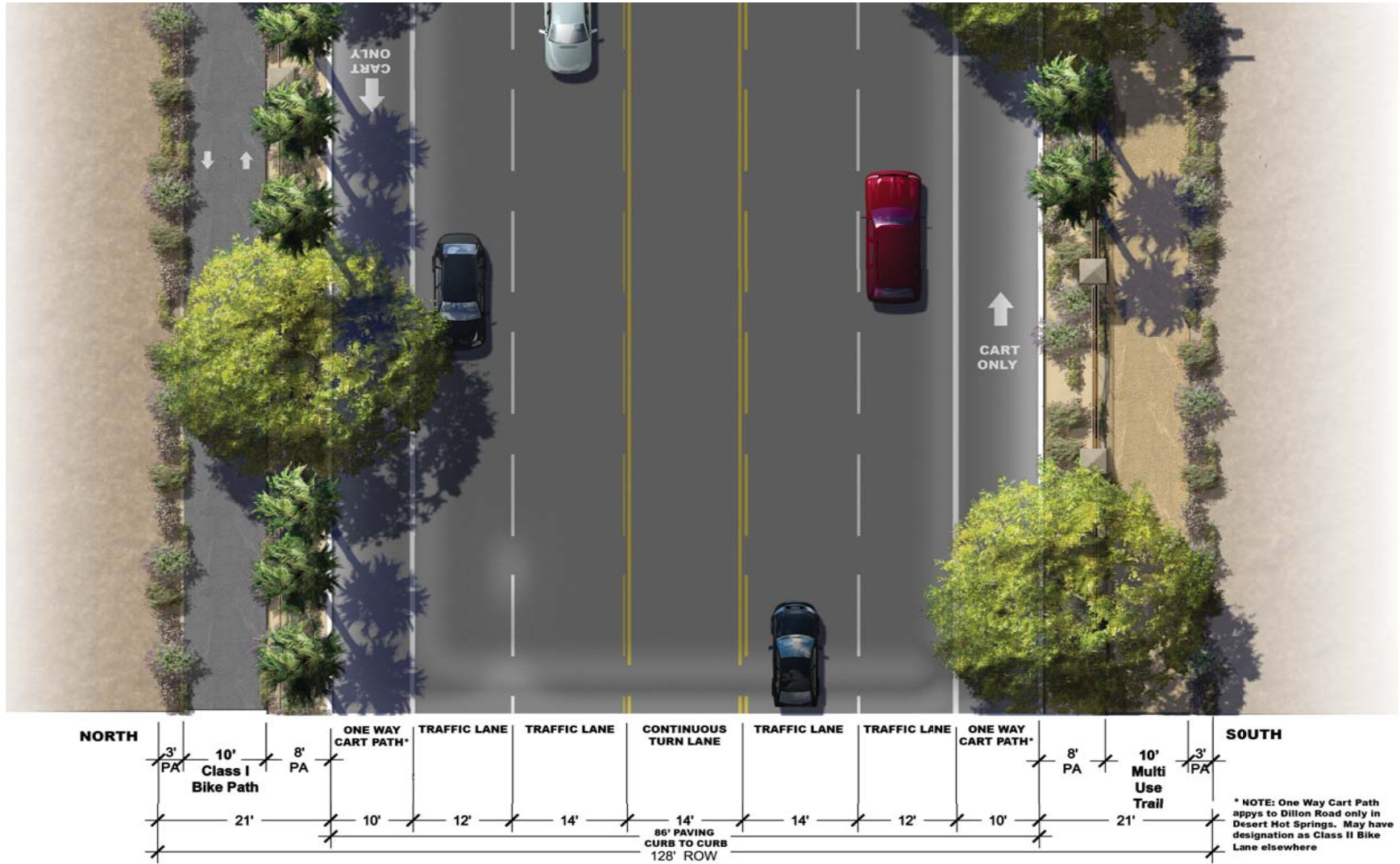


Exhibit 37 | Themed Road(s) - Plan A (128' R.O.W.)

This plan view shows the random clustering of Mexican Fan Palms and Chinese Pistache trees, creating a lush but climate appropriate landscaped corridor.



Exhibit 38 | Tree Clusters with Openings for Mountain Views

A unique feature of the streetscape plan for Dillon and Long Canyon Roads is the provision of view windows or openings along the parkway. This is accomplished by clustering palms and providing enough space for an expansive view of the surrounding mountains.

Themed Road B – Long Canyon Road:

This 118’ ROW represents the western visual edge of Desert Edge. Its four-lane thoroughfare with a 12’ painted median will be flanked by a multi-use trail on the interior, community side and a 5’ sidewalk on the exterior side of the road. Parkways will be planted with groupings of Mexican Fan Palms and Evergreen Elms. The community fence will flank the street side edge of the 10’ wide multi-use trail. With its extensive and prominent trees, these streetscapes will become a strong and highly visible natural edge for the community.

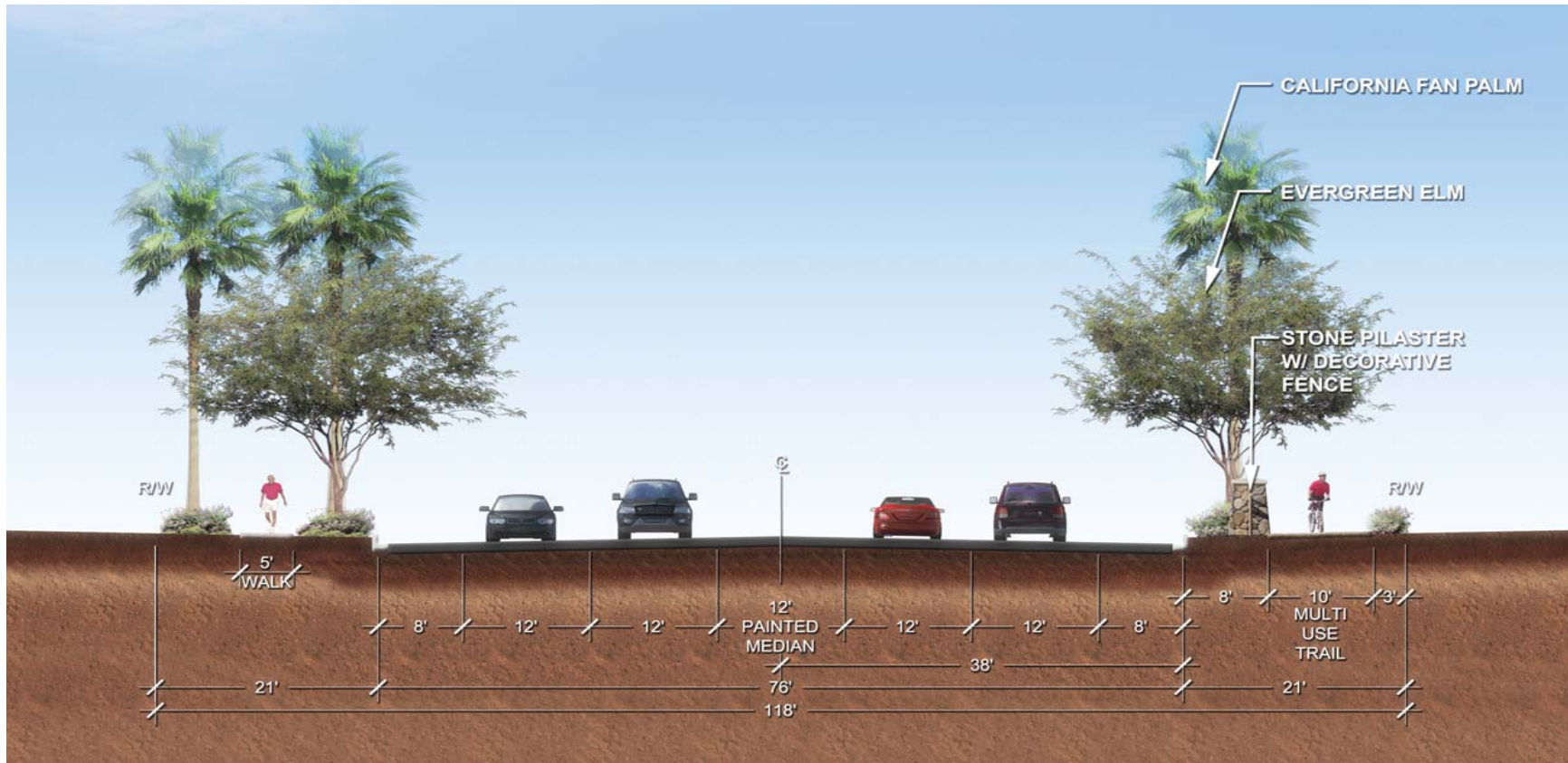


Exhibit 39 | Themed Road(s) - Plan B Section (118’ R.O.W.)

