



Planning Commission Staff Report

Date: May 8, 2013

Case No.: 5.1297 PDD 364 and TTM 36548

Type: Planned Development District in lieu of a change of zone (PDD 364) and Tentative Tract Map

Location: 1501 South Belardo Road

APN: 513-300-057

Applicant: Crescendo, LLC

General: HDR (High Density Residential)

Zone: R-3 (Multiple Family Residential & Hotel)

PROJECT DESCRIPTION:

The applicant is proposing a Planned Development District (PDD) in-lieu of zone change to allow a two-story, detached single-family residential development and a Tentative Tract Map (TTM) to subdivide 6.37 acres into 43 residential lots, common area parcels and private streets. The project name is "Dakota."

RECOMMENDATION:

1. Open the public hearing and received public testimony;
2. Determine the previously adopted Mitigated Negative Declaration (MND) adequately addresses environmental impacts for the proposed project and recommend the City Council re-adopt the MND;
3. Approve and recommend approval of Case 5.1297 PDD 364 a preliminary Planned Development District in lieu of a change of zone to establish single family residential uses on the parcel and to request approval for deviations in the underlying development standards of the zoning code, subject to conditions of approval;
4. Recommend approval by the City Council of Tentative Tract Map 36548,

subject to conditions of approval.

PRIOR ACTIONS:

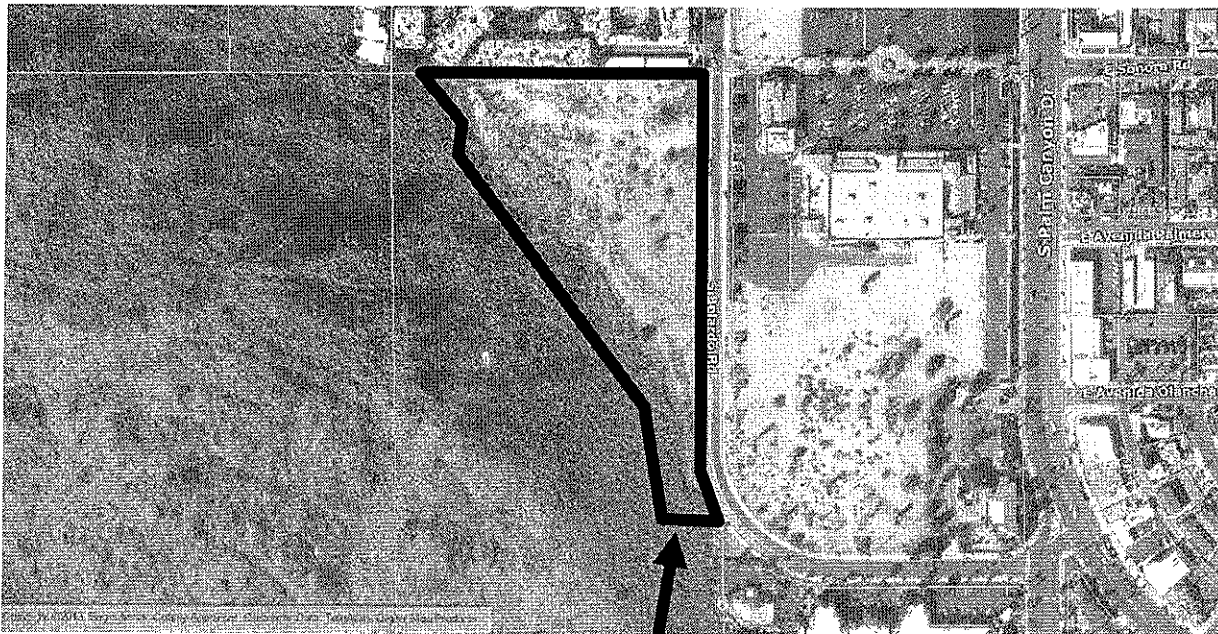
On May 1, 2005, the property was acquired by the applicant.

On April 18, 2007, the City Council approved a Planned Development District and Tentative Tract Map for a 66-unit clustered town-home complex, clubhouse and recreation facility for the subject site. The project was known as "Edge at Belardo."

On April 8, 2013, the Architectural Advisory Committee (AAC) reviewed and unanimously voted to recommend approval of the project.

BACKGROUND AND SETTING:

The project site is located at the base of the San Jacinto Mountains. The terrain of the existing site varies significantly. The triangularly-shaped lot is predominately flat until reaching the mountain toe of slope on the westerly and southerly sides of the property. Adjacent to the site, a curb and sidewalk exist on the west side of Belardo Road.



SUBJECT SITE

Table 1: Surrounding land uses, General Plan, Zoning

	Land Use	General Plan	Zoning
North	Apartment complex (104 units)	High Density Residential	R-3
South	Vacant / mountains	Open Space – Mountain	O-20
East	Shopping complex and vacant	Neighborhood/Community Commercial	PD-131
West	Vacant / mountains	Open Space – Mountain	O-20

PROJECT DESCRIPTION:

The applicant proposes to modify the terrain by cutting approximately 10,000 cubic yards of dirt and filling roughly 18,000 cubic yards. Building pad elevations will raise about fifteen feet from Belardo Road on the east to the mountain slope on the west. Access to the site will include four entry points from Belardo Road and three of the four will be controlled by gates.

There are two floor plans proposed. Plan A will be approximately 1,581 square feet in size and contain a 471-square foot garage. Plan B is proposed at 1,821 square feet in size and include a 488-square foot garage. Each plan includes the garage, living room, kitchen and a bathroom on the first floor and two bedrooms and private bathrooms on the second floor. All lots will have individual pools and spas. There are no community pools or recreation areas.

The entire site and all individual lots will be enclosed by walls. The wall proposed along Belardo Road will include a combination of a low planter terrace, retaining and garden split-face CMU wall and glass panel, which will reach heights of up to ten feet above the curb.

ANALYSIS:

General Plan			
Land Use Designation	Density	PDD 364	Compliance
HDR (High Density Residential)	15-30 dwelling units / acre	Residential use at 6.37 d.u. / ac.	Yes

Zoning – Uses & Lot Standards			
	Existing: R-3 Zone	Proposed: PDD 364	Compliance
Uses permitted	Single Family Residential (SFR) specifically prohibited	SFR's proposed as a permitted use on individual lots	No, per PDD
Density	Min. of 2,000 sq. ft. of lot area / unit for multi-family	4,650 sq. ft. of lot area / per unit ¹	Yes
Lot Standards			
Min. Area	20,000 sq. ft. (7,500 sq. ft. typical minimum lot size for R-1-D Zone)	2,930 sq. ft. (Avg. 3,534 sq. ft.)	No, per PDD
Min. Width	130 feet	31 feet	No, per PDD
Min. Depth	150 feet	92 feet	No, per PDD

¹ Density calculation based on exclusion of hillside slope areas in excess of 30% (approx. 77,513 sq. ft.), pursuant to Section 93.13.00 of Zoning Code.

Zoning – Building Development Standards			
	Existing: R-3 Zone	Proposed: PDD 364	Compliance
Building Height	24 feet and 2 stories	24 feet and 2 stories	Yes
Yard Setbacks			
Garages	25 feet	5 feet min.	No, per PDD
Front	25 feet	5 feet min.	No, per PDD
Interior Side	Buildings over 12 feet in height to have equal setback to height	3 feet to 6 feet, 3 feet is typical throughout	No, per PDD
Corner Street Side	20 feet	5 feet to 10 feet	No, per PDD
Rear	Buildings over 12 feet in height to have equal setback to height	28 feet to 41 feet	Yes
Pool / spas	5 feet	3 feet	No, per PDD
Distance Between Buildings	15 feet	6 feet	No, per PDD
Lot Coverage	45% minimum usable landscape open space for R-3; however, typical R-1 max. lot coverage is 35%	Overall (incl. hillside): 65% open space. Individual Lot Coverage: 34% Avg. with range of 21% to 41%	Yes
Off-street Parking	2 spaces / single family residence Condos in a PDD: 1.5 spaces per 2 bdrm unit; plus 1 guest parking space for every 4 units	43 single family dwelling units require 86 covered parking spaces; 86 provided Guest parking requires 12 spaces, 22 provided	Yes

Public Benefit Policy for Planned Development Districts

In September 2008, the City Council adopted a policy requiring that PDD's provide a specific "public benefit" proportionate to the nature, type and extent of the relief granted from the development standards and requirements.

The applicant is seeking the following adjustments in the underlying development standards with the PDD:

- Permitting single-family residential in R-3 Zoning where specifically prohibited;
- Modifying R-3 development standards as follows:
 - Reduced minimum lot dimensions and sizes for single family residences from 7,500 square feet to an average of 3,534 square feet (minimum proposed lot size is 2,930 square feet and 5,653 square feet is the maximum proposed lot size);
 - Reduced garage, front and side yard setbacks;
 - Reduced pool setbacks from 5 feet to 3 feet.

The applicant is proposing the following as the Public Benefit of the project:

- Project as public benefit: less intense use; activate development on Belardo Road corridor to support commercial uses downtown; construction jobs and future jobs

- Key features of the project: preserving open space / hillside area by dedicating hillside to the City.

REQUIRED FINDINGS:

Findings for the Planned Development District in Lieu of a Change of Zone

Pursuant to PSZC Section 94.03.00 "Planned Development Districts in lieu of a Change of Zone" findings shall be made in support of approval of the PDD application in accordance with Section 94.07.00 (Zone Change) of the Zoning Code. Those findings are listed below with Staff's analysis.

1. *The proposed change of zone is in conformity with the general plan map and report. Any amendment of the general plan necessitated by the proposed change of zone should be made according to the procedure set forth in the State Planning Law either prior to the zone change, or notice may be given and hearings held on such general plan amendment concurrently with notice and hearings on the proposed change of zone.*

The General Plan land use designation of the subject site is HDR (High Density Residential). The proposed project includes single family residences at a density of 6.37 dwelling units per net acre, which is well below the maximum density of 30 dwelling units permitted within the HDR land use designation. Thus, the proposed change of zone is in conformity with the General Plan map and report.

2. *The subject property is suitable for the uses permitted in the proposed zone, in terms of access, size of parcel, relationship to similar or related uses, and other considerations deemed relevant by the commission and council.*

The density of the proposed project is much less than the R-3 zone permits. The proposed site plan incorporates private streets that conform to the minimum widths required. The project includes adequate means of emergency access. The project proposes lot sizes that are adequate to provide usable outdoor space, including small pools and spas. Thus, the project is deemed consistent with this finding.

3. *The proposed change of zone is necessary and proper at this time, and is not likely to be detrimental to the adjacent property or residents.*

The applicant proposes two-story single family dwelling units on small, individual lots in a gated community. San Jacinto Mountains are located to the west and south of the project site; multi-family residential exists to the north; and vacant land and a shopping complex exist to the east. Although the high density residential land use designation would also permit development of greater densities than that proposed, there is demand in the new home market at this time to support this type of development. The use would not be detrimental to adjacent property or residents in this area due to a less intense project and zoning.

A draft set of conditions of approval are proposed in the attached Exhibit A.

Tentative Tract Map

Findings are required for the proposed subdivision pursuant to Section 66474 of the Subdivision Map Act. These findings and a discussion of the project as it relates to these findings follow:

a. The proposed Tentative Tract Map is consistent with all applicable general and specific plans.

The TTM proposes individual residential lots with open space, common area and private streets. The proposed density is well below the maximum permitted by the HDR General Plan land use designation. Private streets will provide adequate access to residents and emergency vehicles seeking entrance to individual properties. No specific plans are associated with the subject property.

b. The design and improvements of the proposed Tentative Tract Map are consistent with the zone in which the property is located.

The proposed project design and improvements are generally not consistent with the R-3 zone in which the property is located. The PDD proposes a set of development standards and design details with smaller setbacks than would otherwise be required by the underlying zone. The overall density is less than the minimum allowable for the zone and the average lot size is smaller than required by the zone. Improvements proposed include single family homes which are prohibited in the R-3 zone. The applicant seeks approval to change the zone by permitting single family uses on these specific parcels at this location. With the approval of the PDD, the project will be consistent with this finding.

c. The site is physically suited for this type of development.

The project site will be graded to accommodate the proposed development. Site modifications include new private driveways to individual residential lots. Each lot is proposed to accommodate a two-story residence. A total of 43 residences are proposed on the 6.37-acre site. The site has adequate vehicular access with four proposed driveways to the public street, Belardo Road. The site is physically suited for this type of development.

d. The site is physically suited for the proposed density of development.

The project proposes 43 single family dwelling units on approximately 6.37 acres or roughly 6.4 du/ac which is less than the allowable density under the General Plan. The site abuts improved public streets with existing utilities and with right of way widths that are projected in the City's 2007 General Plan update to operate at normal levels of service (LOS).

e. The design of the subdivision is not likely to cause environmental damage or substantially and avoidably injure fish, wildlife, or their habitats.

The Tentative Tract Map and associated Planned Development District have been reviewed under the California Environmental Quality Act, and a Mitigated Negative Declaration is proposed. Mitigation measures have been included which will reduce potential impacts to less than significant levels. The site was partially developed for many years, and does not include any natural habitat. The project will therefore not damage or injure fish, wildlife or their habitats

f. The design of the subdivision or type of improvements is not likely to cause serious public health problems.

The design of the proposed subdivision includes connections to all public utilities including water and sewer systems. The layout of internal private streets provides access to each lot.

g. The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision.

There are no known public easements across the subject property; therefore the design of the subdivision will not conflict with easements for access through or use of the property. Any utility easements can be accommodated within the project design.

ENVIRONMENTAL DETERMINATION:

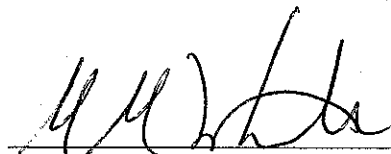
Pursuant to Section 15162 of the California Environmental Act (CEQA), the preparation of further environmental assessment is not necessary since the circumstances of the project have not changed. The present request could not therefore, result in any new environmental impacts beyond those already assessed in the adopted Mitigated Negative Declaration (MND).

NOTIFICATION:

A public hearing notice was advertised and was mailed to all property owners within 400 feet of the subject property/adjacent property owners. As of the writing of this report, staff has not received any comments.



David A. Newell
Associate Planner



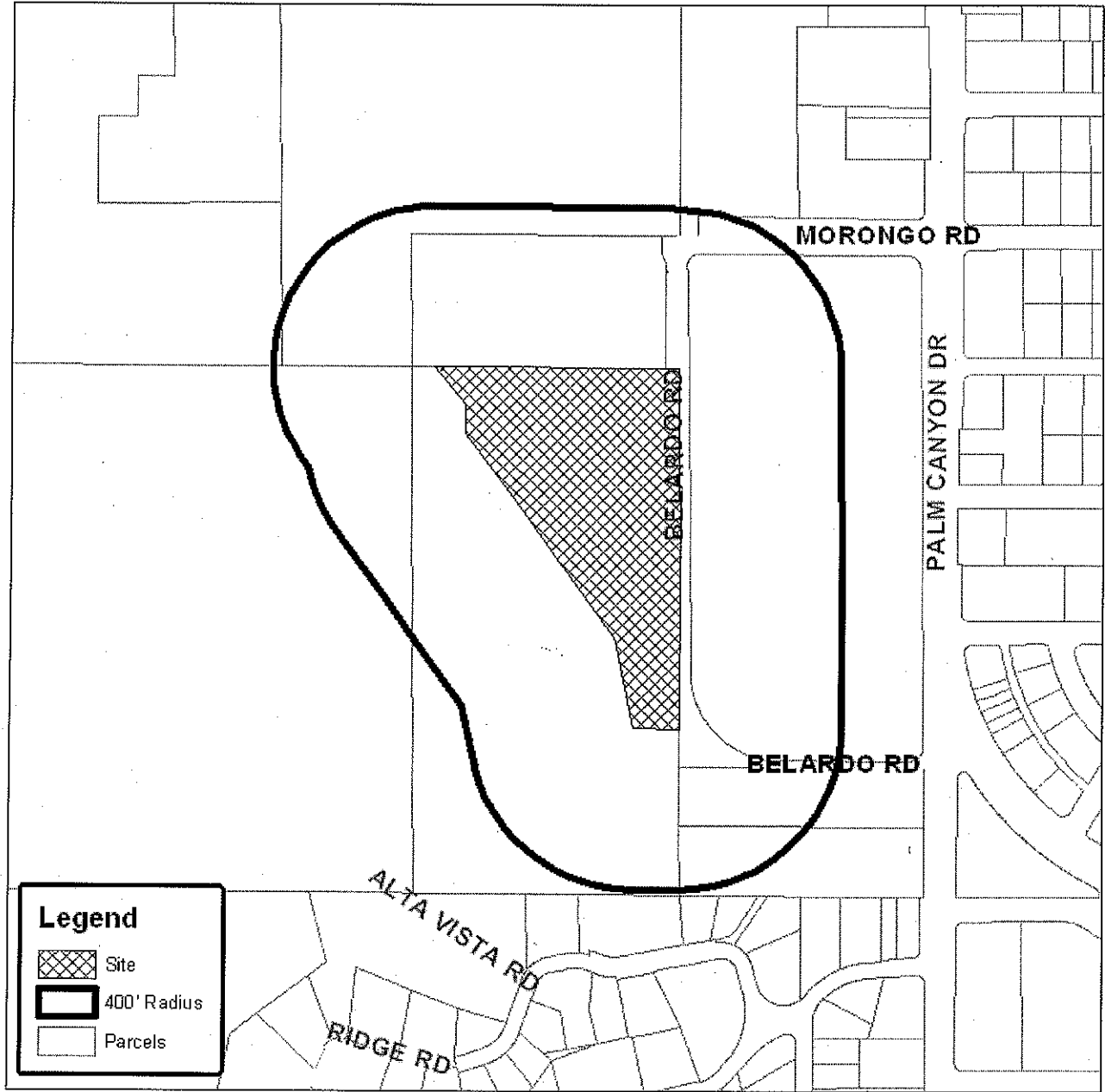
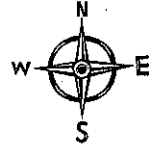
Margo Wheeler, AICP
Director of Planning Services

Attachments:




- Vicinity Map
- Draft Resolution
- Exhibit A – Draft Conditions of Approval
- Exhibit B – Lot Areas / Lot Coverage / Open Space per lot
- Site Plan, floor plans, elevations, site sections, prelim landscape, tentative tract map



Department of Planning Services Vicinity Map



Legend

-  Site
-  400' Radius
-  Parcels

CITY OF PALM SPRINGS

CASE: 5.1297 PD 364 &
TPM 36548

APPLICANT: Crescendo, LLC

DESCRIPTION: A request construct a 43-unit detached single-family residential development on approximately 6.37 acres of vacant land located on the west side of Belardo Road, south of Morongo Road, Zone R-3, Section 22.

