

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

625B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 15, 2008

SUBJECT: Desert Edge Design Guidelines

RECOMMENDED MOTION: That the Board of Supervisors adopt the attached Desert Edge Design Guidelines

BACKGROUND: Riverside County staff and its consultant, the firm PDS West (Mr. Bob LaCoss), have been working together with the community of Desert Edge for over two years to develop design guidelines for both publicly and privately sponsored projects in that community. The development of the Desert Edge Design Guidelines involved public input through both community meetings and meetings of the Desert Edge Community Council, and public input at a workshop held by the Riverside County Planning Commission on November 19, 2008. The Desert Edge Design Guidelines are now ready for consideration and adoption by the Board.

Desert Edge is a small community located along Dillon Road, between Long Canyon and Bennett Roads. The City of Desert Hot Springs is located nearby to the west, and the community of Sky Valley borders Desert Edge on its east side. Although some residents live in Desert Edge year-round, it is largely a seasonal (Spring through Fall) community of residential resorts that feature hot groundwater spa facilities as their main amenity. These resorts are generally separated by open desert that also contains widely scattered single family residential uses. In recognition of the community's hot groundwater resource, and associated benefits for both local residents and tourists, the Hot Springs Policy Area was established for the area in 2003 as part of the Riverside County General Plan. The Hot Springs Policy Area provides policies governing the establishment of future resort communities in the Desert Edge area.

In addition to the hot groundwater resource, the community's attractions also include open space and both close-up and distant views of desert and mountains, and opportunities to walk, bicycle, and travel by horse or golf cart or around the community and beyond. The community is

Ron Goldman
Planning Director

(Continued on Attached Page)

RG:jj

REVIEWED BY EXECUTIVE OFFICE

DATE 12/16/08
Tina Grande
Departmental Concurrence

x
Dep't Recomm.: Consent
Per Exec. Ofc.: Consent
Policy Policy

Prev. Agn. Ref. : None.

District: Fourth

Agenda Number:

3.32

crossed by several earthquake faults and floodplains, which provide routes for non-motorized travel now, and will provide many opportunities for the retention of open space and the development of trails in the community in the future.

These community elements – a special spa-oriented resort atmosphere and General Plan policies that permit the consideration of additional such resorts in the future, an outdoor orientation, the intimate desert environment, and major natural constraints to development that also provide opportunities to enhance both the community's open feel and its recreational opportunities, have been unified and brought forth through the proposed Desert Edge Design Guidelines, and will impart a special sense of community identity and character. The design guidelines include a proposed community logo, monument signs for the major entry points into the community, monument signs within the community to provide attractive means of directing visitors to local resorts, as well as special street signs, landscaping, trails, and other highly visible community features.

The Desert Edge Design Guidelines will be implemented through design requirements and conditions of approval associated with future privately sponsored development proposals, and by the County and other public agencies through their future capital projects.