Long Canyon Road will also feature the effect of the taller California Fan Palms with the shade canopies of Evergreen Elms.

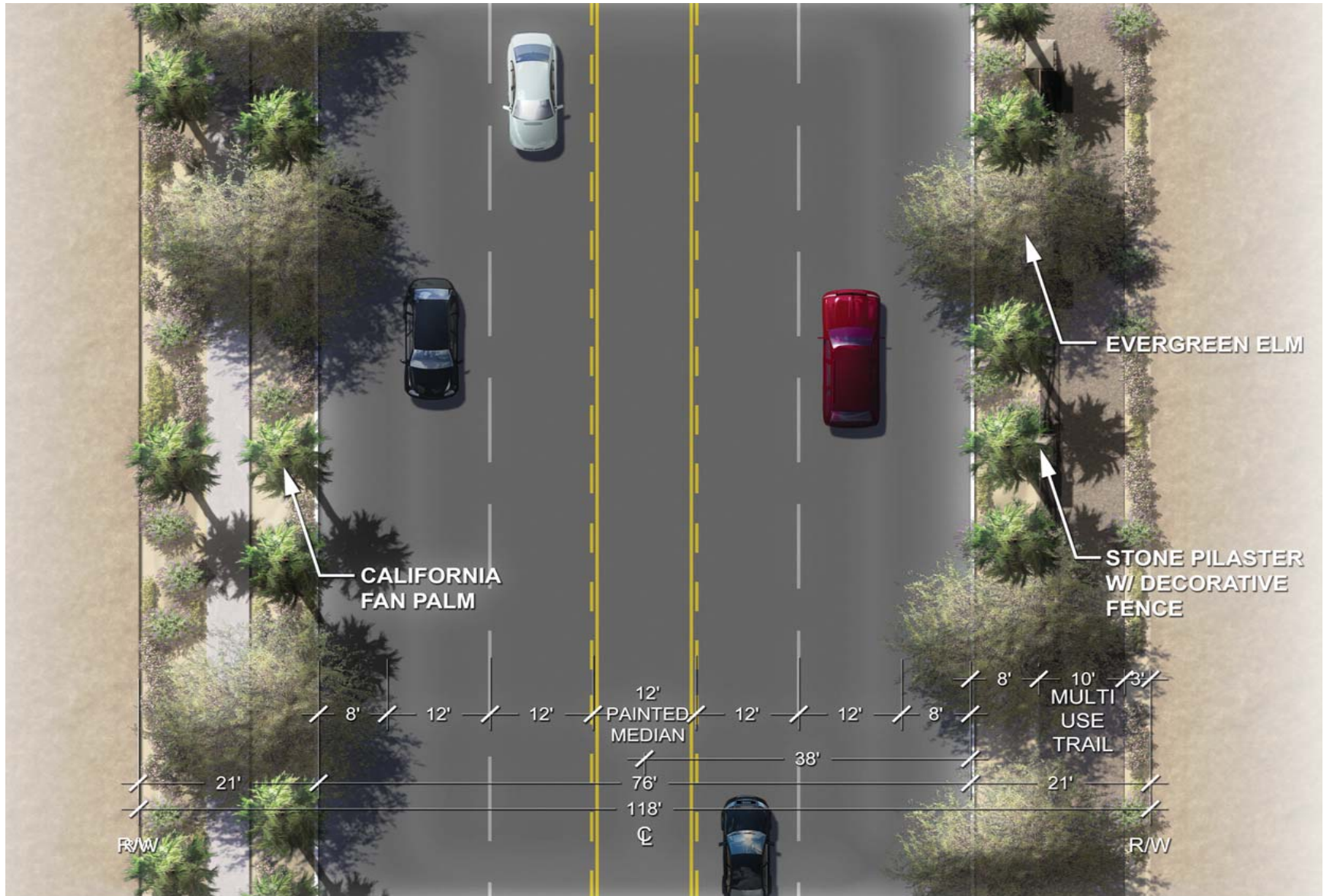


Exhibit 40 | Themed Road(s) - Plan B (118' R.O.W.)

Themed Roads Plan C - 18th Avenue and Corkill Road:

18th Avenue which travels east to west across the community, and Corkill Road which runs north to south, will both have 100 ft. Rights of Way. Both will be important access points to residential and resort developments and provide key amenities for pedestrians, cyclists and golf carts. Clusters of Arizona Ash and Chinese Flame trees, planted within the 8' parkway, will provide seasonal color during the fall and shade during the warmer months. The stylized community fence will be placed on both sides of the street along the trail side of the parkway. The varying heights of its two tree species, the low-lying desert landscaping, natural stone of the pilasters and parkways lend 18th Avenue and Corkill Road strong and natural aesthetics.