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA APPROVING A PRELIMINARY PLANNED DEVELOPMENT DISTRICT IN LIEU OF A CHANGE OF ZONE FOR CASE 5.1297 PDD 364 (DAKOTA), CHANGING THE DEVELOPMENT STANDARDS, DENSITY AND TYPE OF RESIDENTIAL UNITS AT AN APPROXIMATELY 6.37 ACRE PARCEL LOCATED ON THE WEST SIDE OF SOUTH BELARDO ROAD, SOUTH OF MORONGO ROAD (1501 SOUTH BELARDO ROAD), AND RECOMMENDING APPROVAL BY THE CITY COUNCIL OF THE PDD AND TENTATIVE TRACT MAP 36548, A SUBDIVISION OF 43 SINGLE FAMILY RESIDENTIAL LOTS WITH OPEN SPACE, COMMON AREA AND PRIVATE STREETS AT SAID LOCATION.

WHEREAS, Crescendo, LLC, ("Applicant") has filed an application with the City pursuant to Section 94.03.00 (Planned Development District), 94.04.00 (Architectural Review) and 94.07.00 (Zone Change) of the Zoning Code, seeking approval for a preliminary Planned Development District in Lieu of a Change of Zone proposing 43 single family residential units and deviations in the underlying development standards on an approximately 6.37 acre parcel at the approximately 1501 South Belardo Road; and

WHEREAS, the applicant has submitted an application with the City pursuant to Section 9.62 of the City of Palm Springs Municipal Code and the State of California Subdivision Map Act for a Tentative Tract Map No. 36548; and

WHEREAS, notice of public hearing of the Planning Commission of the City of Palm Springs to consider Case 5.1297 PDD 364 & TTM 36548 was given in accordance with applicable law; and

WHEREAS, on May 8, 2013, a public hearing on Case 5.1297 PDD 364 / TTM 36548 was held by the Planning Commission in accordance with applicable law; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project has been determined to be a project subject to environmental analysis under the California Environmental Quality Act (CEQA); and

WHEREAS, the Planning Commission has carefully reviewed and considered all of the evidence presented in connection with the hearing on the project, including, but not limited to, the staff report, and all written and oral testimony presented.

THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

Section 1: Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the City prepared an environmental study and concluded that significant adverse impacts may occur as a result of the project. A Mitigated Negative Declaration for this project site was previously adopted by the City Council on April 18, 2007. Pursuant to Section 15162 of CEQA, the preparation of further environmental assessment is not necessary since the proposed amendment proposes a lower density project. The City has determined that the amendment proposes no additional impacts, and actually reduces potential impacts by proposing 23 fewer units. The project as amended could not, therefore, result in any new environmental impacts beyond those already identified and assessed in the adopted mitigated negative declaration;

Section 2: *Planned Development District.* Pursuant to Section 94.03.00 (E) "Planned Development Districts" of the Zoning Code, a Planned Development District in lieu of a Change of Zone (PDD) may be established in accordance with the procedures required by Section 94.07.00. The proposed project is evaluated against the findings as follows:

a. *The proposed planned development is consistent and in conformity with the general plan and report.*

The General Plan land use designation of the subject site is HDR (High Density Residential). The proposed project includes single family residences at a density of 6.37 dwelling units per net acre, which is well below the maximum density of 30 dwelling units permitted within the HDR land use designation. Thus, the proposed change of zone is in conformity with the General Plan map and report.

b. *The subject property is suitable for the uses permitted in the proposed planned development district, in terms of access, size of parcel, relationship to similar or related uses, and other relevant considerations.*

The density of the proposed project is much less than the R-3 zone permits. The proposed site plan incorporates private streets that conform to the minimum widths required. The project includes adequate means of emergency access. The project proposes lot sizes that are adequate to provide usable outdoor space, including small pools and spas. Thus, the project is deemed consistent with this finding.

c. *The proposed establishment of the planned development district is necessary and proper, and is not likely to be detrimental to adjacent property or residents.*

The applicant proposes two-story single family dwelling units on small, individual lots in a gated community. San Jacinto Mountains are located to the west and south of the project site; multi-family residential exists to the north; and

vacant land and a shopping complex exist to the east. Although the high density residential land use designation would also permit development of greater densities than that proposed, there is demand in the new home market at this time to support this type of development. The use would not be detrimental to adjacent property or residents in this area due to a less intense project and zoning.

Section 3: The development standards for the individual lots in PDD 364 are as shown in the attached Exhibit B;

Section 4: *Tentative Tract Map.* The findings required for the proposed Tentative Map are pursuant to Section 66474 of the California Subdivision Map Act. The project is evaluated against these findings as follows:

a. *The proposed Tentative Tract Map is consistent with all applicable general and specific plans.*

The TTM proposes individual residential lots with open space, common area and private streets. The proposed density is well below the maximum permitted by the HDR General Plan land use designation. Private streets will provide adequate access to residents and emergency vehicles seeking entrance to individual properties. No specific plans are associated with the subject property.

b. *The design and improvements of the proposed Tentative Tract Map are consistent with the zone in which the property is located.*

The proposed project design and improvements are generally not consistent with the R-3 zone in which the property is located. The PDD proposes a set of development standards and design details with smaller setbacks than would otherwise be required by the underlying zone. The overall density is less than the minimum allowable for the zone and the average lot size is smaller than required by the zone. Improvements proposed include single family homes which are prohibited in the R-3 zone. The applicant seeks approval to change the zone by permitting single family uses on these specific parcels at this location. With the approval of the PDD, the project will be consistent with this finding.

c. *The site is physically suited for this type of development.*

The project site will be graded to accommodate the proposed development. Site modifications include new private driveways to individual residential lots. Each lot is proposed to accommodate a two-story residence. A total of 43 residences are proposed on the 6.37-acre site. The site has adequate

vehicular access with four proposed driveways to the public street, Belardo Road. The site is physically suited for this type of development.

d. The site is physically suited for the proposed density of development.

The project proposes 43 single family dwelling units on approximately 6.37 acres or roughly 6.4 du/ac which is less than the allowable density under the General Plan. The site abuts improved public streets with existing utilities and with right of way widths that are projected in the City's 2007 General Plan update to operate at normal levels of service (LOS).

e. The design of the subdivision is not likely to cause environmental damage or substantially and avoidably injure fish, wildlife, or their habitats.

The Tentative Tract Map and associated Planned Development District have been reviewed under the California Environmental Quality Act, and a Mitigated Negative Declaration is proposed. Mitigation measures have been included which will reduce potential impacts to less than significant levels. The site was partially developed for many years, and does not include any natural habitat. The project will therefore not damage or injure fish, wildlife or their habitats

f. The design of the subdivision or type of improvements is not likely to cause serious public health problems.

The design of the proposed subdivision includes connections to all public utilities including water and sewer systems. The layout of internal private streets provides access to each lot.

g. The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision.

There are no known public easements across the subject property; therefore the design of the subdivision will not conflict with easements for access through or use of the property. Any utility easements can be accommodated within the project design.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Case 5.1297 PDD 364 a gated development of 43 single family residential units on individual lots on a roughly 6.37 acre parcel with private streets, common area and private open space, and Tentative Tract Map No. 36548 to subdivide a roughly 6.37-acre parcel into 43 single family lots, open space, common area and private streets, subject to development standards set forth in Exhibit B and

conditions set forth in Exhibit A and recommends approval of the same by the City Council.

ADOPTED this eighth day of May, 2013.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Margo Wheeler, AICP
Director of Planning Services

RESOLUTION NO. _____

EXHIBIT A

Case (5.1297 PDD 364 TTM 36548)

("Dakota" 1501 South Belardo Road)

(May 8, 2013)

CONDITIONS OF APPROVAL

Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer, the Director of Planning Services, the Director of Building and Safety, the Chief of Police, the Fire Chief or their designee, depending on which department recommended the condition.

Any agreements, easements or covenants required to be entered into shall be in a form approved by the City Attorney.

ADMINISTRATIVE CONDITIONS

- ADM 1. Project Description. This approval is for the project described per Case (5.1297 PDD 364 TTM 36548); except as modified with the approved Mitigation Monitoring Program and the conditions below;
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, date stamped (March 6, 2013), including site plans, architectural elevations, exterior materials and colors, landscaping, and grading on file in the Planning Division except as modified by the approved Mitigation Measures and conditions below.
- ADM 3. Conform to all Codes and Regulations. The project shall conform to the conditions contained herein, all applicable regulations of the Palm Springs Zoning Ordinance, Municipal Code, and any other City County, State and Federal Codes, ordinances, resolutions and laws that may apply.
- ADM 4. Minor Deviations. The Director of Planning or designee may approve minor deviations to the project description and approved plans in accordance with the provisions of the Palm Springs Zoning Code.
- ADM 5. Tentative Map. This approval is for Tentative Tract Map 36548, date stamped April 18, 2013. This approval is subject to all applicable regulations of the Subdivision Map Act, the Palm Springs Municipal Code, and any other applicable City Codes, ordinances and resolutions.
- ADM 6. Indemnification. The owner shall defend, indemnify, and hold harmless the

City of Palm Springs, its agents, officers, and employees from any claim, action, or proceeding against the City of Palm Springs or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of Palm Springs, its legislative body, advisory agencies, or administrative officers concerning Case 5.1297 PDD 364 TTM 36548. The City of Palm Springs will promptly notify the applicant of any such claim, action, or proceeding against the City of Palm Springs and the applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Palm Springs fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Palm Springs. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

ADM 7. Maintenance and Repair. The property owner(s) and successors and assignees in interest shall maintain and repair the improvements including and without limitation all structures, sidewalks, bikeways, parking areas, landscape, irrigation, lighting, signs, walls, and fences between the curb and property line, including sidewalk or bikeway easement areas that extend onto private property, in a first class condition, free from waste and debris, and in accordance with all applicable law, rules, ordinances and regulations of all federal, state, and local bodies and agencies having jurisdiction at the property owner's sole expense. This condition shall be included in the recorded covenant agreement for the property if required by the City.

ADM 8. Time Limit on Approval. Approval of the (Planned Development District (PDD) and Tentative Tract Map (TTM) shall be valid for a period of two (2) years from the effective date of the approval. Extensions of time may be granted by the Planning Commission upon demonstration of good cause.

Extensions of time may be approved pursuant to Code Section 9.63.110. Such extension shall be required in writing and received prior to the expiration of the original approval.

ADM 9. Right to Appeal. Decisions of an administrative officer or agency of the City of Palm Springs may be appealed in accordance with Municipal Code Chapter 2.05.00. Permits will not be issued until the appeal period has concluded.

ADM 10. Public Art Fees. This project shall be subject to Chapters 2.24 and 3.37 of the Municipal Code regarding public art. The project shall either provide public art or payment of an in lieu fee. In the case of the in-lieu fee, the fee shall be based upon the total building permit valuation as calculated pursuant

to the valuation table in the Uniform Building Code, the fee being 1/2% for commercial projects or 1/4% for residential projects with first \$100,000 of total building permit valuation for individual single-family units exempt. Should the public art be located on the project site, said location shall be reviewed and approved by the Director of Planning and Zoning and the Public Arts Commission, and the property owner shall enter into a recorded agreement to maintain the art work and protect the public rights of access and viewing.

- ADM 11. Park Development Fees. The developer shall dedicate land or pay a fee in lieu of a dedication, at the option of the City. The in-lieu fee shall be computed pursuant to Ordinance No. 1632, Section IV, by multiplying the area of park to be dedicated by the fair market value of the land being developed plus the cost to acquire and improve the property plus the fair share contribution, less any credit given by the City, as may be reasonably determined by the City based upon the formula contained in Ordinance No. 1632. In accordance with the Ordinance, the following areas or features shall not be eligible for private park credit: golf courses, yards, court areas, setbacks, development edges, slopes in hillside areas (unless the area includes a public trail) landscaped development entries, meandering streams, land held as open space for wildlife habitat, flood retention facilities and circulation improvements such as bicycle, hiking and equestrian trails (unless such systems are directly linked to the City's community-wide system and shown on the City's master plan).
- ADM 12. Tribal Fees Required. As the property is Indian reservation land, fees as required by the Agua Caliente Band of Cahuilla Indians Tribal Council, including any applicable habitat conservation plan fees shall be paid prior to consideration of this project by the Planning Commission.
- ADM 13. Comply with City Noise Ordinance. This use shall comply with the provisions of Section 11.74 Noise Ordinance of the Palm Springs Municipal Code. Violations may result in revocation of this Conditional Use Permit.
- ADM 14. CC&R's The applicant prior to issuance of building permits shall submit a draft declaration of covenants, conditions and restrictions ("CC&R's") to the Director of Planning for approval in a format to be approved by the City Attorney. These CC&R's may be enforceable by the City, shall not be amended without City approval, and shall require maintenance of all property in a good condition and in accordance with all ordinances
- ADM 15. CC&R's. Prior to recordation of a final Tentative Tract Map or issuance of building permits, the applicant shall submit a draft declaration of covenants, conditions and restrictions ("CC&R's") to the Director of Planning for approval in a format to be approved by the City Attorney. The draft CC&R package shall include:
- a. The document to convey title

- b. Deed restrictions, easements, of Covenant Conditions and Restrictions to be recorded.
- c. Provisions for joint access to the proposed parcels, and any open space restrictions.
- d. A provision, which provides that the CC&R's may not be terminated or substantially amended without the consent of the City and the developer's successor-in-interest.

Approved CC&R's are to be recorded following approval of the final map. The CC&R's may be enforceable by the City, shall not be amended without City approval, and shall require maintenance of all property in a good condition and in accordance with all ordinances,

ADM 16. CC&R's Deposits & Fees. The applicant shall submit to the City of Palm Springs, a deposit in the amount of \$3,500, for the review of the CC&R's by the City Attorney. A \$675 filing fee shall also be paid to the City Planning Department for administrative review purposes

ADM 17. Notice to Tenants. The applicant shall provide all tenants with a copy of the Conditions of Approval for this project.

ENVIRONMENTAL ASSESSMENT CONDITIONS

ENV 1. Notice of Exemption. The project is exempt from the California Environmental Quality Act (CEQA); therefore, an administrative fee of \$64 shall be submitted by the applicant in the form of a money order or a cashier's check payable to the Riverside County Clerk within two business days of the Commission's final action on the project. This fee shall be submitted by the City to the County Clerk with the Notice of Exemption. Action on this application shall not be considered final until such fee is paid (projects that are Categorical Exempt from CEQA).

ENV 2. California Fish & Game Fees Required. The project is required to pay a fish and game impact fee as defined in Section 711.4 of the California Fish and Game Code. This CFG impact fee plus an administrative fee for filing the action with the County Recorder shall be submitted by the applicant to the City in the form of a money order or a cashier's check payable to the Riverside County Clerk prior to the final City action on the project (either Planning Commission or City Council determination). This fee shall be submitted by the City to the County Clerk with the Notice of Determination. Action on this application shall not be final until such fee is paid. The project may be eligible for exemption or refund of this fee by the California Department of Fish & Game. Applicants may apply for a refund by the CFG at www.dfg.ca.gov for more information.

ENV 3. Mitigation Monitoring. The mitigation measures of the environmental assessment shall apply. The applicant shall submit a signed agreement that

the mitigation measures outlined as part of the negative declaration or EIR will be included in the plans prior to Planning Commission consideration of the environmental assessment. Mitigation measures are defined in the approved project description.

ENV 4. Cultural Resource Survey Required. Prior to any ground disturbing activity, including clearing and grubbing, installation of utilities, and/or any construction related excavation, an Archaeologist qualified according to the Secretary of the Interior's Standards and Guidelines, shall be employed to survey the area for the presence of cultural resources identifiable on the ground surface.

ENV 5. Cultural Resource Site Monitoring. There is a possibility of buried cultural or Native American tribal resources on the site. A Native American Monitor shall be present during all ground-disturbing activities.

a). A Native American Monitor(s) shall be present during all ground disturbing activities including clearing and grubbing, excavation, burial of utilities, planting of rooted plants, etc. Contact the Agua Caliente Band of Cahuilla Indian Cultural Office for additional information on the use and availability of Cultural Resource Monitors. Should buried cultural deposits be encountered, the Monitor shall contact the Director of Planning. After consultation the Director shall have the authority to halt destructive construction and shall notify a Qualified Archaeologist to further investigate the site. If necessary, the Qualified Archaeologist shall prepare a treatment plan for submission to the State Historic Preservation Officer and Agua Caliente Cultural Resource Coordinator for approval.

b). Two copies of any cultural resource documentation generated in connection with this project, including reports of investigations, record search results and site records/updates shall be forwarded to the Tribal Planning, Building, and Engineering Department and one copy to the City Planning Department prior to final inspection.

PLANNING DEPARTMENT CONDITIONS

PLN 1. Outdoor Lighting Conformance. Exterior lighting plans, including a photometric site plan showing the project's conformance with Section 93.21.00 Outdoor Lighting Standards of the Palm Springs Zoning ordinance, shall be submitted for approval by the Department of Planning prior to issuance of a building permit. Manufacturer's cut sheets of all exterior lighting on the building and in the landscaping shall be included. If lights are proposed to be mounted on buildings, down-lights shall be utilized. No lighting of hillsides is permitted.

PLN 2. Water Efficient Landscaping Conformance. The project is subject to the Water Efficient Landscape Ordinance (Chapter 8.60.00) of the Palm Springs

Municipal Code and all other water efficient landscape ordinances. The applicant shall submit a landscape and irrigation plan to the Director of Planning for review and approval prior to the issuance of a building permit. Landscape plans shall be wet stamped and approved by the Riverside County Agricultural Commissioner's Office prior to submittal. Prior to submittal to the City, landscape plans shall also be certified by the local water agency that they are in conformance with the water agency's and the State's Water Efficient Landscape Ordinances.