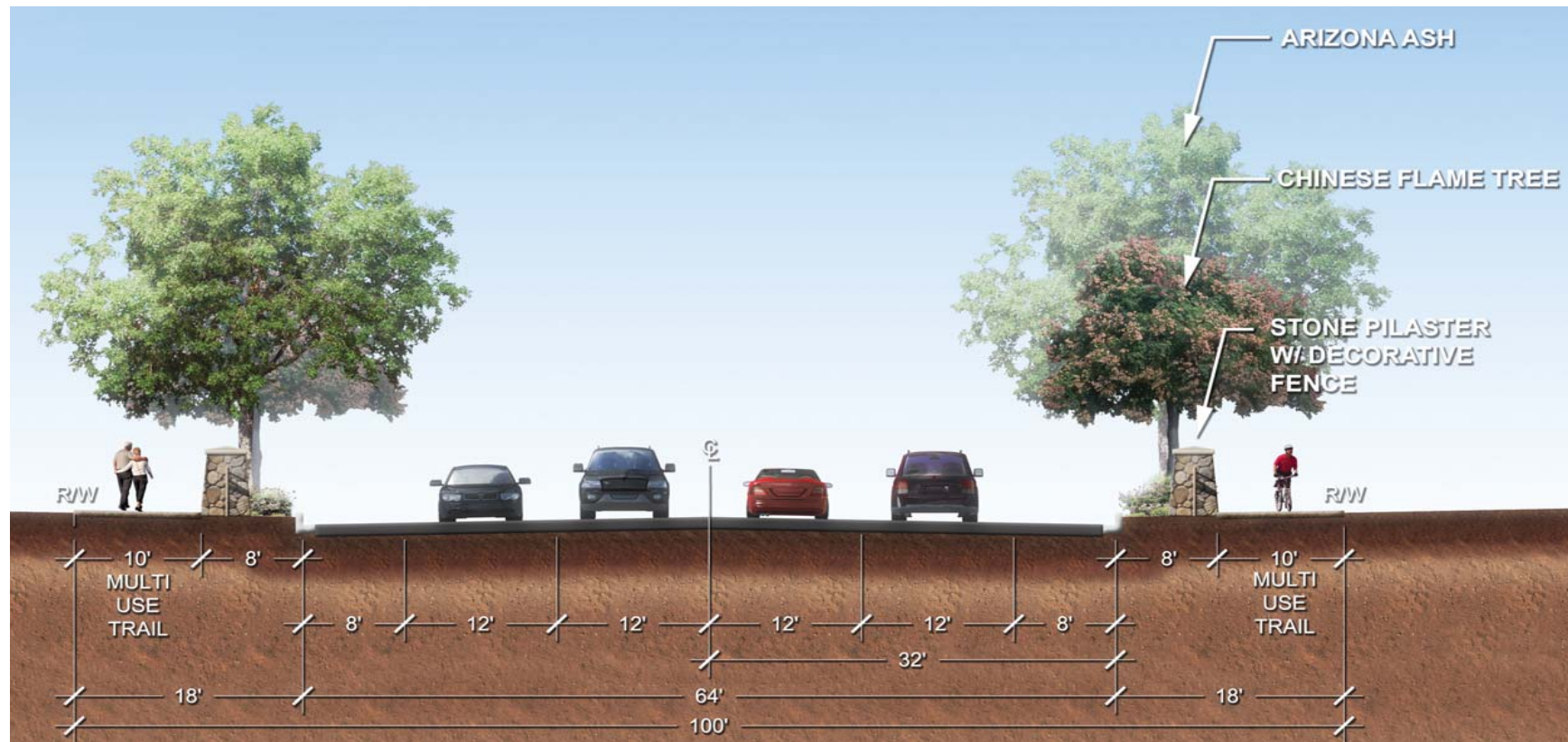


Exhibit 41 | Themed Road(s) - Plan C Section (100' R.O.W.)

Corkill Road and 18th Avenue's plan contain multi-use trails on both sides of the street and a combination of Arizona Ash and Chinese Flame trees - both good for shade and seasonal color along this important roadway.

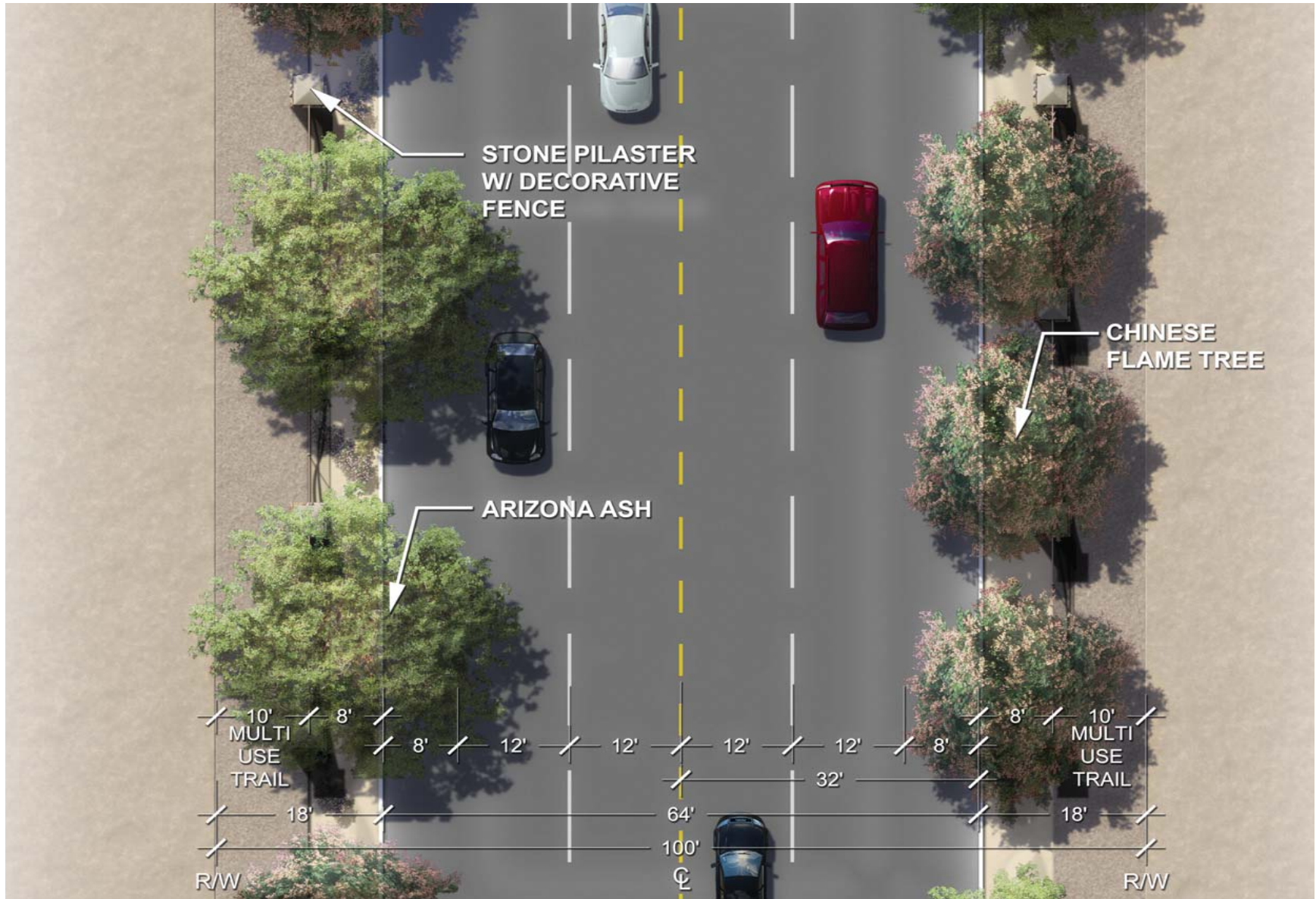


Exhibit 42 | Themed Road(s) - Plan C (100' R.O.W.)

Themed Roads - Plan D - Internal Streets:

The internal streets of Desert Edge are two-lane, ranging from 56' to 80' R.O.W.s. They will be designed with 5' to 7' planted parkways containing Yellow Cassia and Arizona Ash trees. Pedestrian comfort and use is encouraged by the extensive shade tree canopy and 5' sidewalks.

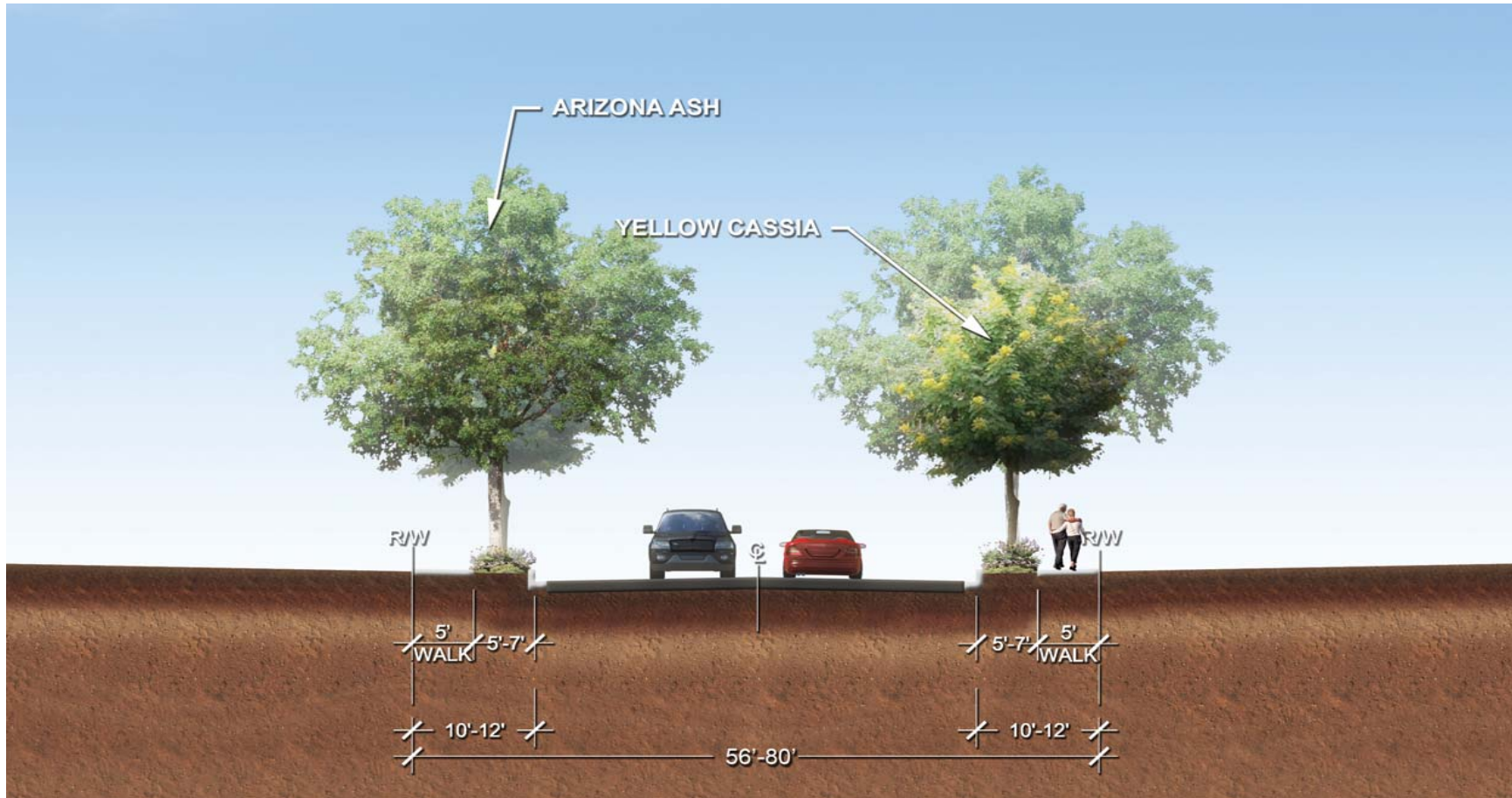


Exhibit 43 | Themed Road(s) - Plan D Section

Internal streets will support pedestrian comfort with 5' sidewalks buffered by parkways of Arizona Ash and Yellow Cassias.

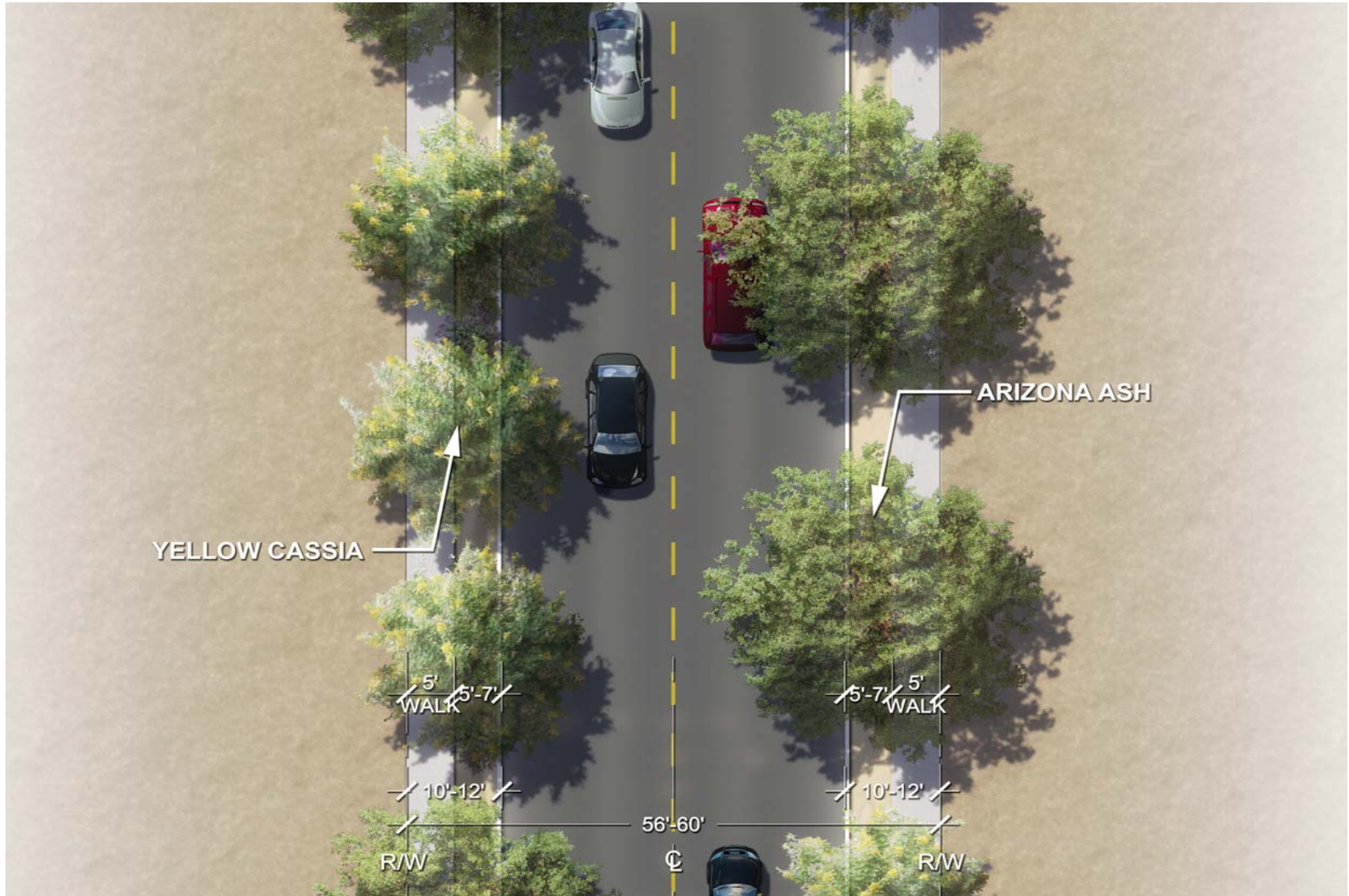


Exhibit 44 | Themed Road(s) - Plan D (56' to 80' R.O.W.)

Exhibit 45 | Trails Opportunity Map ▶

Desert Edge's Trails Opportunity Map shows opportunities for creating a network of community, multi-use, bike paths and regional trails. These include improved roadways with trails, trails along the faultline, and trails that follow the water courses and floodways through the site.