- PLN 3. Submittal of Final PDD. The Final Planned Development plans shall be submitted in accordance with Section 94.03.00 (Planned Development District) of the Zoning Ordinance. Final development plans shall include site plans, building elevations, floor plans, roof plans, grading plans, landscape plans, irrigation plans, exterior lighting plans, sign program, mitigation monitoring program, site cross sections, property development standards and other such documents as required by the Planning Commission and Planning Department. Final Planned Development District applications must be submitted within two (2) years of the City Council approval of the preliminary planned development district.
- PLN 4. Conditions Imposed from AAC Review. The applicant shall incorporate the following comments from the review of the project by the City's Architectural Advisory Committee:
- a. Study the feasibility of adding pedestrian gates to all lots that abut a public street and at emergency access gates.
- PLN 5. Sign Applications Required. No signs are approved by this action. Separate approval and permits shall be required for all signs in accordance with Zoning Ordinance Section 93.20.00. The applicant shall submit a sign program to the Department of Planning Services prior to the issuance of building permits.
- PLN 6. Flat Roof Requirements. Roof materials on flat roofs (less than 2:12) must conform to California Title 24 thermal standards for "Cool Roofs". Such roofs must have a minimum initial thermal emittance of 0.75 or a minimum SRI of 64 and a three-year aged solar reflectance of 0.55 or greater. Only matte (non-specular) roofing is allowed in colors such as beige or tan.
- PLN 7. Maintenance of Awnings & Projections. All awnings shall be maintained and periodically cleaned.
- PLN 8. Screen Roof-mounted Equipment. All roof mounted mechanical equipment shall be screened per the requirements of Section 93.03.00 of the Zoning Ordinance.
- PLN 9. Surface Mounted Downspouts Prohibited. No exterior downspouts shall be permitted on any facade on the proposed building(s) that are visible from adjacent streets or residential and commercial areas.

- PLN 10. Pool Enclosure Approval Required. Details of fencing or walls around pools (material and color) and pool equipment areas shall be submitted for approval by the Planning Department prior to issuance of Building Permits.
- PLN 11. Exterior Alarms & Audio Systems. No sirens, outside paging or any type of signalization will be permitted, except approved alarm systems.
- PLN 12. Outside Storage Prohibited. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.
- PLN 13. No off-site Parking. Vehicles associated with the operation of the proposed development including company vehicles or employees vehicles shall not be permitted to park off the proposed building site unless a parking management plan has been approved.
- PLN 14. Bicycle Parking. The project shall be required to provide secure bicycle parking facilities on site for use by residents and guests. Location and design shall be approved by the Director of Planning.
- PLN 15. Prior to recordation of the final subdivision map, the developer shall submit for review and approval the following documents to the Planning Department which shall demonstrate that the project will be developed and maintained in accordance with the intent and purpose of the approved tentative map:
- a. The document to convey title.
 - b. Deed restrictions, easements, covenant conditions and restrictions that are to be recorded.
 - c. The approved documents shall be recorded at the same time that the subdivision map is recorded. The documents shall contain provisions for joint access to the proposed parcels and open space restrictions. The approved documents shall contain a provision which provides that they may not be terminated or substantially amended without the consent of the City and the developer's successor-in-interest.
- PLN 16. Update of City's Zoning Map. Upon approval of the proposed Change of Zone, Tract Map and/or Planned Development District, the applicant shall be responsible for costs associated with update of the City's GIS based zoning maps.
- PLN 17. Development Standards.
Setbacks for individual lots shall be as follows:
- a. Front Yard: 5 feet
 - b. Side Yards: 3 feet
 - c. Street Side Yards: 5 feet
 - d. Rear Yard: 28 feet

- e. Pool/spa setbacks: 3 feet
Distance Between Buildings: 6 feet

PLN 18. Hillside Open Space. The hillside area shown as Lot HH on TTM 36548 shall be retained as open space.

PLN 19. (add any additional conditions imposed by the Planning Commission or City Council here)

POLICE DEPARTMENT CONDITIONS

POL 1. Developer shall comply with Section II of Chapter 8.04 "Building Security Codes" of the Palm Springs Municipal Code.

BUILDING DEPARTMENT CONDITIONS

BLD 1. Prior to any construction on-site, all appropriate permits must be secured.

ENGINEERING DEPARTMENT CONDITIONS

The Engineering Division recommends that if this application is approved, such approval is subject to the following conditions being completed in compliance with City standards and ordinances.

Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer.

STREETS

ENG 1. Any improvements within the public right-of-way require a City of Palm Springs Encroachment Permit.

ENG 2. Submit street improvement plans prepared by a registered California civil engineer to the Engineering Division. The plans shall be approved by the City Engineer prior to issuance of any building permits.

ENG 3. The applicant shall be required to construct asphalt concrete paving for streets in two separate lifts. The final lift of asphalt concrete pavement shall be postponed until such time that on-site construction activities are complete, as may be determined by the City Engineer. Paving of streets in one lift prior to completion of on-site construction will not be allowed, unless prior authorization has been obtained from the City Engineer. Completion of asphalt concrete paving for streets prior to completion of on-site construction activities, if authorized by the City Engineer, will require additional paving requirements prior to acceptance of the street improvements, including, but not limited to: removal and replacement of damaged asphalt concrete

pavement, overlay, slurry seal, or other repairs, as required by the City Engineer.

BELARDO ROAD

- ENG 4. Dedicate a property line - corner cut back at each side of the Street "A" intersection with Belardo Road in accordance with City of Palm Springs Standard Drawing No. 105.
- ENG 5. Dedicate abutters rights of access to Belardo Road along the entire frontage of the project, excluding the four approved access points; vehicular access to Belardo Road shall be prohibited except through the four approved access points.
- ENG 6. Remove existing street improvements as necessary to construct a Main Entry and new street intersection (Street "A") located approximately 110 feet south of the north site property line. The Main Entry shall be constructed with 25 feet radius curb returns and Type A curb ramps meeting current California State Accessibility standards at the northwest and southwest corners of the intersection of Belardo Road and Street "A" in accordance with City of Palm Springs Standard Drawing No. 200 & 206, and 212, respectively.
- ENG 7. Remove existing street improvements as necessary to construct three driveway approaches in accordance with City of Palm Springs Standard Drawing No. 201. Construct a driveway approach (26 feet wide) at the southeast end of Street "B"; construct a driveway approach (25 feet wide) approximately 165 feet south of the centerline of the Street "B" driveway approach for the benefit of access to residential Lots 40, 41, and 42; construct a driveway approach (16 feet wide) approximately 295 feet south of the centerline of the Street "B" driveway approach for the benefit of access to residential Lot 43.
- ENG 8. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

ON-SITE PRIVATE STREETS

- ENG 9. Dedicate an easement for public utility purposes, including sewers, with the right of ingress and egress for service and emergency vehicles and personnel over the proposed private streets.
- ENG 10. Street "A" shall be two-way with a minimum travelway width of 30 feet, and shall be constructed with standard 6 inch curb and gutter, a wedge curb, a mow strip at roadway grade, or other approved curbs along both sides of the street, and a centerline gutter, as necessary to accept and convey street surface drainage of Street "A" to the drainage system, in accordance with

applicable City standards. Construct a Type B2 gutter, modified to 3 feet wide, along the centerline of Street "A" in accordance with City of Palm Springs Standard Drawing No. 200.

- ENG 11. Streets "B" through "D" shall be two-way with a minimum travelway width of 25 feet, and shall be constructed with standard 6 inch curb and gutter, a wedge curb, a mow strip at roadway grade, or other approved curbs on both sides of the streets, and a centerline gutter, as necessary to accept and convey street surface drainage of the on-site streets to the drainage system, in accordance with applicable City standards. Construct a Type B2 gutter, modified to 3 feet wide, along the centerlines of the on-site private Streets "B" through "D" in accordance with City of Palm Springs Standard Drawing No. 200.
- ENG 12. The minimum pavement section for all on-site pavement shall be 2-1/2 inches asphalt concrete pavement over 4 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, between the edges of the proposed gutters (or mow strips) of the on-site private streets. If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.
- ENG 13. Parking shall be restricted along both sides of the on-site private streets, as necessary to maintain a minimum 24 feet wide clear two-way travel way. Alternatively, the guest parking areas scattered throughout the development, shall be used in lieu of on-street parallel parking. Regulatory Type R26 "No Parking" signs or red curb shall be installed along the private streets as necessary to enforce parking restrictions. The Home Owners Association (HOA) shall be responsible for regulating and maintaining required no parking restrictions, which shall be included in Covenants, Conditions, and Restrictions (CC&Rs) required for the development.
- ENG 14. The gated Main Entry on Belardo Road is subject to review and approval by the City Engineer and Fire Marshall. The applicant shall provide an exhibit showing truck turning movements around the Main Entry, demonstrating the ability of standard size vehicles to maneuver through the entry (without reversing) if unable to enter the project. A minimum of 50 feet shall be provided between the back of sidewalk on Belardo Road and the gated entry directory/control panel, with an approved maneuvering area provided between the directory/control panel and the entry gates. The ingress and egress lanes shall be a minimum of 20 feet wide, unless otherwise approved by the Fire Marshall. A Knox key operated switch shall be installed at every automatic gate. Secured automated vehicle gates or entries shall utilize a combination of a Tomar Strobeswitch™, or approved equal, and an approved Knox key electric switch when required by the fire code official. Secured non-automated vehicle gates or entries shall utilize an approved padlock or chain

(maximum link or lock shackle size of ¼ inch) when required by the fire code official. In the event of a power failure, the gates shall be defaulted or automatically transferred to a fail safe mode allowing the gate to be pushed open without the use of special knowledge or any equipment. If a two-gate system is used, the override switch must open both gates.

ENG 15. The gated entry at Street "B" shall be for egress only.

SANITARY SEWER

ENG 16. All sanitary facilities shall be connected to the public sewer system. New laterals shall not be connected at manholes.

ENG 17. Submit sewer improvement plans prepared by a California registered civil engineer to the Engineering Division. The plans shall be approved by the City Engineer prior to issuance of any building permits.

ENG 18. The proposed connection of the sewer system to the existing private sewer manhole in Belardo Road, and the existing private sewer system across the Plaza Del Sol Shopping Center is not approved. The existing on-site private sewer system in the Plaza Del Sol Shopping Center is not an approved public sewer system. As necessary to provide public sewer service to Tentative Tract Map 36548, the applicant shall construct one of the following alternatives:

Alternative A: The applicant may extend an 8 inch V.C.P. sewer main in Morongo Road from the existing terminal sewer manhole located approximately 100 feet east of S. Palm Canyon Drive extending westerly to Belardo Road; and in Belardo Road from Morongo Road extending southerly to the proposed public sewer manhole located adjacent to the northeast corner of the TM36548 site; the proposed on-site public sewer system shall connect to this proposed sewer manhole. An alternative sewer alignment, within public rights-of-way may be approved by the City Engineer. If this alternative is constructed, the existing on-site private sewer system servicing the Plaza Del Sol Apartments (Assessor's Parcel No. 513-300-045), shall be connected to the extended public sewer system within Belardo Road; the existing terminal manhole and 8 inch V.C.P. sewer main extending to Belardo Road from the Plaza Del Sol Shopping Center shall be removed to a point within the Plaza Del Sol Shopping Center, as required by the City Engineer.

Alternative B: The applicant may construct a public sewer main from the Street "B" driveway across Belardo Road to Tribal Allottee Parcel 67B within that parcel identified by Assessor's Parcel No. 513-300-038 (Plaza Del Sol Shopping Center) a minimum of 10 feet away from the most southern portion of the Steinmart Building and connect to a proposed sewer manhole on the west side of S. Palm Canyon Drive. A public sewer easement shall be

attained across the Tribal Allottee parcel 67B for the Alternative B public sewer main. When public dedications of easements or rights-of-way over Tribal Allottee land are required, the applicant shall be responsible for compliance with all Bureau of Indian Affairs (BIA) requirements, including payment of any BIA fees, obtaining appraisals and payment of just compensation to the underlying owner. It is the applicant's responsibility to determine what additional costs or other requirements may be necessary to obtain any required public dedications as identified by the City for this development. Required public dedications for easements or rights-of-way are "without limitation as to tenure"; easements granted with a defined term, or made in connection with an underlying Indian Land Lease, shall not be accepted. Upon completion of Alternative B improvements by the applicant, and as a condition of acceptance by the City Engineer, the applicant shall prepare for the City Engineer's approval, an Affidavit of Completion in accordance with Section 169.16, Title 25, of the Code of Federal Regulations, for any improvements constructed by the applicant for which an easement was dedicated to the City through the Bureau of Indian Affairs. The Affidavit of Completion shall be provided to and approved by the City Engineer prior to final acceptance of the project, including issuance of a final certificate of occupancy. The applicant shall be responsible for obtaining the necessary form for the Affidavit of Completion from the Palm Springs Agency of the Bureau of Indian Affairs, and for having it completed as necessary by the applicant's Engineer of Record.

- ENG 19. Construct an 8 inch V.C.P. sewer main across the entire on-site private street frontages located 5 feet from centerline or as required by the City Engineer and connect to the extended public sewer system in Belardo Road at the northeast corner of the site or alternatively, connect to an extended public sewer system going from the project from the "B" Street driveway across Belardo Road to the Plaza Del Sol Shopping Center onto Tribal Allottee Parcel 67B . All sewer mains constructed by the applicant and to become part of the public sewer system shall be digitally video recorded by the City prior to acceptance of the sewer system for maintenance by the City. A computer disc of the video recording shall be provided to the City Engineer for review. Any defects of the sewer main shall be removed, replaced, or repaired to the satisfaction of the City Engineer prior to acceptance.
- ENG 20. The applicant shall dedicate a 15 feet wide public sewer easement across Lot 1, common area Lot 43, and residential Lots 40, 42, and 43. The required sewer easements shall be located entirely within the named lots. The easement shall be kept clear and free of any and all obstructions to allow for the continued operation and maintenance of the proposed public sewer main within the easements. Construction of permanent structures, swimming pools and equipment, or other improvements determined to be an obstruction of the public sewer easement shall not be allowed. Planting of large trees or other planting material with invasive or deep root structures shall be restricted.

Access to the public sewer easements from Belardo Road, Street "B", and the two southern driveways shall be maintained, including, if necessary, 15 feet wide gates with lock and access provided to the City of Palm Springs sewer maintenance personnel. Provisions for the maintenance of the public sewer easements, acceptable to the City Engineer, shall be included in the CC&Rs for the tract. Notice shall be clearly included in the CC&Rs defining restrictions of development within the easements.

- ENG 21. Provisions for maintenance of the public sewer easements, acceptable to the City Engineer, shall be included in the Codes, Covenants, and Restrictions (CC&Rs) required for this development. Notice shall be clearly included in the CC&Rs defining the restrictions of development within the easements across Lot 1, common area Lot AA, and residential Lots 40, 42, and 43. The CC&Rs shall advise the property owners of the City's right to enter the site, clear and remove any and all improvements and/or obstructions within the easements, and give the City the right to charge all costs incurred in enforcing this provision to the owners of Lots 1, common area Lot AA, and residential Lots 40, 42, and 43. The CC&Rs shall also advise the property owners of the fact that the City is not required to replace in like kind, any landscaping or other improvements within the public sewer easements in the event repair or replacement of the existing sewer main is required, and that the City shall be limited to leaving the property in a rough graded condition following any such repair or replacement.
- ENG 22. Applicant shall construct an 8 inch V.C.P. sewer main across the entire on-site private street frontages located 5 feet from centerline or as required by the City Engineer and connect to the extended public sewer system in Belardo Road adjacent to the northeast corner of the TTM36548 site or alternatively, to connect to the proposed public sewer main across the Tribal Allottee parcel running easterly to the proposed public sewer manhole on the west side of S. Palm Canyon Drive. The on-site sewer system will not be accepted for public maintenance until the system has been accepted by the City.
- ENG 23. Upon completion of the construction of public sewer lines, an as-built drawing in digital format shall be provided to the City as required by the City Engineer, if the sewer was not constructed in accordance with the original approved sewer plans.

GRADING

- ENG 24. Common space Lot HH shall not be graded by applicant. A Grading plan submitted to the City Engineer for review and approval shall incorporate this grading restriction. Lot HH shall be dedicated to the City on the Final Map for open space, recreation, or other purposes, as approved by the City Engineer.

- ENG 25. Submit a Precise Grading & Paving Plan prepared by a California registered Civil engineer to the Engineering Division for review and approval. The Precise Grading Plan shall be approved by the City Engineer prior to issuance of grading permit.
- a. A Fugitive Dust Control Plan shall be prepared by the applicant and/or its grading contractor and submitted to the Engineering Division for review and approval. The applicant and/or its grading contractor shall be required to comply with Chapter 8.50 of the City of Palm Springs Municipal Code, and shall be required to utilize one or more "Coachella Valley Best Available Control Measures" as identified in the Coachella Valley Fugitive Dust Control Handbook for each fugitive dust source such that the applicable performance standards are met. The applicant's or its contractor's Fugitive Dust Control Plan shall be prepared by staff that has completed the South Coast Air Quality Management District (AQMD) Coachella Valley Fugitive Dust Control Class. The applicant and/or its grading contractor shall provide the Engineering Division with current and valid Certificate(s) of Completion from AQMD for staff that have completed the required training. For information on attending a Fugitive Dust Control Class and information on the Coachella Valley Fugitive Dust Control Handbook and related "PM10" Dust Control issues, please contact AQMD at (909) 396-3752, or at <http://www.AQMD.gov>. A Fugitive Dust Control Plan, in conformance with the Coachella Valley Fugitive Dust Control Handbook, shall be submitted to and approved by the Engineering Division prior to approval of the Grading plan.
 - b. The first submittal of the Grading Plan shall include the following information: a copy of final approved conformed copy of Conditions of Approval; a copy of a final approved conformed copy of the Tentative Tract Map; a copy of current Title Report; a copy of Soils Report; a copy of the associated Hydrology Study/Report; and a copy of the project-specific Final Water Quality Management Plan.
- ENG 26. Prior to approval of a Grading Plan or issuance of any permit, the applicant shall obtain written approval to proceed with construction from the Agua Caliente Band of Cahuilla Indians, Tribal Historic Preservation Officer or Tribal Archaeologist. The applicant shall contact the Tribal Historic Preservation Officer or the Tribal Archaeologist at (760) 699-6800, to determine their requirements, if any, associated with grading or other construction. The applicant is advised to contact the Tribal Historic Preservation Officer or Tribal Archaeologist as early as possible. If required, it is the responsibility of the applicant to coordinate scheduling of Tribal monitors during grading or other construction, and to arrange payment of any required fees associated with Tribal monitoring.

- ENG 27. In accordance with an approved PM-10 Dust Control Plan, temporary dust control perimeter fencing shall be installed. Fencing shall have screening that is tan in color; green screening will not be allowed. Temporary dust control perimeter fencing shall be installed after issuance of Grading Permit, and immediately prior to commencement of grading operations.
- ENG 28. Temporary dust control perimeter fence screening shall be appropriately maintained, as required by the City Engineer. Cuts (vents) made into the perimeter fence screening shall not be allowed. Perimeter fencing shall be adequately anchored into the ground to resist wind loading.
- ENG 29. Within 10 days of ceasing all construction activity and when construction activities are not scheduled to occur for at least 30 days, the disturbed areas on-site shall be permanently stabilized, in accordance with Palm Springs Municipal Code Section 8.50.022. Following stabilization of all disturbed areas, perimeter fencing shall be removed, as required by the City Engineer.
- ENG 30. Prior to issuance of grading permit, the applicant shall provide verification to the City that the Tribal Habitat Conservation Plan (THCP) fee has been paid to the Agua Caliente Band of Cahuilla Indians in accordance with the THCP.
- ENG 31. In accordance with the Geologic Evaluation for Rock Fall Hazard Report prepared by Earth Systems, dated June 9, 2006, the following mitigation measures shall be required:
- a. The proposed retaining wall along the toe of slope of the mountains shall be utilized as a debris wall. The wall shall have a minimum of 2 feet of freeboard with a v-channel constructed on the slope-facing side to manage stormwater runoff. The v-channel shall require routine maintenance to clean accumulated debris that may roll or wash down the slope and collect behind the wall. Provisions for maintenance of the v-channel shall be included in the Codes, Covenants, and Restrictions (CC&Rs) required for this development.
 - b. Structure setbacks shall be a minimum of 10 feet from the toe of slope.
- ENG 32. Drainage swales shall be provided adjacent to all curbs and sidewalks to keep nuisance water from entering the public streets, roadways, or gutters.
- ENG 33. A Notice of Intent (NOI) to comply with the California General Construction Stormwater Permit (Water Quality Order 2009-0009-DWQ as modified September 2, 2009) is required for the proposed development via the California Regional Water Quality Control Board online SMARTS system. A copy of the executed letter issuing a Waste Discharge Identification (WDID) number shall be provided to the City Engineer prior to issuance of a grading or building permit.

- ENG 34. This project requires the preparation and implementation of a stormwater pollution prevention plan (SWPPP). As of September 4, 2012, all SWPPPs shall include a post-construction management plan (including Best Management Practices) in accordance with the current Construction General Permit. Where applicable, the approved final project-specific Water Quality Management Plan shall be incorporated by reference or attached to the SWPPP as the Post-Construction Management Plan. A copy of the up-to-date SWPPP shall be kept at the project site and be available for review upon request.
- ENG 35. In accordance with City of Palm Springs Municipal Code, Section 8.50.022 (h), the applicant shall post with the City a cash bond of two thousand dollars (\$2,000.00) per disturbed acre at the time of issuance of grading permit for mitigation measures for erosion/blowsand relating to this property and development.
- ENG 36. A Geotechnical/Soils Report prepared by a California registered Geotechnical Engineer shall be required for and incorporated as an integral part of the grading plan for the proposed development. A copy of the Geotechnical/Soils Report shall be submitted to the Engineering Division with the first submittal of a grading plan.
- ENG 37. The applicant shall provide all necessary geotechnical/soils inspections and testing in accordance with the Geotechnical/Soils Report prepared for the project. All backfill, compaction, and other earthwork shown on the approved grading plan shall be certified by a California registered geotechnical or civil engineer, certifying that all grading was performed in accordance with the Geotechnical/Soils Report prepared for the project. No certificate of occupancy will be issued until the required certification is provided to the City Engineer.
- ENG 38. The applicant shall provide pad elevation certifications for all building pads in conformance with the approved grading plan, to the Engineering Division prior to construction of any building foundation.
- ENG 39. In cooperation with the Riverside County Agricultural Commissioner and the California Department of Food and Agriculture Red Imported Fire Ant Project, applicants for grading permits involving a grading plan and involving the export of soil will be required to present a clearance document from a Department of Food and Agriculture representative in the form of an approved "Notification of Intent To Move Soil From or Within Quarantined Areas of Orange, Riverside, and Los Angeles Counties" (RIFA Form CA-1) prior to approval of the Grading Plan. The California Department of Food and Agriculture office is located at 73-710 Fred Waring Drive, Palm Desert (Phone: 760-776-8208).

WATER QUALITY MANAGEMENT PLAN

- ENG 40. This project shall be required to install measures in accordance with applicable National Pollution Discharge Elimination System (NPDES) Best Management Practices (BMP's) included as part of the NPDES Permit issued for the Whitewater River Region from the Colorado River Basin Regional Water Quality Control Board (RWQCB). The applicant is advised that installation of BMP's, including mechanical or other means for pre-treating contaminated stormwater and non-stormwater runoff, shall be required by regulations imposed by the RWQCB. It shall be the applicant's responsibility to design and install appropriate BMP's, in accordance with the NPDES Permit, that effectively intercept and pre-treat contaminated stormwater and non-stormwater runoff from the project site, prior to release to the City's municipal separate storm sewer system ("MS4"), to the satisfaction of the City Engineer and the RWQCB. Such measures shall be designed and installed on-site; and provisions for perpetual maintenance of the measures shall be provided to the satisfaction of the City Engineer, including provisions in Covenants, Conditions, and Restrictions (CC&Rs) required for the development.
- ENG 41. A Final Project-Specific Water Quality Management Plan (WQMP) shall be submitted to and approved by the City Engineer prior to issuance of a grading or building permit. The WQMP shall address the implementation of operational Best Management Practices (BMP's) necessary to accommodate nuisance water and storm water runoff from the site. Direct release of nuisance water to the adjacent property or public streets is prohibited. Construction of operational BMP's shall be incorporated into the Precise Grading and Paving Plan.
- ENG 42. Prior to issuance of any grading or building permits, the property owner shall record a "Covenant and Agreement" with the County-Clerk Recorder or other instrument on a standardized form to inform future property owners of the requirement to implement the approved Final Project-Specific WQMP. Other alternative instruments for requiring implementation of the approved Final Project-Specific WQMP include: requiring the implementation of the Final Project-Specific WQMP in Home Owners Association or Property Owner Association Covenants, Conditions, and Restrictions (CC&Rs); formation of Landscape, Lighting and Maintenance Districts, Assessment Districts or Community Service Areas responsible for implementing the Final Project-Specific WQMP; or equivalent. Alternative instruments must be approved by the City Engineer prior to the issuance of any grading or building permits.
- ENG 43. Prior to issuance of certificate of occupancy or final City approvals, the applicant shall:

- (a) demonstrate that all structural BMP's have been constructed and installed in conformance with approved plans and specifications;
- (b) demonstrate that applicant is prepared to implement all non-structural BMP's included in the approved Final Project-Specific WQMP, conditions of approval, or grading/building permit conditions; and
- (c) demonstrate that an adequate number of copies of the approved Final Project-Specific WQMP are available for the future owners (where applicable).

DRAINAGE

- ENG 44. All stormwater runoff across the property shall be accepted and conveyed in a manner acceptable to the City Engineer and released to an approved drainage system. The applicant shall obtain approval from Riverside County Flood Control & Water Conservation District (RCFC) for connection of proposed storm drain improvements to the existing regional flood control system identified as Palm Springs Line 28-B. Verification of the capacity of Palm Springs Line 28-B for the additional stormwater runoff accepted and conveyed by Tentative Tract Map 36548 shall be determined, subject to review and approval by RCFC and the City Engineer. RCFC approval shall be required for any connection of proposed storm drain facilities to the existing RCFC facility. The applicant shall be required to obtain an Encroachment Permit from RCFC for connection of proposed storm drain improvements to Palm Springs Line 28-B. A copy of the Encroachment Permit shall be provided to the City Engineer, prior to approval of on-site storm drain improvement plans.
- ENG 45. The Preliminary Hydrology Analysis for Tentative Tract No. 36548, prepared by Sanborn A/E, Inc., dated March, 2013, shall be finalized to determine the volume of increased stormwater runoff due to development of the site, and to determine required stormwater runoff mitigation measures for the proposed development. Final storm drain system sizing and other stormwater runoff mitigation measures shall be determined upon review and approval of the final hydrology analysis by the City Engineer and may require redesign or changes to site configuration or layout consistent with the findings of the final hydrology analysis. In the event additional capacity is unavailable within Palm Springs Line 28-B, the applicant shall be required to revise the Hydrology Analysis to identify additional stormwater runoff mitigation measures necessary to contain the increased stormwater runoff generated from Tentative Tract Map 36548.
- ENG 46. Submit storm drain improvement plans for all on-site storm drainage system facilities for review and approval by the City Engineer.

- ENG 47. Construct drainage improvements, including but not limited to catch basins, and storm drain lines, for drainage of on-site streets, as described in the Preliminary Hydrology Analysis for Tentative Tract No. 36548, prepared by Sanborn A/E, Inc., dated March, 2013. The hydrology analysis for Tentative Tract Map 36548 shall be amended to include catch basin sizing and storm drain pipe sizing, and other specifications for construction of required on-site storm drainage improvements.
- ENG 48. All on-site storm drain systems shall be privately maintained by a Homeowners Association (HOA). Provisions for maintenance of the on-site storm drain systems acceptable to the City Engineer shall be included in Covenants, Conditions and Restrictions (CC&Rs) required for this project.
- ENG 49. 15 feet wide easements for storm drainage purposes shall be reserved over Lots 1 through 10, common area lots DD (on each side of the Main Entry), residential Lots 21, 24 and 25, 26 and 27, 33 and 34, common area Lots AA and BB, and residential Lot 38 and 39, and Lot 40 through Lot 43 (or others, as may be required) for those portions of the on-site private storm drain system that cross individual lots.
- ENG 50. The project is subject to flood control and drainage implementation fees. The acreage drainage fee at the present time is \$7,271.00 per acre per Resolution No. 15189. Fees shall be paid prior to issuance of a building permit. Drainage fees may be waived upon verification of prior costs paid related to the construction of the Palm Springs Storm Drain Line, Lateral 28B.

GENERAL

- ENG 51. Any utility trenches or other excavations within existing asphalt concrete pavement of off-site streets required by the proposed development shall be backfilled and repaired in accordance with City of Palm Springs Standard Drawing No. 115. The developer shall be responsible for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of off-site streets as required by and at the discretion of the City Engineer, including additional pavement repairs to pavement repairs made by utility companies for utilities installed for the benefit of the proposed development (i.e. Desert Water Agency, Southern California Edison, Southern California Gas Company, Time Warner, Verizon, Mission Springs Water District, etc.). Multiple excavations, trenches, and other street cuts within existing asphalt concrete pavement of off-site streets required by the proposed development may require complete grinding and asphalt concrete overlay of the affected off-site streets, at the discretion of the City Engineer. The pavement condition of the existing off-site streets shall be returned to a condition equal to or better than existed prior to construction of the proposed development.
- ENG 52. All proposed utility lines shall be installed underground.

- ENG 53. All existing utilities shall be shown on the improvement plans for the project. The existing and proposed service laterals shall be shown from the main line to the property line.
- ENG 54. Upon approval of any improvement plan by the City Engineer, the improvement plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD 2004 drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat 6.0 or greater) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior approval by the City Engineer.
- ENG 55. The original improvement plans prepared for the proposed development and approved by the City Engineer shall be documented with record drawing "as-built" information and returned to the Engineering Division prior to issuance of a final certificate of occupancy. Any modifications or changes to approved improvement plans shall be submitted to the City Engineer for approval prior to construction.
- ENG 56. Nothing shall be constructed or planted in the corner cut-off area of any intersection or driveway which does or will exceed the height required to maintain an appropriate sight distance per City of Palm Springs Zoning Code Section 93.02.00, D.
- ENG 57. All proposed trees within the public right-of-way and within 10 feet of the public sidewalk and/or curb shall have City approved deep root barriers installed in accordance with City of Palm Springs Standard Drawing No. 904.

MAP

- ENG 58. A Final Map shall be prepared by a California registered Land Surveyor or qualified Civil Engineer and submitted to the Engineering Division for review and approval. A Title Report prepared for subdivision guarantee for the subject property, the traverse closures for the existing parcel and all lots created therefrom, and copies of record documents shall be submitted with the Final Map to the Engineering Division as part of the review of the Map. The Final Map shall be approved by the City Council prior to issuance of building permits.
- ENG 59. A copy of draft Covenants, Conditions and Restrictions (CC&Rs) shall be submitted to the City Attorney for review and approval for any restrictions related to the Engineering Division's recommendations. The CC&Rs shall be approved by the City Attorney prior to approval of the Final Map, or in the absence of a Final Map, shall be submitted and approved by the City Attorney prior to issuance of Certificate of Occupancy.

ENG 60. Upon approval of a final map, the final map shall be provided to the City in G.I.S. digital format, consistent with the "Guidelines for G.I.S. Digital Submission" from the Riverside County Transportation and Land Management Agency." G.I.S. digital information shall consist of the following data: California Coordinate System, CCS83 Zone 6 (in U.S. feet); monuments (ASCII drawing exchange file); lot lines, rights-of-way, and centerlines shown as continuous lines; full map annotation consistent with annotation shown on the map; map number; and map file name. G.I.S. data format shall be provided on a CDROM/DVD containing the following: ArcGIS Geodatabase, ArcView Shapefile, ArcInfo Coverage or Exchange file (e00), DWG (AutoCAD 2004 drawing file), DGN (Microstation drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat 6.0 or greater) formats. Variations of the type and format of G.I.S. digital data to be submitted to the City may be authorized, upon prior approval of the City Engineer.

TRAFFIC

- ENG 61. A minimum of 48 inches of clearance for handicap accessibility shall be provided on public sidewalks. Minimum clearance on public sidewalks shall be provided by either an additional dedication of a sidewalk easement (if necessary) and widening of the sidewalk, or by the relocation of any obstructions within the public sidewalk along the Belardo Road frontage of the subject property.
- ENG 62. All damaged, destroyed, or modified pavement legends, traffic control devices, signing, striping, and street lights, associated with the proposed development shall be replaced as required by the City Engineer prior to issuance of a Certificate of Occupancy.
- ENG 63. Applicant shall restripe the bike lane using thermoplastic material along the project frontage on the west side of Belardo Road. All required traffic striping and signage improvements shall be completed in conjunction with required street improvements, to the satisfaction of the City Engineer, and prior to issuance of a certificate of occupancy.
- ENG 64. Install a 30 inch stop sign, stop bar, and "STOP" legend for traffic exiting the development at the intersection of Belardo Road and the Main Entry, as well as at the Street "B" driveway access south of the Main Entry, in accordance with City of Palm Springs Standard Drawing Nos. 620-625 and the California Manual on Uniform Traffic Control Devices for Streets and Highways, dated January 13, 2012, or subsequent editions in force at the time of construction, as required by the City Engineer.
- ENG 65. If identified by a name, install a street name sign at the intersection of Belardo Road _____ and the Main Entry in accordance with City of Palm Springs Standard Drawing Nos. 620 through 625 and the California Manual

on Uniform Traffic Control Devices for Streets and Highways, dated January 13, 2012, or subsequent editions in force at the time of construction, as required by the City Engineer.

- ENG 66. Install stop controls at on-site street intersections, as may be required by the City Engineer. Stop signs within the development may be customized, provided the sign maintains the minimum standards for stop signs in the California Manual on Uniform Traffic Control Devices for Streets and Highways, dated January 13, 2012, or subsequent editions in force at the time of construction, subject to review and approval by the City Engineer.
- ENG 67. The applicant shall provide and install two 9,500 lumen high pressure sodium vapor decorative safety street lights with glare shields on marbelite poles on the _____ corner of Belardo Road and the Main Entry with the mast arm over Belardo Road. The decorative nature of the street lights shall be similar to the style within the project or within the Plaza Del Sol Shopping Center. The applicant shall coordinate with Southern California Edison for required permits and work orders necessary to provide electrical service to the street lights.
- ENG 68. Construction signing, lighting and barricading shall be provided during all phases of construction as required by City Standards or as directed by the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with Part 6 "Temporary Traffic Control" of the California Manual on Uniform Traffic Control Devices for Streets and Highways, dated January 13, 2012, or subsequent editions in force at the time of construction.
- ENG 69. This property is subject to the Transportation Uniform Mitigation Fee which shall be paid prior to issuance of building permit.

FIRE DEPARTMENT CONDITIONS

GENERAL CONDITIONS

These Fire Department conditions may not provide all requirements. Detailed plans are still required for review.

- FID 1 These conditions are subject to final plan check and review. Initial fire department conditions have been determined on the site plan dated February 21, 2013. Additional requirements may be required at that time based on revisions to site plans.

FID 2 Fire Department Conditions were based on the 2010 California Fire Code. Four complete sets of plans for private fire service mains, fire alarm, or fire sprinkler systems must be submitted at time of the building plan submittal.

FID 3 **Plot Plan:** Prior to completion of the project, an 8.5"x11" plot plan or drawing, and an electronic version in an industry standard file format capable of being used in a geographical information system (GIS) preferably an ESRI shape file(s) shall be provided to the fire department. The GIS file shall be projected in the California State Plane Zone VI coordinate system and capable of being re-projected into the North American Datum 1983 coordinate system. PDF files by themselves will not meet this requirement. The GIS and ESRI shape file(s) shall clearly show all access points, fire hydrants, KNOX™ box locations, fire department connections, dwelling unit or suite identifiers, main electrical panel location(s), sprinkler riser and fire alarm locations. Industry standard symbols used in emergency management and pre-fire planning are encouraged. Large projects may require more than one page. AutoCAD files will be accepted but must be approved prior to acceptance.

FID 4 PLANS AND PERMITS

When there are significant changes in occupancy, water supply, storage heights, type, and quantity of storage, storage configurations, Tenant Improvements or any other changes which may affect the fire sprinkler system design, the owner, tenant or contractor shall submit plans and secure permits.

Complete plans for private fire service mains or fire sprinkler systems should be submitted for approval well in advance of installation. Plan reviews can take up to 20 working days. Submit a minimum of four (4) sets of drawings for review. Upon approval, the Fire Prevention Bureau will retain two sets.

Plans shall be submitted to:

**City of Palm Springs
Building and Safety Department
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262**

Counter Hours: M – TH, 8:00 AM – 11:00 AM and 2:00 PM – 6:00 PM

A deposit for Plan Check and Inspection Fees is required at the time of Plan Submittal. The minimum fee is \$ 208.00. These fees are established by Resolution of the Palm Springs City Council.

Complete listings and manufacturer's technical data sheets for all system materials shall be included with plan submittals. All system materials shall be UL listed or FM approved for fire protection service and approved by the Fire Prevention Bureau prior to installation.

Plans shall indicate all necessary engineering features, including all hydraulic reference nodes, pipe lengths and pipe diameters as required by the appropriate codes and standards. Plans and supportive data (calculations and manufacturer's technical data sheets) shall be submitted with each plan submittal. Complete and accurate legends for all symbols and abbreviations shall be provided on the plans.

Plot Plan: Prior to completion of the project, a 8.5"x11" plot plan and an electronic CAD version shall be provided to the fire department. This shall clearly show all access points, fire hydrants, knox box locations, fire department connections, unit identifiers, main electrical panel locations, sprinkler riser and fire alarm locations. Large projects may require more than one page.