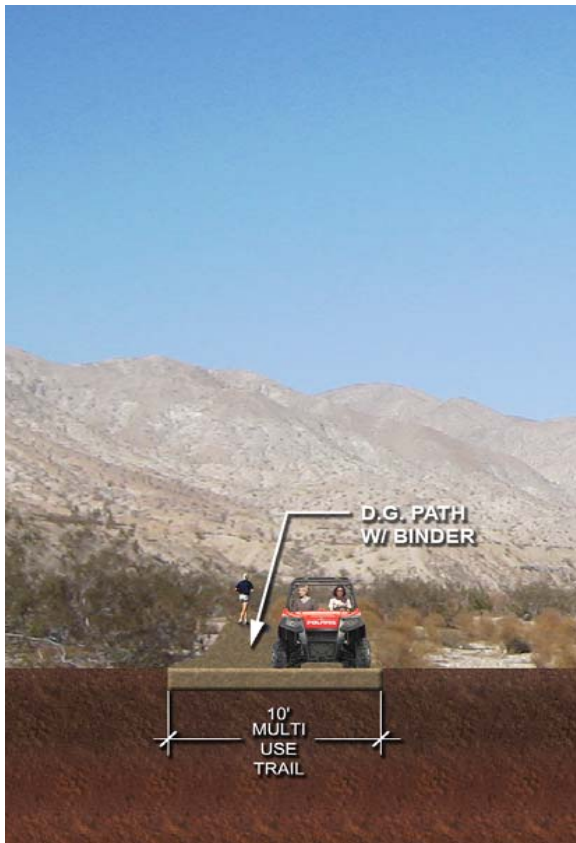
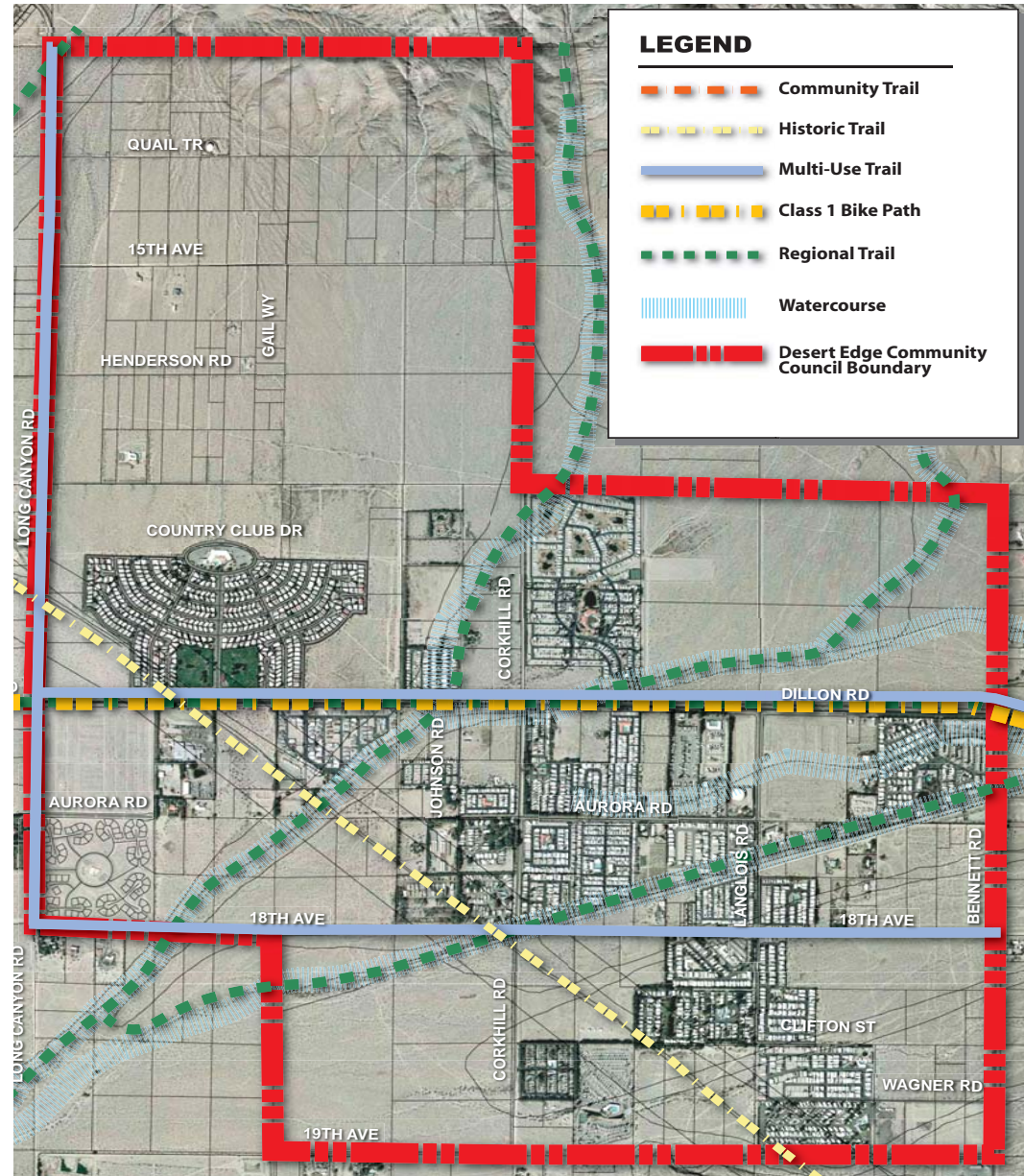


Exhibit 46 | Multi-Use Trail Section along the Edge of Wash



E. COMMUNITY TRAIL SYSTEM

Due to its healing waters, opens spaces, resort amenities and active population, Desert Edge places a high premium on a healthy lifestyle. Accommodating walking, hiking, cycling and equestrian uses is a great way to achieve this goal. As a retirement community, many residents will want to use golf carts as their mode of travel, and a system of wide, multi-use trails will allow cart traffic. Combined with its newly adopted streetscape landscaping and community fencing is an integrated trail system. From the wide multi-use trails along Dillon Road to the 5' wide sidewalks of internal streets, the goal of the trail plan is to get people outside for exercise and enjoyment. The concept the Desert Edge Community Trail System aims to do just that – in an accessible and varied network of trails, paths and sidewalks. The County is working on its trail plan for the area at this time, so what we show in these guidelines is a Trails Opportunity Plan.

The main goal of the system is to give people a variety of convenient options for their outdoor experience. The smallest sidewalks of Desert Edge's internal streets can link to community and regional trails, linking people to other developments, open space and public facilities. Multi-use trails, located along Dillon Road, 18th Avenue, Corkill Road and Long Canyon Road will cross potential community trails bordering the community's watercourses and along the fault line transecting the community. With a large and active senior population, the one-way cart lanes on both sides of Dillon Road will also accommodate carts, giving people further options for enjoying the outdoors. Dillon Road will also have a Class I Bike Path and multi-use trails wide enough for bikes, will be placed along the community's largest roadways. The following guidelines serve to enhance the Community Trail System:

General Guidelines

- Trail heads and pathways will be clearly marked with identifying community and directional signage.
- Special design consideration should be given to road crossings and areas of potential conflict with automobile traffic.
- Multi-use trails will be constructed of compacted, decomposed granite or other natural composite with a binder or hardener such as Poly Pavement, to preserve the community's rural character.
- Signage for Class I and multi-use trails should direct pedestrians, cyclists and golf carts to different sides of trails and opposite sides of roads.
- Regional trails along watercourses should contain a minimum of artificial landscaping along with small semi-buried borders to prevent erosion or destruction of adjacent natural landscape.



F. COMMUNITY FENCES

Community fences are crucial to the appearance and image of a community, and Desert Edge is no exception. For a community which prizes its expansive desert vistas, a unique, semi-transparent and natural-style fence has been designed. The community fence concept consists of 4'-tall, powder-coated chain link fencing between 5' capped, stone pilasters. The sand-colored, powder-coated fencing contains unique laser or plasma-cut steel appliqués gracefully arching between the pilasters. Mimicing the contours of nearby mountains and the community logo, these undulating forms of both light tan and darker brown are a subtle and attractive decorative element.

The color coordination, desert landscaping and combination of natural and man-made material softens the fence's visual impact, making it blend into the natural environment while providing an important border between community trails, sidewalks and streets. Use of coated chain link fencing makes costs and maintenance more affordable while strengthening community aesthetics. The fence together with landscaping will provide continuity while filtering out views of occasional stretches of poorly maintained property. Also, this open fence design will deter graffiti or "tagging".