FID 5

Public Safety CFD: The Project will bring a significant number of additional residents to the community. The City's existing public safety and recreation services, including police protection, criminal justice, fire protection and suppression, ambulance, paramedic, and other safety services and recreation, library, cultural services are near capacity. Accordingly, the City may determine to form a Community Services District under the authority of Government Code Section 53311 etseq, or other appropriate statutory or municipal authority. Developer agrees to support the formation of such assessment district and shall waive any right to protest, provided that the amount of such assessment shall be established through appropriate study and shall not exceed \$500 annually with a consumer price index escalator. The district shall be formed prior to sale of any lots or a covenant agreement shall be recorded against each parcel, permitting incorporation of the parcel in the district.

FID 6 Access During Construction (CFC 503): Access for firefighting equipment shall be provided to the immediate job site at the start of construction and maintained until all construction is complete. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13'6". Fire Department access roads shall have an all weather driving surface and support a minimum weight of 73,000 lbs.

FID 7 Access Road Dimensions (CFC 503.2.1): Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13'6". Fire Department access roads shall have an all weather driving surface and support a minimum weight of 73,000 lbs.

FID 8 Fire Apparatus Access Gates (8.04.260 PSMC): Entrance gates shall have a clear width of at least 15 feet and be equipped with a frangible chain and padlock.

FID 9 Security Gates (CFC 503.6): The installation of security gates across a fire apparatus access road shall be approved by the Fire Chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200 and an approved Knox key electric switch. Secured non-automated vehicle gates or entries shall utilize an approved padlock or chain (maximum link or lock shackle size of 1/4 inch). Approved security gates shall be a minimum of 14 feet in unobstructed drive width on each side with gate in open position.

In the event of a power failure, the gates shall be defaulted or automatically transferred to a fail safe mode allowing the gate to be pushed open without the use of special knowledge or any equipment. If a two-gate system is used, the override switch must open both gates.

If there is no sensing device that will automatically open the gates for exiting, a fire department approved Knox electrical override switch shall be placed on each side of the gate in an approved location.

A final field inspection by the fire code official or an authorized representative is required before electronically controlled gates may become operative. Prior to final inspection, electronic gates shall remain in a locked-open position.

FID 10 **Fire Department Access:** Fire Department Access Roads shall be provided and maintained in accordance with (Sections 503 CFC)

- **Minimum Access Road Dimensions:**

1. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, a greater width for private streets may be required by the City engineer to address traffic engineering, parking, and other issues. The Palm Springs Fire Department requirements for two-way private streets, is a **minimum width of 24 feet** is required for this project, unless otherwise allowed by the City engineer. No parking shall be allowed in either side of the roadway.
2. Roads must be 30 feet wide when parking is not allowed on only one side of the roadway.
3. Roads must be 40 feet wide when parking is not restricted.

FID 11 **Dimensions (CFC 503.2.1):** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet except for approved security gates in accordance with Section 503.6 and an unobstructed vertical clearance of not less than 13 feet 6 inches.

FID 12 **Roadway Dimensions:** Private streets shall have a minimum width of at least 20 feet, pursuant to California Fire Code 503.2.1 however, a greater width for private streets may be required by the City engineer to address traffic engineering, parking, and other issues. The Palm Springs Fire Department requirements for two-way private streets, is a **minimum width of 24 feet**, unless otherwise allowed by the City engineer. No parking shall be allowed in either side of the roadway.

FID 13 **Turning radius (CFC 503.2.4):** Fire access road turns and corners shall be designed with a minimum inner radius of 25 feet and an outer radius of 43 feet. Radius must be concentric.

FID 14 **Required Turn Arouds:** Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provisions for the turning around of fire apparatus. The City of Palm Springs has two approved turn around provisions. One is a cul-de-sac with an outside turning radius of 45 feet from centerline. The other is a hammerhead turnaround meeting the Palm Springs Public Works and Engineering Department standard dated 9-4-02.

FID 15 **Surface (CFC 503.2.3):** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (73,000 lbs. GVW) and shall be surfaced so as to provide all-weather driving capabilities.

Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (73,000 lbs. GVW) and shall be surfaced so as to provide all-weather driving capabilities. Decomposed granite (DG), grass, dirt, sand and other materials that can wash away, develop ruts or be dug up shall not be used. Interlocking pavers, turf block or other similar materials may be allowed, subject to the provision of proper base material and compliance with City Engineering Department compaction requirements. Prior to permit sign-off, compaction test results shall be submitted to the City Engineering Department for approval.

FID 16

Premises Identification (505.1): New and existing buildings shall have *approved* address numbers, building numbers or *approved* building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches high for SFR occupancies and 6" - 12" for all other occupancies depending on distance from street with a minimum stroke width of 0.5 inch. Where access is by means of a private road and the building cannot be viewed from the *public way*, a monument, pole or other sign or means shall be used to identify the structure.

FID 17

Fire Hydrant Flow and Number of Fire Hydrants (CFC 508.5): Fire hydrants shall be provided in accordance with CFC Appendix B, Fire Flow Requirements for Buildings, for the protection of buildings, or portions of buildings, hereafter constructed. The required fire hydrant flow for this project is 750 gallons per minute (with fire sprinklers) (CFC Appendix B) and one available fire hydrant must be within 250 feet from any point on lot street frontages. (CFC Appendix C)

FID 18

Operational Fire Hydrant(s) (CFC 508.1, 508.5.1 & 1412.1): Operational fire hydrant(s) shall be installed within 250 feet of all combustible construction. They shall be installed and made serviceable prior to and during construction. No landscape planting, walls, or fencing is permitted within 3 feet of fire hydrants, except ground cover plantings.

FID 19

NFPA 13D Fire Sprinklers Required: An automatic fire sprinkler system is required. Only a C-16 licensed fire sprinkler contractor shall perform system design and installation. System to be designed and installed in accordance with NFPA standard 13D, 2010 Edition, as modified by local ordinance. The contractor should submit fire sprinkler plans as soon as

possible. No portion of the fire sprinkler system may be installed prior to plan approval.

FID 20 Residential Smoke and Carbon Monoxide Alarms Installation with Fire Sprinklers (CFC 907.2.10.1.2, 907.2.10.2 & 907.2.10.3; CRC R315): Provide and install Residential Smoke and Carbon Monoxide Alarms (Kidde SM120X Relay / Power Supply Module connected to multi-station Kidde smoke and carbon monoxide alarms or equal system and fire sprinkler flow switch). Alarms shall receive their primary power from the building wiring, and shall be equipped with a battery backup. In new construction, alarms shall be interconnected so that operation of any smoke alarm, carbon monoxide alarm or fire sprinkler flow switch causes all smoke and carbon monoxide alarms within the dwelling to sound and activate the exterior horn/strobe.

The wiring of this system shall be in accordance with Kidde SM120X Relay / Power Supply Module manual and Figure 2 (see attached). The 120 volt device wired to turn on when alarm sounds is the exterior horn / strobe. The pull for fire device is the fire sprinkler flow switch.

FID 21 Additional Residential Smoke Alarm Requirements (NFPA 72: 29.5.1.3): Where the interior floor area for a given level of a dwelling unit, excluding garage areas, is greater than 1,000 Sq. Ft., the additional requirements are that all points on the ceiling shall have:

- a. A smoke alarm within a distance of 30 ft travel distance or
- b. An equivalent of one smoke alarm per 500 Sq. Ft. of floor area.

One smoke alarm per 500 Sq. Ft. is evaluated by dividing the total interior square footage of floor area per level by 500 Sq. Ft.

FID 22 Carbon Monoxide Alarm or Detector Locations (NFPA 720: 9.4.1.1 & 9.4.1.2; CRC R315.3): Carbon monoxide alarms or detectors shall be installed as follows:

- (1) Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms
- (2) On every occupiable level of a dwelling unit, including basements, excluding attics and crawl spaces
- (3) Other locations where required by applicable laws, codes, or standards

Each alarm or detector shall be located on the wall, ceiling, or other location as specified in the manufacturer's published instructions that accompany the unit.

FID 23 Audible Residential Water Flow Alarms (CFC 903.4.2): An approved audible sprinkler flow alarm (Wheelock horn/strobe # MT4-115-WH-VFR

with WBB back box or equal) shall be provided on the exterior of the building in an approved location. The horn/strobe shall be outdoor rated.

FID 24 **Wildland-Urban Interface Fire Area:** This building site is located in a geographical area identified by the state as a "Fire Hazard Severity Zone" in accordance with the Public Resources Code Sections 4201 through 4204 and Government Code Sections 51175 through 51189, or other areas designated by the enforcing agency to be at a significant risk from wildfires.

FID 25 **Construction Methods & Requirements Within Established Limits (CFC 4905.2):** Within the limits established by law, construction methods intended to mitigate wildfire exposure shall comply with the wildfire protection building construction requirements contained in the California Building Standards Code including the following:

1. California Building Code Chapter 7A,
2. California Residential Code Section R327
3. California Reference Standards Code Chapter 12-7A
4. and this chapter

FID 26 **Establishment Of Limits (CFC 4905.3)** The establishment of limits for the Wildland-Urban Interface Fire Area's required construction methods shall be designated pursuant to the California Public Resources Code for State Responsibility areas or by a local agency following a finding supported by substantial evidence in the record that the requirements of this section are necessary for effective fire protection within the area. This wildland-urban interface area has been designated as a "Severe Fire Hazard Zone".

END OF CONDITIONS

EXHIBIT B
CASE 5.1297 PDD 364 TTM 36548
LOT AREA, COVERAGE, OPEN SPACE AND SETBACKS FOR "DAKOTA"

LOT #	AREAS (S.F.)			TABULATED PERCENTAGES		
	Lot Area (LA)	Bldg Footprint (BF)	Driveway Area (DA)	Lot Coverage (BF/LA)	Open Space (LA-BF / LA)	Usable Landscape (LA-BF-DA / LA)
1	4137	1210	121	29%	71%	68%
2	3063	1157	121	38%	62%	58%
3	3063	1157	114	38%	62%	59%
4	3063	1210	108	40%	60%	57%
5	3063	1157	114	38%	62%	59%
6	3160	1210	120	38%	62%	58%
7	3160	1157	118	37%	63%	60%
8	3164	1210	122	38%	62%	58%
9	3155	1157	123	37%	63%	59%
10	4424	1210	184	27%	73%	68%
11	3084	1210	282	39%	61%	52%
12	3330	1210	157	36%	64%	59%
13	3080	1210	121	39%	61%	57%
14	3603	1210	114	34%	66%	63%
15	3294	1210	159	37%	63%	58%
16	2992	1210	107	40%	60%	56%
17	2980	1157	115	39%	61%	57%
18	2930	1210	107	41%	59%	55%
19	3003	1157	115	39%	61%	58%
20	2953	1210	107	41%	59%	55%
21	3900	1210	118	31%	69%	66%
22	3723	1157	123	31%	69%	66%
23	3641	1210	164	33%	67%	62%
24	3327	1157	165	35%	65%	60%
25	3550	1210	175	34%	66%	61%
26	3392	1157	151	34%	66%	61%
27	3244	1210	132	37%	63%	59%
28	3308	1157	128	35%	65%	61%
29	3330	1210	135	36%	64%	60%
30	3418	1157	261	34%	66%	59%
31	3901	1210	440	31%	69%	58%
32	4454	1210	521	27%	73%	61%
33	3784	1210	356	32%	68%	59%
34	3338	1157	253	35%	65%	58%
35	3146	1210	136	38%	62%	57%
36	3227	1157	121	36%	64%	60%
37	3593	1210	120	34%	66%	63%
38	3275	1157	129	35%	65%	61%
39	3545	1210	316	34%	66%	57%
40	5053	1157	354	23%	77%	70%
41	5653	1210	746	21%	79%	65%
42	4599	1210	543	26%	74%	62%
43	4868	1210	793	25%	75%	59%
Average:	3534			34%	66%	60%
Total:	151,970	51,182				

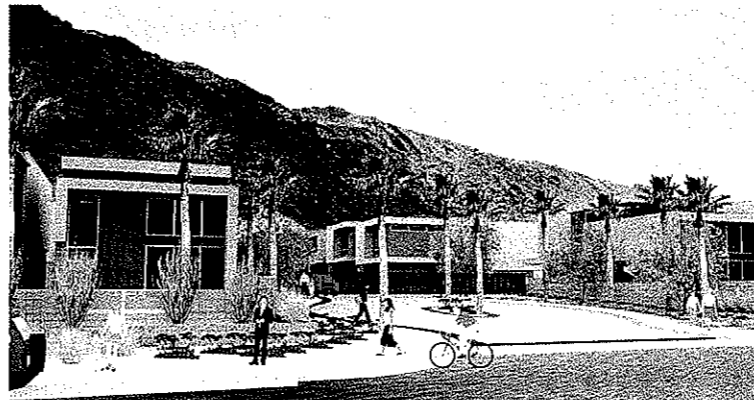
Proposed minimum setbacks per lot:

Front Yard: 5 feet
Side Yards: 3 feet
Street Side Yards: 5 feet
Rear Yard: 28 feet
Pool / Spa setbacks: 3 feet

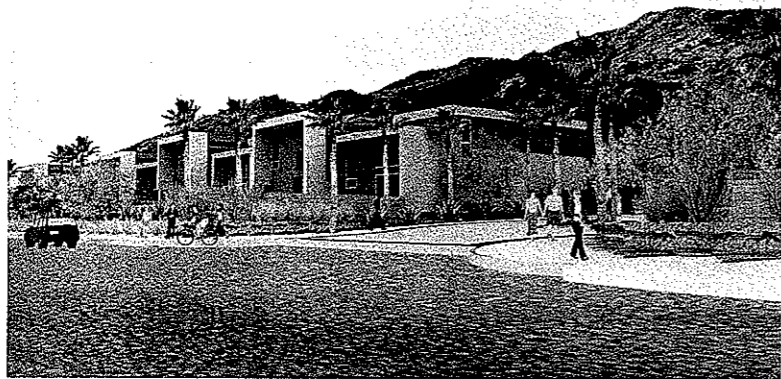
Distance between buildings: 6 feet



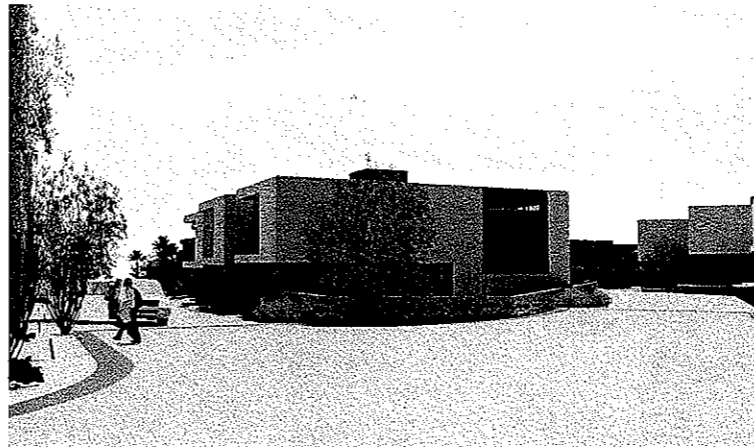
BELARDO STREET



ENTRY



ENTRY SOUTH



INTERIOR STREET 1



INTERIOR STREET 2



NORTH INTERIOR STREET

City of Palm Springs

MAR 06 2010

PLANNING SERVICES DEPARTMENT

WESSMAN HOLDINGS PALM SPRINGS
Single-Family Dwellings

DAKOTA

A0.11 COVER SHEET 5 FEBRUARY, 2013
DesignARC 2528 Overland Ave.
Los Angeles, CA 90064-2324
TEL: 310.204.8950
FAX: 310.204.8959

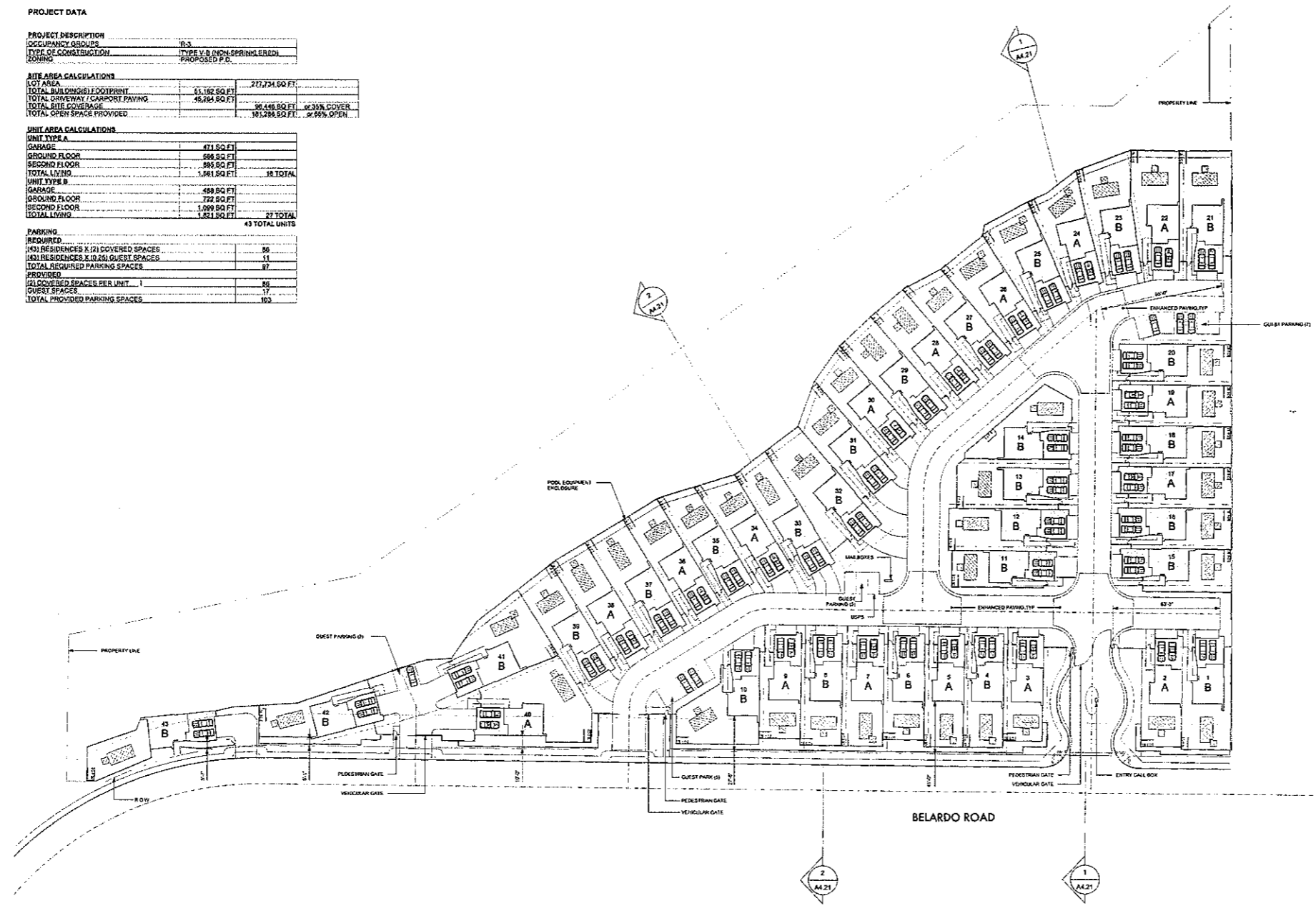
PROJECT DATA

PROJECT DESCRIPTION	103
OCCUPANCY GROUPS	TYPE V-B (NON-SPRINKLERED)
TYPE OF CONSTRUCTION	PROPOSED P.D.

SITE AREA CALCULATIONS	
LOT AREA	277,734 SQ FT
TOTAL BUILDING FOOTPRINT	51,182 SQ FT
TOTAL DRIVEWAY / CARPORT PAVING	45,884 SQ FT
TOTAL SITE COVER	97,066 SQ FT 34.9% COVER
TOTAL OPEN SPACE PROVIDED	180,668 SQ FT 65.1% OPEN

UNIT AREA CALCULATIONS	
UNIT TYPE A	
GARAGE	471 SQ FT
GROUND FLOOR	286 SQ FT
SECOND FLOOR	892 SQ FT
TOTAL LIVING	1,081 SQ FT 15 TOTAL
UNIT TYPE B	
GARAGE	489 SQ FT
GROUND FLOOR	722 SQ FT
SECOND FLOOR	1,099 SQ FT
TOTAL LIVING	1,821 SQ FT 27 TOTAL
43 TOTAL UNITS	

PARKING	
REQUIRED	
(40) RESIDENCES X (1) COVERED SPACES	40
(43) RESIDENCES X (0.25) GUEST SPACES	11
TOTAL REQUIRED PARKING SPACES	51
PROVIDED	
(40) COVERED SPACES PER UNIT	40
(17) GUEST SPACES	17
TOTAL PROVIDED PARKING SPACES	57

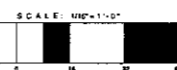


SITE PLAN 1



WESSMAN HOLDINGS PALM SPRINGS
Single-Family Dwellings

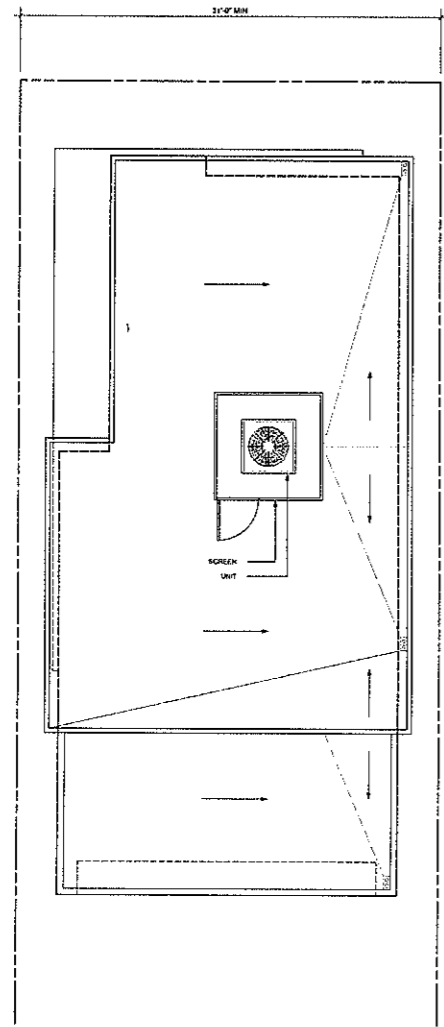
DAKOTA



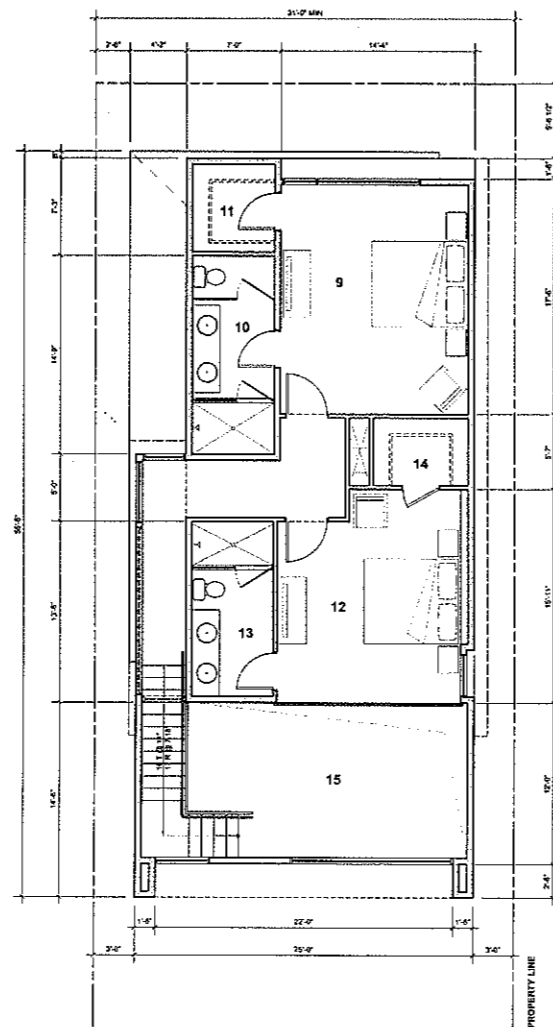
A1.11 SITE

DesignARC

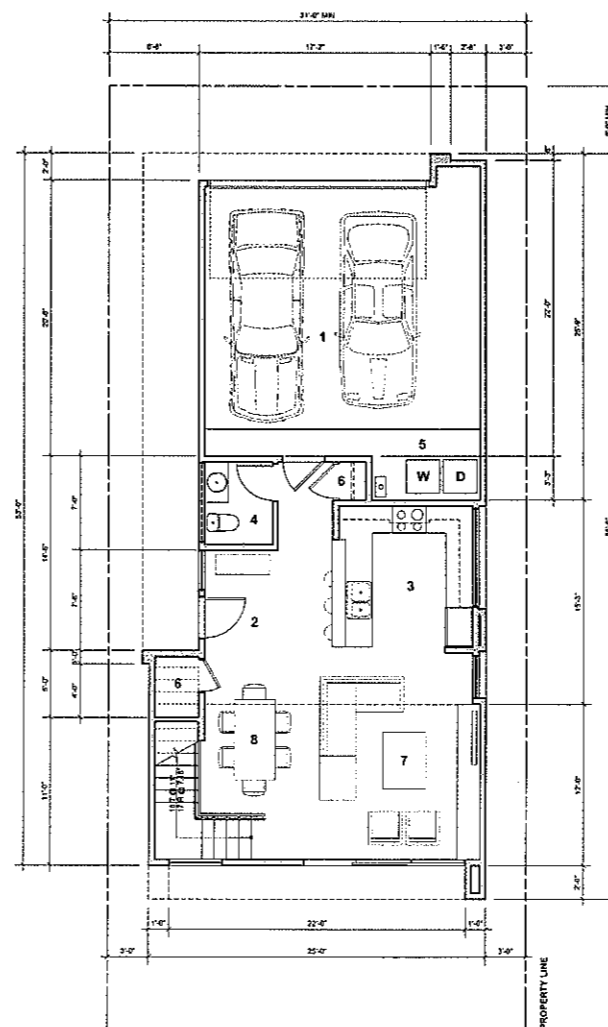
6 FEBRUARY, 2013
2555 Overland Ave.
Los Angeles, CA 90034
TEL: 310.204.8950
FAX: 310.204.9550



ROOF PLAN 3



SECOND FLOOR PLAN 2



FIRST FLOOR PLAN 1

- PLAN LEGEND**
- 1 GARAGE
 - 2 ENTRY
 - 3 KITCHEN
 - 4 POWDER
 - 5 LAUNDRY
 - 6 CLOSET
 - 7 LIVING AREA
 - 8 DINING
 - 9 BEDROOM #1
 - 10 BATH #1
 - 11 CLOSET #1
 - 12 BEDROOM #2
 - 13 BATH #2
 - 14 CLOSET #2
 - 15 OPEN TO BELOW

WESSMAN HOLDINGS PALM SPRINGS
Single-Family Dwellings

DAKOTA

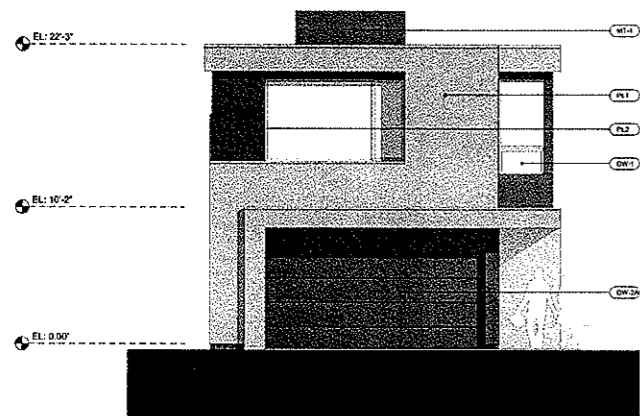
SCALE: 1/4"=1'-0"

A2.11 UNIT A

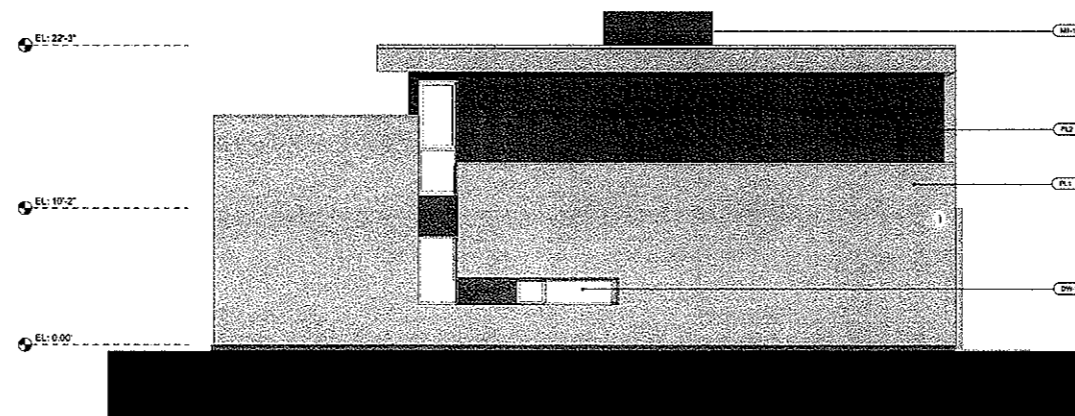
6 FEBRUARY, 2013

DesignARC

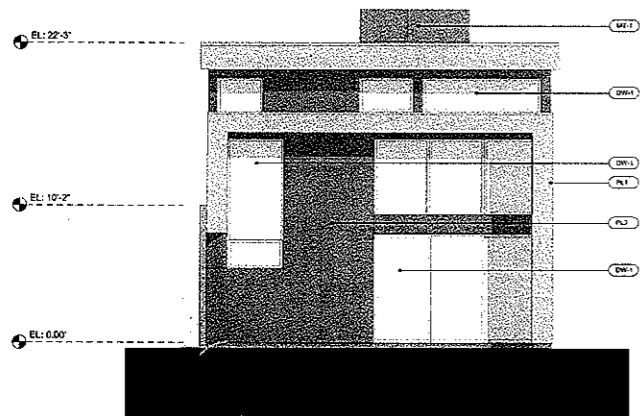
2358 Overland Ave.
 Los Angeles, CA 90064-2346
 TEL: 310.204.8950
 FAX: 310.204.8959



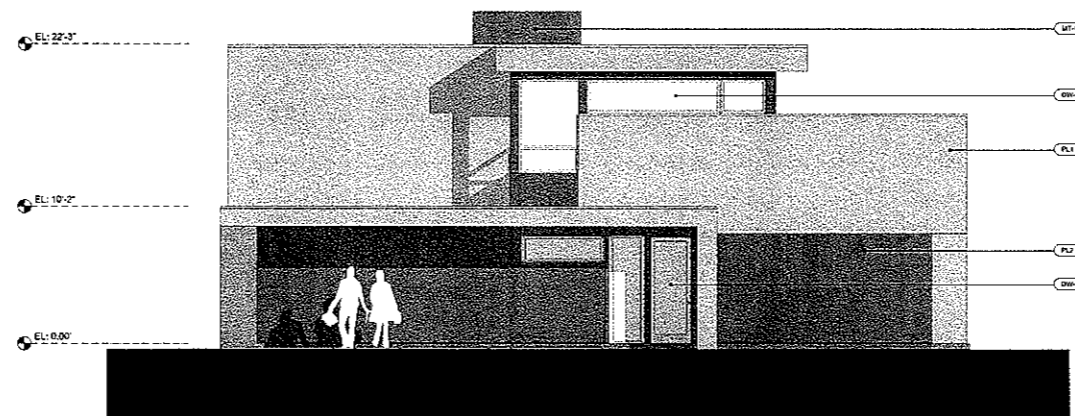
NORTH ELEVATION 4



EAST ELEVATION 2



SOUTH ELEVATION 3



WEST ELEVATION 1

MATERIAL KEYNOTES

PL Exterior Cement Plaster Painted
30/30 Sand Float Finish
Body Colors:
1: Wood Smoke ICI #A1856
2: Burrwood ICI #A1861
3: Basic Beige ICI #A1866
4: Whetstone ICI #A1910

MT-1 Painted Bonderized, Galvanized Corrugated
Sheet Metal Equipment Screen

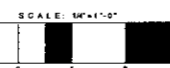
MT-2 Bonderized, Galvanized Perforated
Sheet Metal Railing.

DW-1 Aluminum Door/Window
Color: Clear Anodized

DW-2 Painted Garage Door
Colors:
A: Burrwood ICI #A1861
B: Rosemont Hall ICI 167

**WESSMAN HOLDINGS PALM SPRINGS
Single-Family Dwellings**

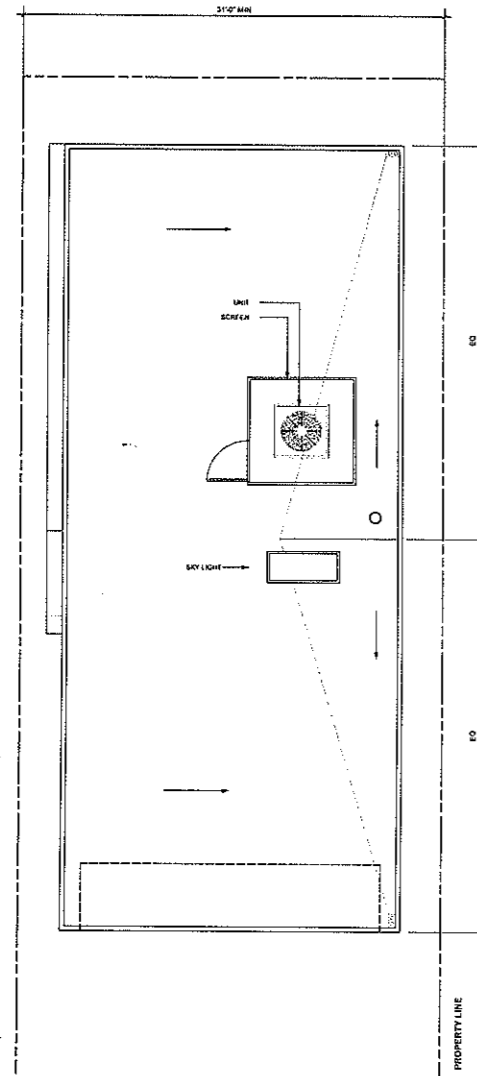
DAKOTA



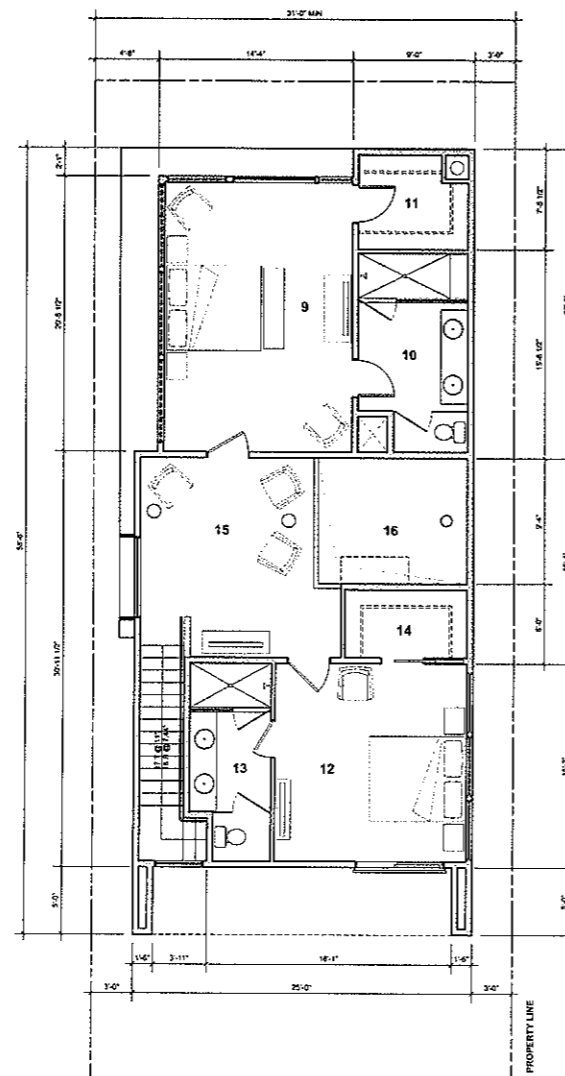
A2.21 UNIT A

DesignARC

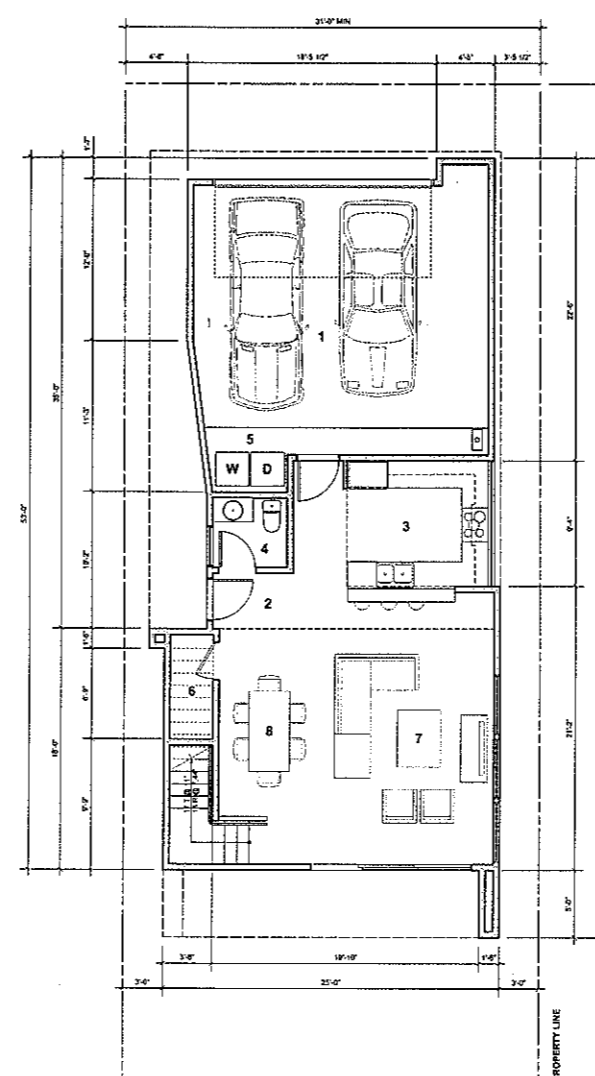
6 FEBRUARY, 2013
2516 Overland Ave.
Los Angeles, CA 90064-3346
TEL: 310.204.8750
FAX: 310.204.8752