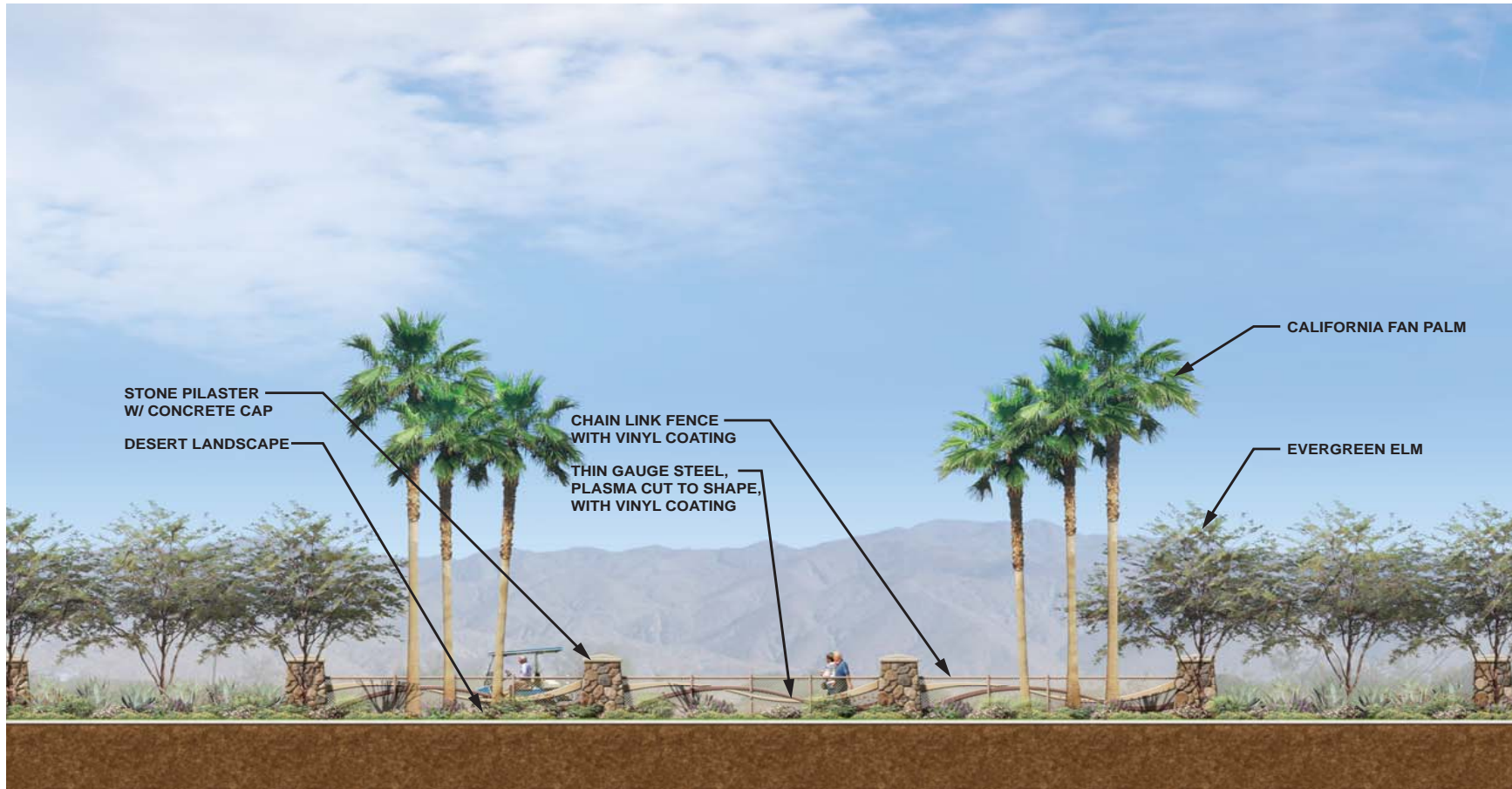


Exhibit 47 | Desert Edge Community Fence

The natural stone pilasters and light brown, powder-coated chain link fencing, with its decorative appliqué, blends into the desert landscape while providing visual rhythm and consistency to the streetscape.



Exhibit 48 | Desert Edge Community Fence Enlargement

The Community Fence concept for Desert Edge is both affordable and distinctive. Powder-coated chain link fencing serves as the base of thin-gauge, laser or plasma-cut steel decorative appliques which gracefully weave between the pilasters. The result is a low scale view fence which reinforces community identity.

G. COMMUNITY CENTER CONCEPT

As the community of Desert Edge grows, it will become more important to create a true community center and gathering place. Each of the mobile home parks and resorts have their own individual community center, but none exists for the community of Desert Edge as a whole. Permanent residents, seasonal visitors and tourists in the desert area greatly value the outdoors and opportunities for informal gathering and relaxing. An optimal area for a future community center is near the corner of Dillon and Corkill Roads, very close to the geographic center of the community.

The concept plan for a Desert Edge Community Center features a small plaza, a community center or library, shops and restaurants. The plaza is to be fronted on three sides with shops and restaurants sited directly on the sidewalk to create more intimate public space. Curbside parking along the plaza edge is to be supplemented with perpendicular spaces to the rear and sides of retail uses.

The community plaza is to be of formal design with a centrally placed fountain, peripheral shade trees, decorative paving and removable vender booths. Ample bench seating and two grassy areas located on the two longer ends of the plaza will give people more sitting and gathering options. The central fountain features an angled stone column with a long, projecting arm which releases five streams of water at an elevation of approximately 10' in height. The visual effect when viewed from a variety of angles is one of constant and varied motion.

Successful plazas contain a number of design qualities which invite and sustain use. Here are a few of the key guidelines for creating a successful town plaza for Desert Edge:

- The proportions of the plaza should be square or rectangular, providing a more formal and public visual image.
- Comfort in hot weather is crucial to the use of plazas. The inclusion of canopy shade trees at the periphery of the plaza and misters in the interior will attract activities such as shopping and dining.





◀ *Exhibit 49 | Commercial Plaza Conceptual Plan*

The Desert Edge Commercial Center is envisioned as a central gathering place for the community at large. It will feature a small, rectangular plaza surrounded by shops, restaurants and a community center/library.

There are many Recreational Vehicle (RV) parks, including short-stay campgrounds, in the Desert Edge area. The result is a fairly high RV traffic volume in and through Desert Edge. This fact not only affects the roads, but also service stations, retail and restaurant parking lots and public facility drives and parking areas. RVs are less maneuverable, difficult to back-up, have sight restrictions and take up more space.

It is important that all parking lots, drive accesses and park entrances provide adequate turning radii, maneuvering room and parking for RVs. When feasible, parking lots should have some pull-through parking spaces reserved for RVs and busses only.

Exhibit 50 | Commercial Plaza Conceptual Section ▶

- Buildings around the plaza should have their principal entrances facing the plaza.
- Where possible, it is desirable to have community centers, public facilities or libraries close to the plaza to generate secondary use.
- It is important to allow automobile traffic around the plaza on most days to ensure the financial viability for the shops and restaurants. However, clearly marked pedestrian crosswalks and provision for blocking off streets for special events such as art shows, street fairs or farmers' market is important.
- Good street-to-plaza visibility should be maintained to announce the plaza as a public open space, to allow the amenities provided to be visible and to enable visual surveillance for security purposes.
- Good seating is important to plaza users. Without it, few people will stop and use the space. The following guidelines should be followed:
 - provide plentiful seating and seating surfaces such as benches, low walls, steps, planters and ledges.
 - provide a range of sitting locations and options. Sitting areas should be directed both toward the street and inward toward the plaza; next to amenities, in the shade and in the sun; for groups and individuals.
- Good nighttime lighting is important for extended use, enhanced safety and aesthetics.
- Activity generators (such as the proposed removable vender carts and exhibit kiosks) and an interesting focal point (such as the proposed fountain) add curiosity and interest.
- Provide bus stops with shade covers, commuter parking area, golf cart parking designation and bike racks to encourage alternate transportation options.