ROOF PLAN 3



SECOND FLOOR PLAN 2



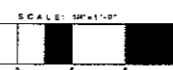
FIRST FLOOR PLAN 1

PLAN LEGEND

- 1 GARAGE
- 2 ENTRY
- 3 KITCHEN
- 4 POWDER
- 5 LAUNDRY
- 6 CLOSET
- 7 LIVING AREA
- 8 DINING
- 9 BEDROOM #1
- 10 BATH #1
- 11 CLOSET #1
- 12 BEDROOM #2
- 13 BATH #2
- 14 CLOSET #2
- 15 SITTING AREA
- 16 OPEN TO BELOW

WESSMAN HOLDINGS PALM SPRINGS
Single-Family Dwellings

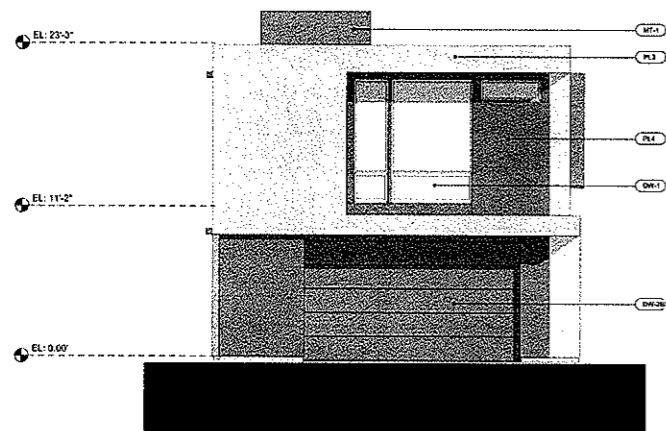
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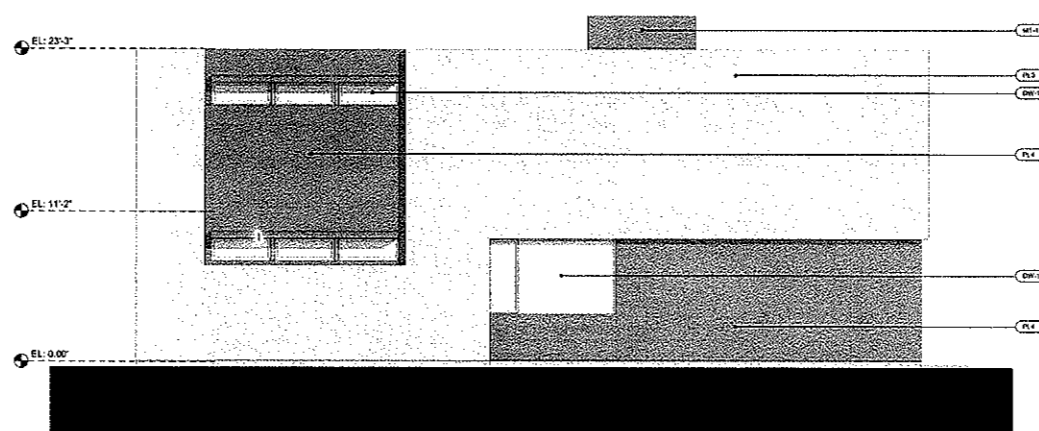
A3.11 UNIT B

DesignARC

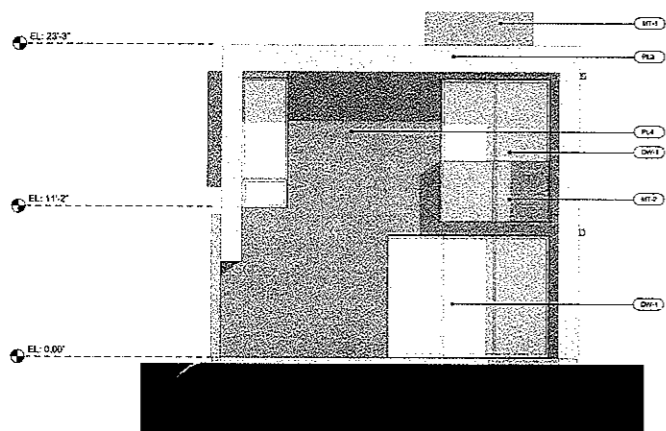
6 FEBRUARY, 2013
2554 Overland Ave.
Los Angeles, CA 90064-2340
TEL: 310.204.8950
FAX: 310.204.8959



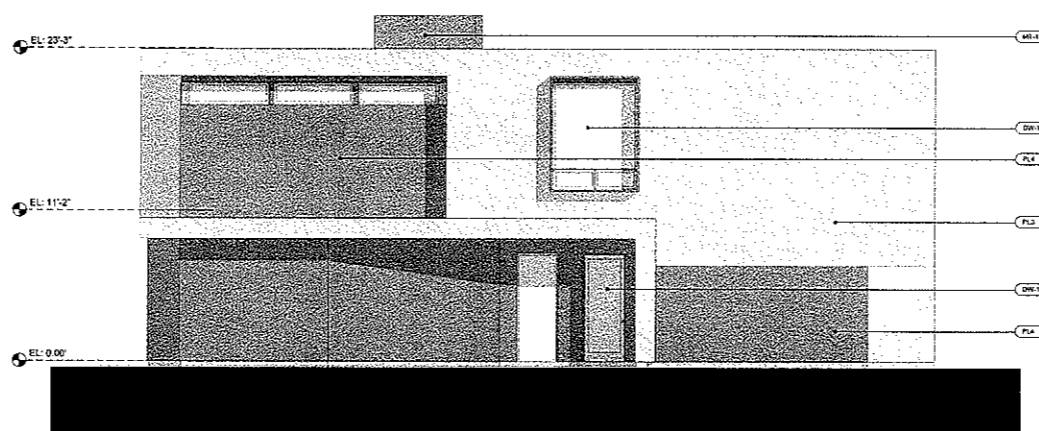
NORTH ELEVATION 4



EAST ELEVATION 2



SOUTH ELEVATION 3



WEST ELEVATION 1

MATERIAL KEYNOTES

- PL Exterior Cement Plaster Painted
30/30 Sand Float Finish
Body Colors:
1: Wood Smoke ICI #A1856
2: Burrwood ICI #A1861
3: Basic Beige ICI #A1866
4: Whetstone ICI #A1910
- MT-1 Painted Bonderized, Galvanized Corrugated
Sheet Metal Equipment Screen
- MT-2 Bonderized, Galvanized Perforated
Sheet Metal Railing.
- DW-1 Aluminum Door/Window
Color: Clear Anodized
- DW-2 Painted Garage Door
Colors:
A: Burrwood ICI #A1861
B: Rosemont Hall ICI 167

**WESSMAN HOLDINGS PALM SPRINGS
Single-Family Dwellings**

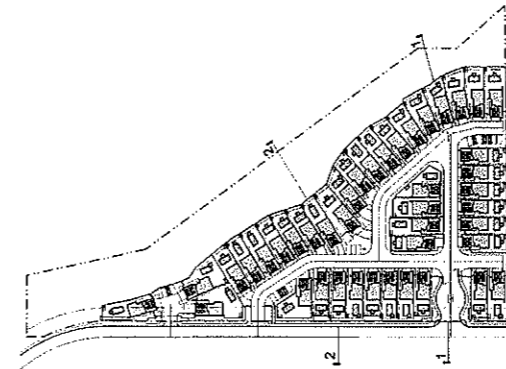
DAKOTA



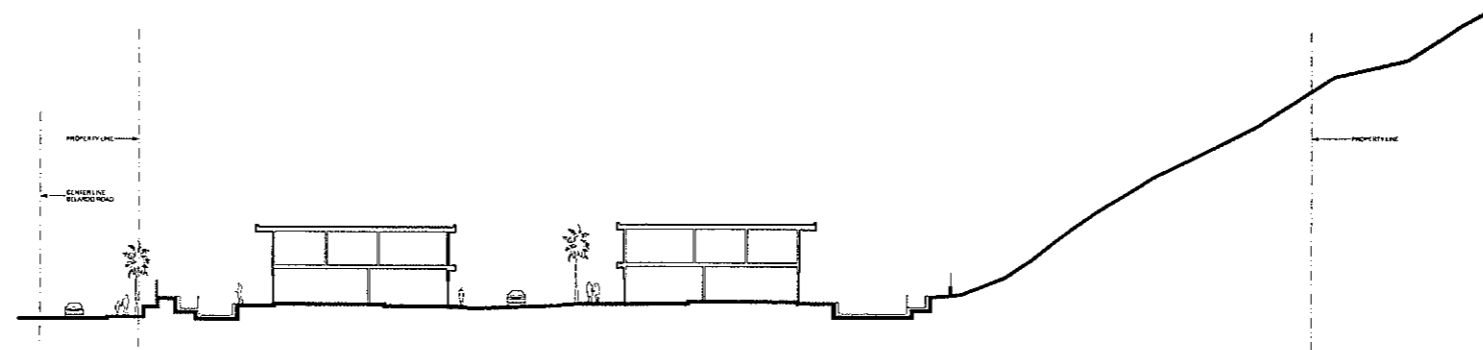
A3.21 UNIT B

DesignARC

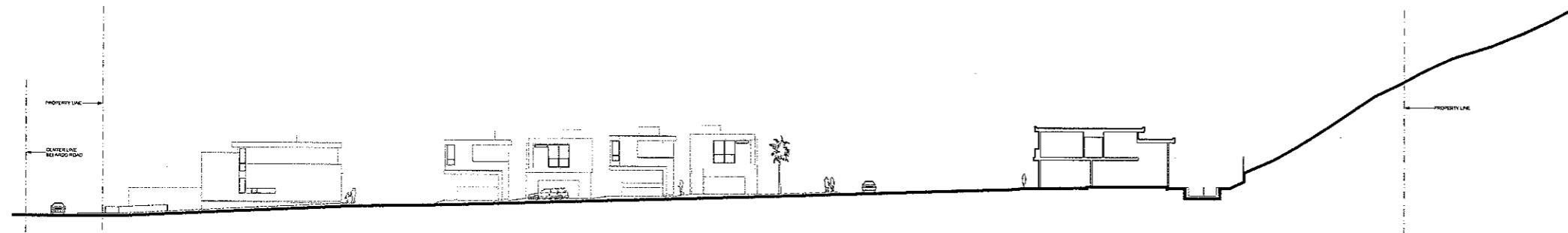
6 FEBRUARY, 2013
2558 Overland Ave.,
Los Angeles, CA 90064-3344
TEL: 310.204.8950
FAX: 310.204.8952



REFERENCE PLAN 3
NOT TO SCALE



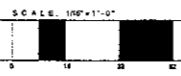
SITE SECTION A 2



SITE SECTION B 1

WESSMAN HOLDINGS PALM SPRINGS
Single-Family Dwellings

DAKOTA



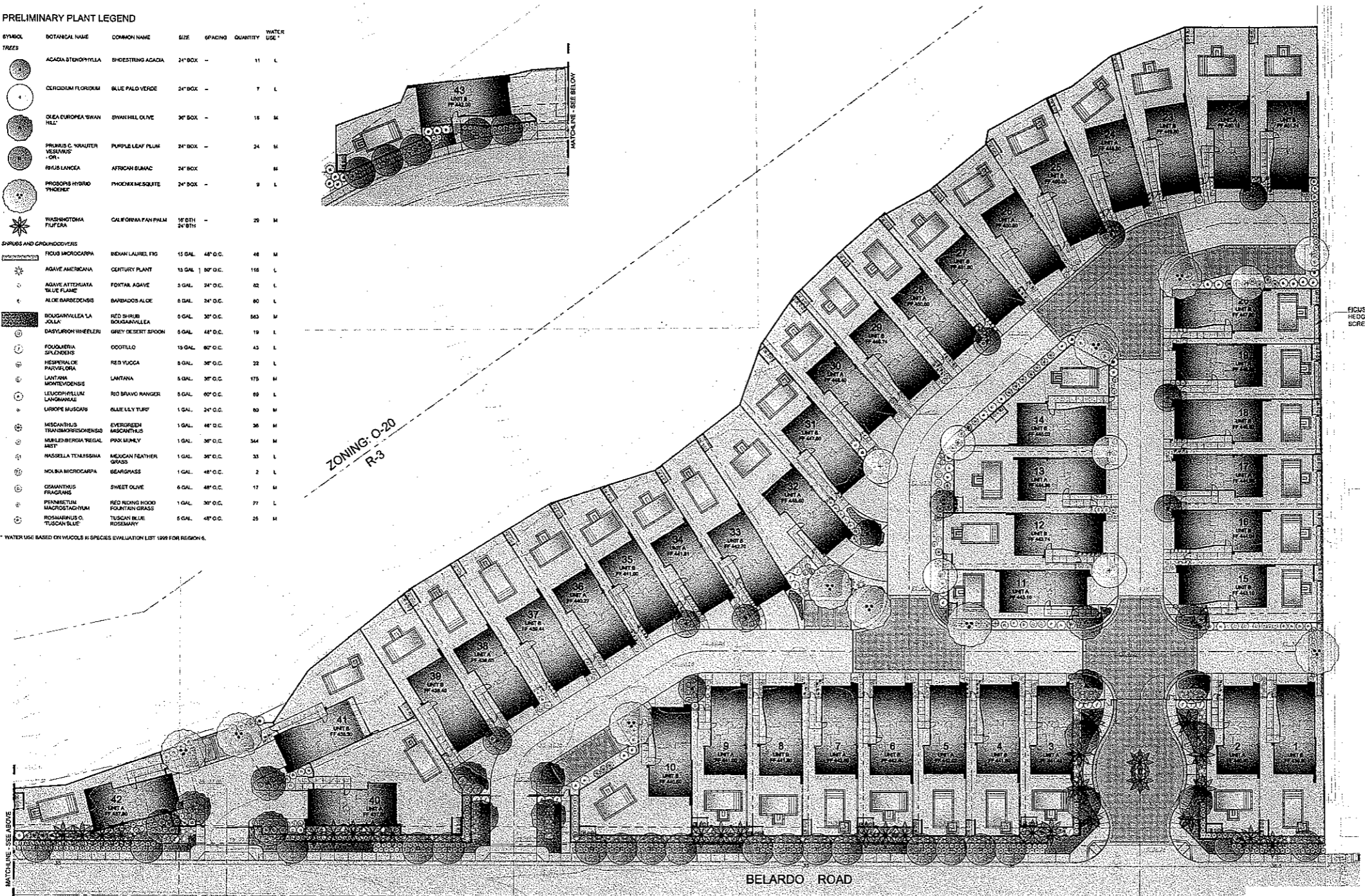
A4.21 SITE SECTION 6 FEBRUARY, 2010
2558 Overland Ave.
Irvine, CA 92614
TEL: 949.204.8930
FAX: 949.204.8939

DesignARC

PRELIMINARY PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY	WATER USE*
TREES						
	ACACIA STENOPHYLLA	SHOESTRING ACACIA	24" BOX	-	11	L
	CECROPIUM FLORIDUM	BLUE PALM VERDE	24" BOX	-	7	L
	OLEA EUROPAEA 'IRISH HILL'	SWARTHILL OLIVE	36" BOX	-	15	M
	FICUS C. 'WALTER VESUVIUS' - OR -	PURPLE LEAF FIG	24" BOX	-	24	M
	RHUS LANCEA	AFRICAN BLUAC	24" BOX	-	M	M
	PROSOPIS HYBRID 'PHOENIX'	PHOENIX MESQUITE	24" BOX	-	9	L
	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	16 8TH 24 8TH	-	20	M
SHRUBS AND GROUNDCOVERS						
	FICUS MICROCARPA	INDIAN LAUREL FIG	15 GAL	48" O.C.	48	M
	AGAVE AMERICANA	CENTURY PLANT	15 GAL	80" O.C.	116	L
	AGAVE ATTENUATA	FORTNA AGAVE	5 GAL	24" O.C.	82	L
	ALOE BARBADENSIS	BARBADOS ALOE	5 GAL	24" O.C.	80	L
	BOUGAINVILLEA 'LA JOLLA'	RED SHRUB BOUGAINVILLEA	5 GAL	30" O.C.	80	M
	DASYLIRION WHEELERI	GREY DESERT SPOON	5 GAL	48" O.C.	19	L
	FOQUIERIA SPLENDENS	COOTILLO	15 GAL	80" O.C.	43	L
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	30" O.C.	32	L
	LANTANA MONTEVIDENSIS	LANTANA	5 GAL	30" O.C.	175	M
	LEUCOSIPHUM LANUGINOSUM	RED BRAYD RANGER	5 GAL	60" O.C.	80	L
	LIRIOPE MUSCARI	BLUE LILY TURF	1 GAL	24" O.C.	80	M
	MESOCHORUS TRANSMONTANUS	EVERGREEN MASCOTHUS	1 GAL	48" O.C.	36	M
	MUHLENBERGIA RIGIDA	PAK MUMFLY	1 GAL	30" O.C.	34	M
	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	1 GAL	30" O.C.	33	L
	NOLINA MICROCARPA	BEARGRASS	1 GAL	48" O.C.	2	L
	OSMANTHUS FRAGRANS	SWEET OLIVE	6 GAL	48" O.C.	17	M
	PENNISETUM MACROSTACHYUM	RED RIDING HOOD FOUNTAIN GRASS	1 GAL	30" O.C.	77	L
	ROSMARINUS O. 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	5 GAL	48" O.C.	25	M

*WATER USE BASED ON WUCOLS II SPECIES EVALUATION LIST 1999 FOR REGION 6.