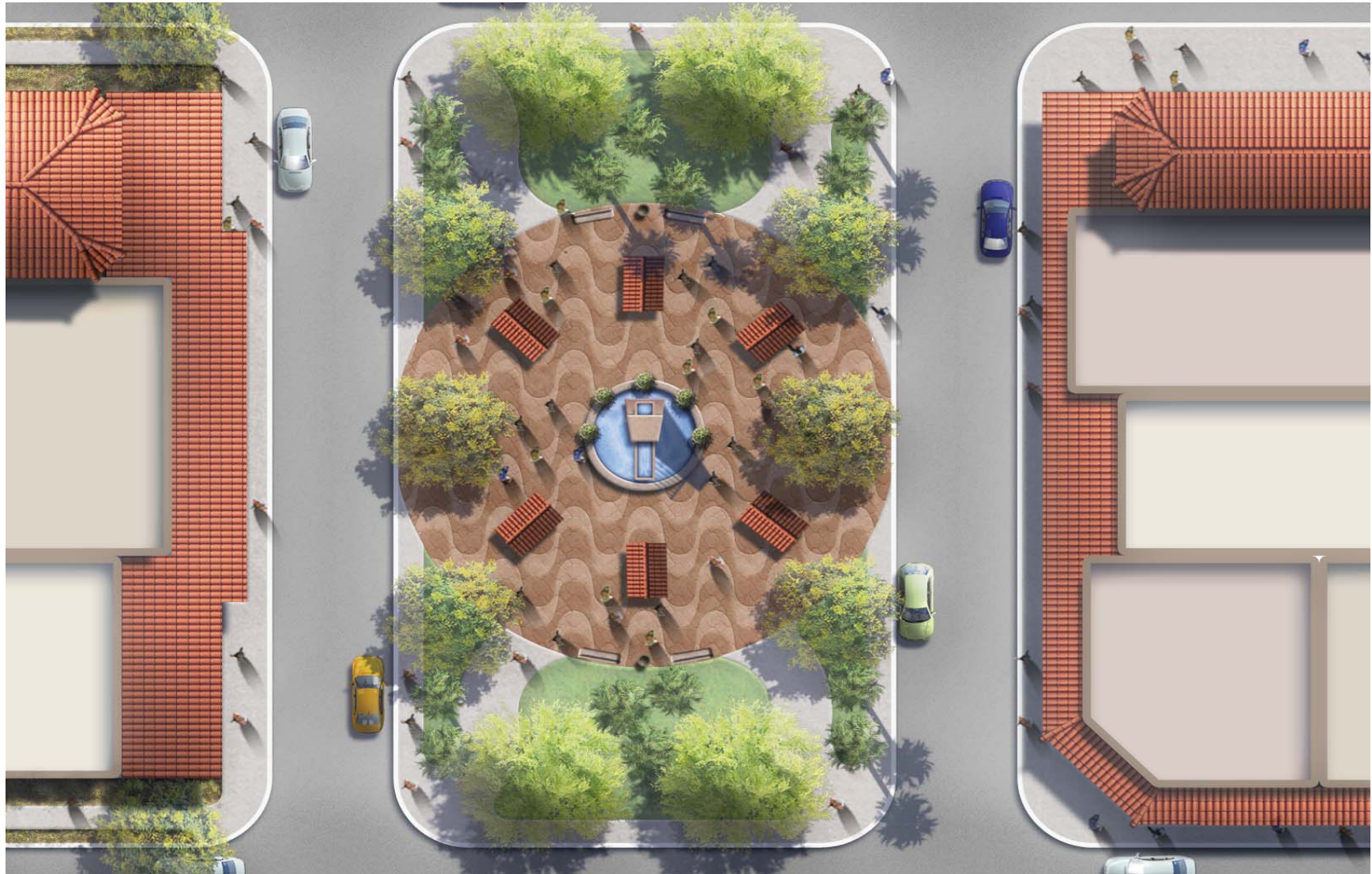


Exhibit 51 | Commercial Plaza Enlargement

The Desert Edge Community Plaza will contain a central fountain, shade trees, removable vendor booths and ample seating options. Turf is ONLY to be used when adjacent to Plaza areas/Park sites.



Exhibit 52 | Commercial Plaza Fountain

The suggested Community Center plaza fountain's stone pilaster echoes that of the community monument and directional signs. The five streams of water pouring from the horizontal arm will create a play of light and motion.



NOTE: Landscaping plans shall comply with Riverside County Ordinance No. 859 and 348 Section 18.12 and the “County of Riverside guide to California Friendly Landscaping.”

H. LANDSCAPE DESIGN

Public landscape design is a very important and prominent feature of these guidelines and the overall design plan for Desert Edge. Appropriately selected street trees, accent landscaping and incorporation of drought-resistant plant material not only enhances the aesthetics of the community but provides shade and comfort during hotter temperatures. As an outdoor, resort community, with many seasonal visitors, Desert Edge should provide convenient and public amenities. The landscaping along its streets, trails and parks is, therefore, an integral part of this effort.

Desert landscaping simulates desert ecosystems where plants are separated from one another due to competition for scarce water. This results in a naturalistic spatial array of plants and rocks. The man-made version of this natural environment follows the same principles with the advantage of drip irrigation and a wider variety of plant species. The resulting designs can be dramatic, especially when the plants chosen have attractive flowers, foliage or structure.

Tree selection is based on aesthetics, hardiness, scale and shade canopy. The following guidelines apply:

- Along larger roadways, a combination of street trees adds visual variety. In such cases, different species will be planted on different sides of sidewalks.
- Along major roadways, street trees will be clustered to provide large openings and view corridors.
- Regular spacing for most street trees is desired to create visual consistency and rhythm along the thoroughfare. A more naturalistic clustering of trees, especially palm trees, is encouraged around intersections where landscape accents are desired and adequate space is available.
- Along pedestrian oriented streets, broad-canopy trees such as Arizona Ash, Chinese Flame and Yellow Cassias are preferred.

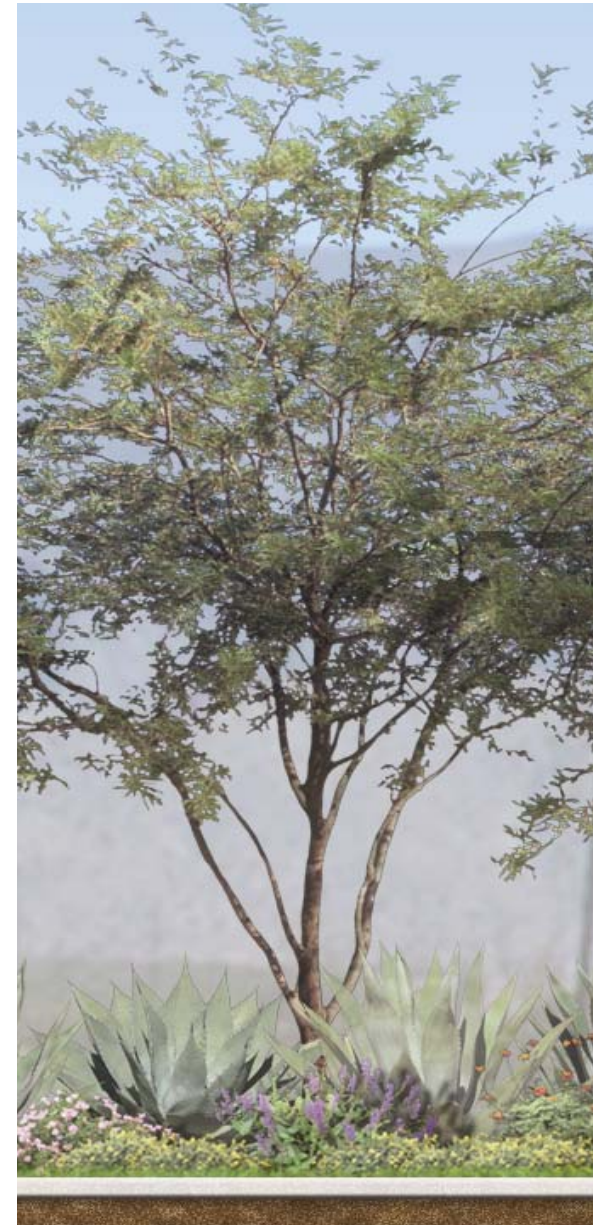
The following guidelines apply to the creation of desert landscaping along parkways and other public areas:

- Regionally appropriate, attractive plants should be randomly placed in singles or odd-numbered clusters of three to five specimens.
- Landscape stones and boulders should appear to be buried to a minimum of 50% of their mass and grouped randomly, usually in odd numbers, to create a more natural appearance.
- Fine-grained, dune sand is inappropriate for use in parkways, medians or other publicly landscaped areas due to wind and water erosion; larger aggregate, such as Palm Desert Gold, is required.
- A consistent but varied plant palette used throughout the community will help strengthen visual identity and interest.

I. ARCHITECTURAL GUIDELINES

Although detailed architectural guidelines do not fall within the scope of this document, the community's environmental context and site characteristics call for a low-scale, desert aesthetic.