WESSMAN HOLDINGS PALM SPRINGS
Single-Family Dwellings

PRELIMINARY LANDSCAPE PLAN

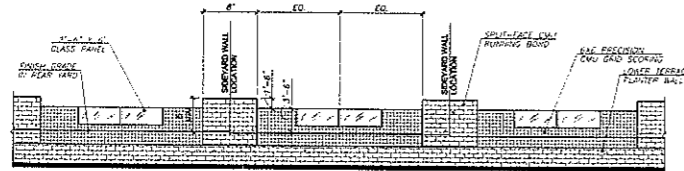


L1.1 REVISED 26 FEBRUARY, 2013
4 FEBRUARY, 2013



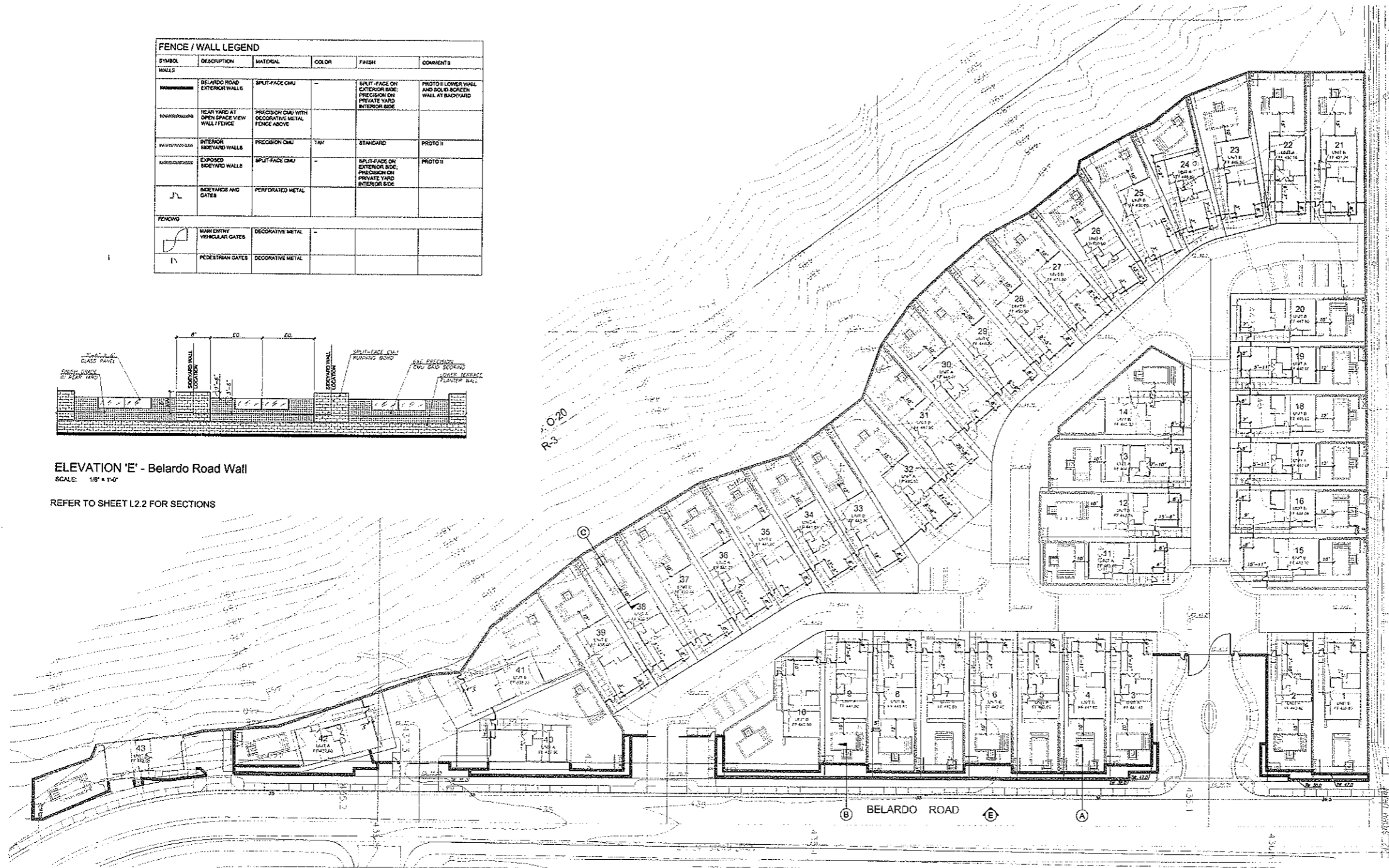
BELARDO

FENCE / WALL LEGEND					
SYMBOL	DESCRIPTION	MATERIAL	COLOR	FINISH	COMMENTS
WALLS					
	BELARDO ROAD EXTERIOR WALLS	SPLIT-FACE CMU	-	-	PROTO II LOWER WALL AND SOLID BRICK WALL AT BACKYARD
	REAR YARD AT OPEN SPACE VIEW WALL FENCE	PRECISION CMU WITH DECORATIVE METAL FENCE ABOVE	-	-	-
	INTERIOR BACKYARD WALLS	PRECISION CMU	TAN	STANDARD	PROTO II
	EXPOSED BACKYARD WALLS	SPLIT-FACE CMU	-	-	PROTO II
	BACKYARDS AND GATES	PERFORATED METAL	-	-	-
FENCING					
	VEHICULAR GATES	DECORATIVE METAL	-	-	-
	PEDESTRIAN GATES	DECORATIVE METAL	-	-	-



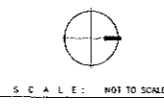
ELEVATION 'E' - Belardo Road Wall
SCALE: 1/8" = 1'-0"

REFER TO SHEET L2.2 FOR SECTIONS



WESSMAN HOLDINGS PALM SPRINGS
Single-Family Dwellings



PRELIMINARY FENCE & WALL PLAN

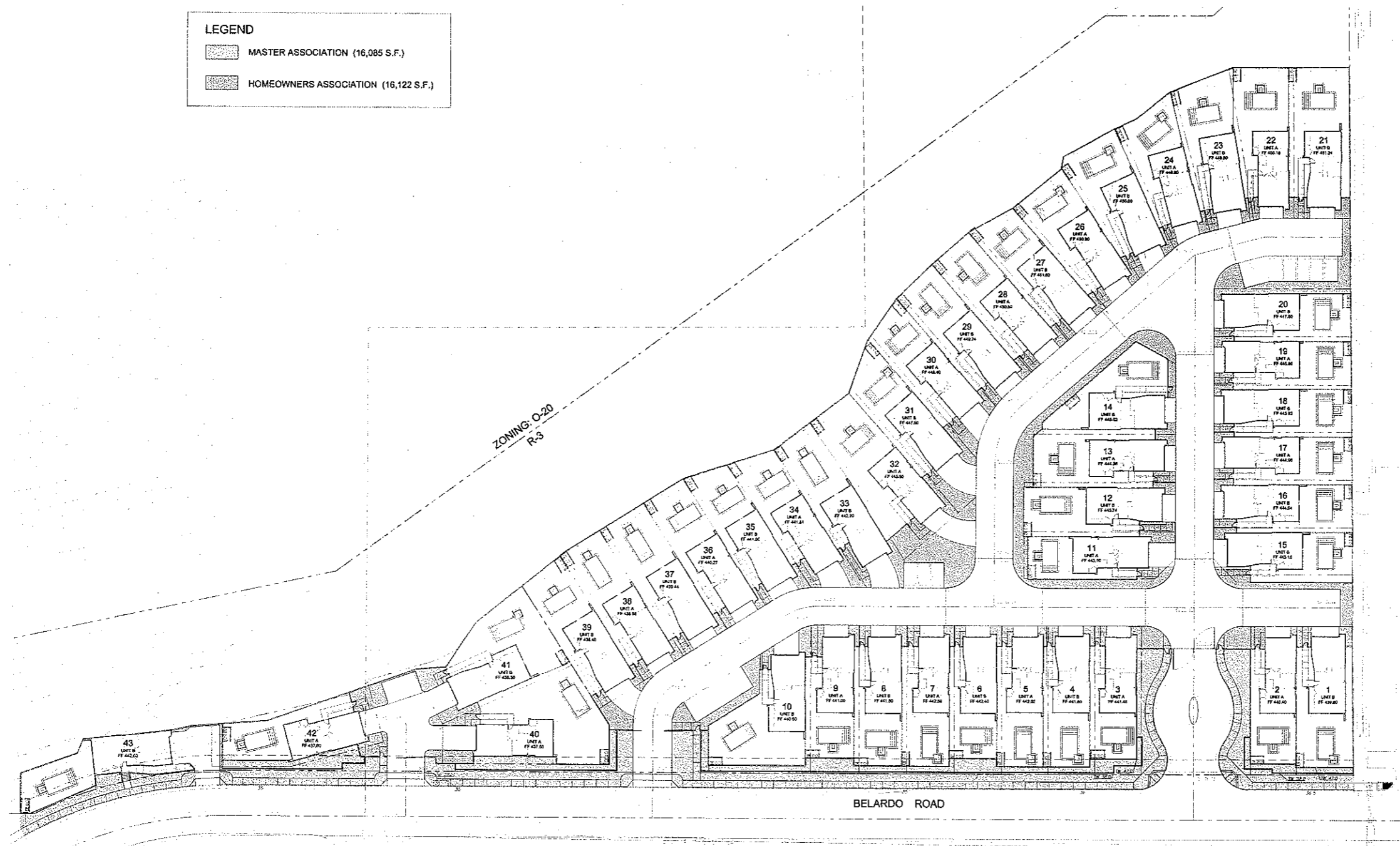


L3.1 REVISED 28 FEBRUARY, 2013
4 FEBRUARY, 2013

DesignARC 2558 Overland Ave.
Los Angeles, CA 90064-3246
TEL: 310.204.8929
FAX: 310.204.8929

LEGEND

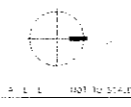
-  MASTER ASSOCIATION (16,085 S.F.)
-  HOMEOWNERS ASSOCIATION (16,122 S.F.)



WESSMAN HOLDINGS PALM SPRINGS
Single-Family Dwellings

BELARDO

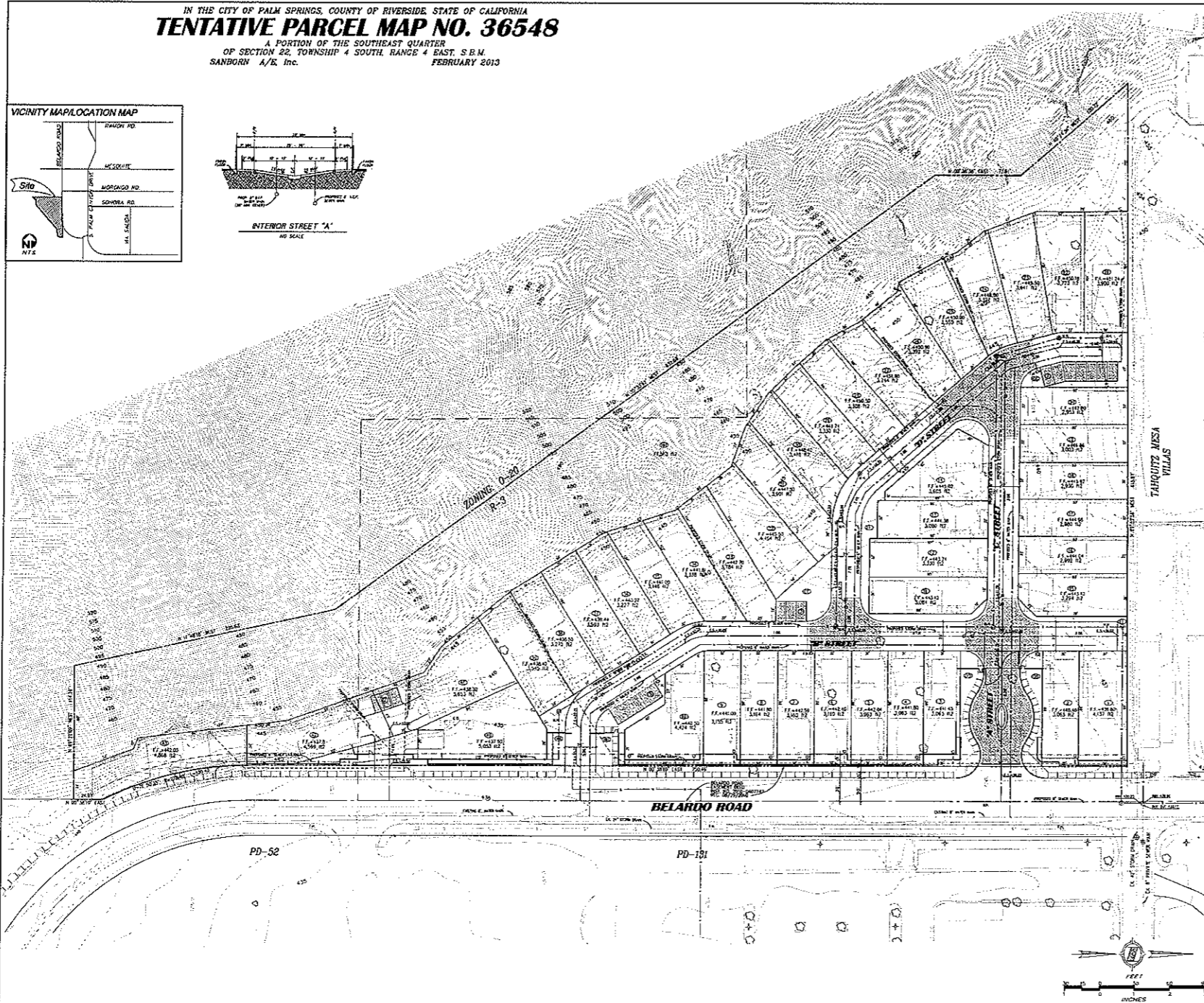
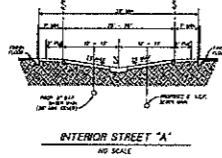
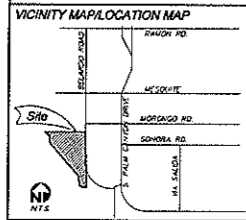
PRELIMINARY LANDSCAPE ASSOCIATION PLAN



L4.1 REVISED 26 FEBRUARY, 2013
4 FEBRUARY, 2013

DesignARC 2536 Overland Ave., Los Angeles, CA 90064-3396
TEL: 310.204.8920 FAX: 310.204.8929

IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP NO. 36548
 A PORTION OF THE SOUTHEAST QUARTER
 OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 4 EAST, S.B.M.
 SANBORN A/E, Inc. FEBRUARY 2013



OWNER/DEVELOPER:
 OWNER: CRESCENDO GROUP LLC
 355 S DUNSMUIR ST STE 200
 PALM SPRINGS, CALIFORNIA 92264

ENGINEER:
 SANBORN A/E, INC.
 7610 E 4TH AVENUE DR
 SUITE 100
 PALM SPRINGS, CA 92264
 (760) 401-0000

UTILITY NOTIFICATIONS:
 ELECTRIC: SD CALIFORNIA Edison 760-360-4071
 GAS: SD CALIFORNIA GAS CO 760-334-4441
 TELEPHONE: AT&T BERTHOM WELLMAN 760-774-3400
 TELEVISION: AT&T CABLE MOORE 760-774-3400
 SCHED: AT&T CABLE MOORE 760-774-3400
 WATER: DESERT WATER AGENCY 760-774-3400
 AT&T DESERT SANDAL 760-774-3400

SCHOOL DISTRICT INFORMATION:
 PALM SPRINGS UNIFIED SCHOOL DISTRICT
 8800 EAST TAVOZIO CANYON WAY
 PALM SPRINGS, CALIFORNIA 92262
 (760) 484-6600

ASSESSOR'S PARCEL NUMBERS:
 30-300-015-6
2008 THOMAS GUIDE LOCATION:
 PAGE 786 / D4 6000

FEMA FLOOD ZONE:
 ZONE: UNDEVELOPED
 COUNTY PANEL NO.: 0404030505
 DATED: 02/17/2008

TOPOGRAPHIC SOURCE:
 RIVERSIDE COUNTY GIS DATA CENTER

AREA INFORMATION:
 TOTAL NO OF NUMBERED LOTS = 43
 TOTAL NO OF LETTERED CORNER LOTS = 4
 TOTAL NO OF LETTERED STREET LOTS = 4
 THE PROPERTY SHOWN HEREIN CONTAINS THE INTERESTS DESCRIBED IN THE OFFICIAL PLAT THEREOF DESCRIBED AS FOLLOWS:
 TOTAL GROSS AREA = 6.37 ACRES
 4 LETTER STREET LOTS AREA = 0.21 ACRES
 43 NUMBER LOTS AREA = 3.36 ACRES
 4 LETTERED CORNER LOTS AREA = 2.90 ACRES
 MINIMUM LOT SIZE = 1.00 ACRES
 MAXIMUM LOT SIZE = 4.00 ACRES
 AVERAGE LOT SIZE = 1.48 ACRES

LEGAL DESCRIPTION:
 THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SANBORN A/E, INC. AS SHOWN ON THE TENTATIVE PARCEL MAP NO. 36548, AS SHOWN AS PARCELS A OF LOT 15E ADJUSTMENT NO. 0404030505 OF OFFICIAL RECORD.

LAND USE INFORMATION:
 EXISTING ZONING: R-3
 R-3 = SINGLE-FAMILY RESIDENTIAL AND HOTEL ZONE
 R-30 = OPEN SPACE ZONING (ADJACENT TO "NEIGHBORLY")

ADJACENT EXISTING LAND USE:
 NORTH = APARTMENTS
 SOUTH = OPEN SPACE
 EAST = COMMERCIAL-RETAIL
 WEST = OPEN SPACE

GENERAL NOTES:
 1. LOT DIMENSIONS SHOWN HEREIN ARE APPROXIMATE.
 2. THIS MAP IS COMPILED FROM RECORDED INFORMATION ONLY AND IS NOT TO BE USED AS A SURVEY INSTRUMENT.
 3. NO SEPTIC SYSTEM IS SHOWN FOR THIS SITE.
 4. SITE NOT SUBJECT TO OVERFLOW FLOODATION FLOOD HAZARD.

AC THE SANBORN ENGINEERING CIVIL ENGINEERING LAND SURVEYORS
SANBORN A/E INC.
 JOHN L. SANBORN
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 STATE OF CALIFORNIA
 LICENSE NO. 12123

TENTATIVE TRACT MAP NO. 36548 DAKOTA
 CRESCENDO GROUP LLC
 THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 4 EAST

DATE OF MAP: 2/13/13
 DATE OF RECORD: 4/16/13
 SCALE: 1"=20'