- Mostly single-story; maximum two stories where views are not obstructed; low-pitched roof lines required.
- Architectural styles include desert modern or post-modern designs, desert ranch, California Mission, Spanish Colonial or Southwest territorial.
- Natural-appearing building materials and colors including stone, stucco, plaster and wood surfaces.
- Prominent tower elements or elevations should be encouraged within the recreational center of resort destinations for greater visibility and interest. Architectural styling could include Mediterranean (including North African), Spanish, and Southwest Mission forms.



APPENDIX A - PLANT PALETTE

NOTE: Landscaping plans shall comply with *Riverside County Ordinance No. 859 and 348 Section 18.12* which establishes water-efficient landscape requirements, and be prepared consistent with the *County of Riverside guide to California Friendly Landscaping* that will help meet the objectives of that ordinance.

The plants listed for each Street Type shall be the dominant plants used on each street. These may be supplemented with existing plants and by plants listed under “Additional Shrubs and Groundcover,” on the next page.

(Place and trim trees to retain necessary Line-of-Sight)

<u>Botanical Name</u>	<u>Common Name</u>
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**Themed Road A - 128’ Right-of-Way
Street Trees and Common Area Trees:**

Acacia Smallii (20’-35’ high and 15’-25’ wide)	Sweet Acacia
Pistacia Chinensis (30’-60’ high and as wide)	Chinese Pistache
Ulmus Parvifolia (35’ wide and as wide)	Evergreen Elm
Washingtonia Filifera (50+’ high)	California Fan Palm

**Themed Road B - 118’ Right-of-Way
Right of Way and Common Area Trees:**

Ulmus Parvifolia (35’ wide and as wide)	Evergreen Elm
Washingtonia Filifera (50+’ high)	California Fan Palm

<u>Botanical Name</u>	<u>Common Name</u>
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**Themed Road C - 100’ Right-of-Way
Right of Way and Common Area Trees:**

Fraxinus Velutina (30’-40’ high and as wide)	Arizona Ash
Koelreuteria Bipinnata (20’-25’ high and as wide)	Chinese Flame Tree

**Themed Road D and E - Local Roads: 56’ to 60’
Right-of-Way**

Right of Way and Common Area Trees:

Cassia surattensis (20’-40’ high and as wide)	Yellow Cassia
Fraxinus Velutina (30’-40’ high and as wide)	Arizona Ash

Additional Trees:

Acacia Smallii (20’-35’ high and 15’-25’ wide)	Sweet Acacia
Acacia Stenophylla (25’-30’ high and 15’-20’ wide)	Shoestring Acacia
Albizia Julibrissin	Silk Tree

(25'-35' high and as wide)

Botanical Name	Common Name
Cassia surattensis (20'-40' high and as wide)	Yellow Cassia
Chamaerops Humilis (10'-12' high and 8' wide)	Mediterranean Fan Palm
Cupressus Arizonica (30'-40' high and 30' wide)	Arizona Cypress
Fraxinus Greggii (25' high and 20' wide)	Little Leaf Ash
Fraxinus Velutina (30'-40' high and as wide)	Arizona Ash
Koelreuteria Bipinnata (20'-25' high and as wide)	Chinese Flame Tree
Olneya Tesota (25'-30' high and as wide)	Desert Ironwood
Parkinsonia Floridum (35' high and 30' wide)	Blue Palo Verde
Pistacia Chinensis (30'-60' high and as wide)	Chinese Pistache
Prosopis Hybrid 'Phoenix' (30' high and as wide)	Phoenix Mesquite
Ulmus Parvifolia (35' wide and as wide)	Evergreen Elm
Washingtonia Filifera (50+' high)	California Fan Palm
Washingtonia Robusta (50+' high)	Mexican Fan Palm
Botanical Name	Common Name

Botanical Name	Common Name
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Right of Way and Common Area Shrubs:

Alyogyne Huegelii	Blue Hibiscus
Ambrosia Deltoidea	Triangle Leaf Bursage
Anisacanthus species	Desert Honeysuckle
Caesalpinia Gilliesii	Yellow Bird of Paradise
Caesalpinia Pulcherrima	Red Bird of Paradise
Calliandra Eriophylla	Fairy Duster
Callistemon Viminalis	Little John Bottlebrush
Cleome Isomeris	Bladderbrush
Dalea Pulchra	Bush Dalea
Encelia Farinosa	Brittlebush
Eremophila Maculata	Red Eremophila
Euphorbia Rigida	Gopher Plant
Fallugia Paradoxa	Apache Plume
Hesperaloe parviflora	Red Yucca
Leucophyllum f. 'Green Cloud'	Green Cloud Texas Ranger
Muhlenbergia capillaries	Regal Mist
Muhlenbergia rigens	Deer Grass
Salvia Clevelandii	Cleveland Sage
Simmondsia Chinensis	Jojoba
Viguiera Deltoidea	Golden Eye

Botanical Name	Common Name
Right of Way and Common Area Groundcover:	
Baccharis hybrid 'Starn'	Thompson Baccharis
Chrysactinia mexicana	Damianita
Convolvulus Cneorum	Silver Bush Morning Glory
Dalea capitata 'Sierra Gold'	Sierra Gold Dalea
Lantana camara 'New Gold'	New Gold Lantana
Oenothera berlandieri	Mexican Evening Primrose
Oenothera Stubbei	Saltillo Primrose
Wedelia Trilobata	Yellow Dot

Additional: shrubs/groundcover to use in conjunction with the above list:

Calliandra Californica	Red Baja Fairy Duster
California Eriophylla	Pink Fairy Duster
Cassia Artemisioides	Feathery Cassia
Cotoneaster glaucophyllus	Bright Bead Cotoneaster
Penstemon Baccharifolius	Del Rio
Rosa Bonica	Bonica Rose
Dalea Greggii	Trailing Indigo Bush
Rosmarinus Officinalis 'Prostratus'	Dwarf Rosemary
Teucrium Chamaedrys	Prostrate Germander
Verbena Gooddingii	Gooding Verbena

*Turf is ONLY to be used when it's adjacent to Plaza areas/Park sites.
Turf is not allowed in County maintained parkways and medians.*

APPENDIX B - IMPLEMENTATION MATRIX

Desert Edge Design Guidelines Matrix

<i>Facilities</i>	Construction / Installation	Maintenance
Street Signage		
Primary Entry Monument Signs, Secondary Monument Signs	Developer or Community Facilities District (CFD)	County Service Area(CSA) or Community Service District (CSD) or Lighting and Landscape Maintenance District (LLMD)
Directional Signage	Developer or CFD	CSA or CSD or LLMD
Street signs (custom)	Developer or CFD	CSA or CSD or LLMD
Road Right-of-Way Facilities		
Sidewalks, Storm Drain Inlets, Right-of-Way Medians, Right-of-Way Drainage Swales	Developer or CFD	Transportation Department
Street Lights (custom)	Developer or CFD	CSA or CSD or LLMD
Landscaping		
Lighting (other than street lights), Paseo/Greenways, Plazas, Right-of-Way Landscaping	Developer or CFD	CSA or CSD or LLMD
Walls and Fences	Developer or CFD	CSA or CSD or LLMD or Homeowners Association (HOA) or Property Owners Association (POA)
Trails		
Bike Trails (Class I), Signage, Wilderness Open Space Trail, Community Trails, Historic Trails, Regional Trails	RCRP&OSD	RCRP&OSD
Bike Trails (Class II and III)	Transportation Department	Transportation Department
Community Trails	Developer or CVP&RD or RCRP&OSD	CVP&RD or RCRP&OSD or LLMD
Golf Cart Paths (off road / non-adjacent)	Developer or CVP&RD or RCRP&OSD	CVP&RD or RCRP&OSD or LLMD

List of Agencies / Entities Implementing Design Guidelines

(CVP&RD) Coachella Valley Park and Recreation District

(CFD) Community Facilities District

(CDA) Community Service District

(CSA) County Service Area

Developer / Private Entity

(HOA) Homeowners Association

(LLMD) Lighting and Landscape Maintenance

(LP&RD) Local Parks and Recreation Districts

(RCRP&OSD) Riverside County Regional

Transportation Department

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