



# Planning Commission Staff Report

DATE: MAY 11, 2016

Public Hearing

SUBJECT: REQUEST BY FOUNTAIN VILLAGE DEVELOPMENT FOR A TENTATIVE PARCEL MAP TO SUBDIVIDE A 1.7-ACRE PARCEL INTO TWO SINGLE-FAMILY RESIDENTIAL LOTS AND AN ADMINISTRATIVE MINOR MODIFICATION (AMM) APPLICATION FOR A 20 PERCENT REDUCTION OF THE REQUIRED LOT WIDTH IN THE R-1-A ZONING DESIGNATION FOR THE PARCEL LOCATED AT THE WESTERN TERMINUS OF WEST SANTA ROSA DRIVE; ZONE R-1-A; SECTION 15 (CASE TPM 36922/7.1482 AMM).(ER).

FROM: Department of Planning Services

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## SUMMARY

The Planning Commission to consider a request by the Fountain Village Development for a Tentative Parcel Map to subdivide an existing parcel into two single-family residential lots and an Administrative Minor Modification (AMM) application seeking a reduction to the required lot width of both parcels. The property is located at the southwest corner of West Santa Rosa Drive and West Linda Vista Drive, Zone R-1-A.

## RECOMMENDATION:

The Planning Commission to recommend approval to the City Council with the attached conditions of approval.

## ISSUES:

- The land is an irregular shaped lot abutting a steep hillside area.
- The proposed parcel map requires an AMM in order to meet the required lot widths of the R-1-A zoning designation.

## BACKGROUND:

*Related Relevant City Actions by Planning, Fire, Building, etc...*

The property is vacant; permits have never been issued for any development at the site.

### ***Most Recent Ownership***

John and Janet Beardsley

### ***Neighborhood Notification***

04/27/16 | Historic Tennis Club, Baristo and Warm Sands Neighborhood Organizations

### ***Field Check***

04/27/16 | Staff visited site to observe existing conditions of the property.

<b>Notification</b>	
04/27/16	Hearing Notice was sent to all property owners within 500 feet of subject site.
<b>Details of Application Request</b>	
<b>Site Area</b>	
Net Area	1.7 Acres



Subject Site

**PROJECT DESCRIPTION:**

The project is a proposed Tentative Parcel Map to subdivide a 1.7-acre parcel into two single-family residential lots for future development. The proposed project includes an Administrative Minor Modification application seeking a twenty percent (20%) reduction from the required 120 feet minimum lot width in the subject zoning designation. The property which has always been vacant is located in a developed neighborhood with very low density residential uses. The vacant parcel is surrounded by existing single-family development to the east and south; a condominium complex to the north and a mountainous open space to the west.

Table 2: Surrounding Land Uses, General Plan and Zoning Designations:

<b>Surrounding Property</b>	<b>Existing General Plan Designations</b>	<b>Existing Land Use</b>	<b>Existing Zoning Designations</b>
Subject Property	ER (Estate Residential)	Vacant	R-1-A
North	ER (Estate Residential)	Condo Complex	RGA8
South	ER (Estate Residential)	SFR	R-1-A
East	ER (Estate Residential)	SFR	R-1-A
West	ER (Estate Residential)	Vacant	O20/R-1-A

**ANALYSIS:**

**General Plan:**

The General Plan designation of the property is ER (Estate Residential); the ER designation allows 0 - 2.0 dwelling units per acre. This designation is typically adjacent to the City's hillside areas such as the subject parcel. The proposed subdivision is consistent with the General Plan designation in terms of the future use, proposed density and overall sizes of the two lots.

**Zoning:**

The irregularly shaped vacant hillside property is zoned R-1-A (Single-family residential, 20,000 sq. ft.). As depicted in Table 3 below, the minimum lot width in the R-1-A zone on an interior lot is 120 feet and the minimum lot depth is 120 feet. The R-1-A Zone requires a minimum lot size of 20,000 square feet. As proposed, Parcel 1 will be 34,520 square feet; the buildable area on this parcel is 22,520 square feet. Parcel 2 will be 35,060 square feet while the buildable area is 22,122 square feet.

Table 3: Proposed Subdivision and the R-1-A Zone Requirements

<i>Zoning – Uses &amp; Development Standards</i>			
	<i>R-1-A Zone</i>	<i>Proposed</i>	<i>Compliance</i>
<b>Uses permitted</b>	Single-family residences	(Future SFR)	Yes
<b>Density</b>	1 primary dwelling/lot	1 dwelling unit/lot	Yes
<b>Min. Lot Area</b>	20,000 square feet	Parcel 1: 34,520 Sq. ft.	Yes
<b>Min. Lot Area</b>	20,000 square feet	Parcel 2: 35,060 Sq. ft.	Yes
<b>Min. Lot Depth</b>	120 feet	Parcel 1: 200 Feet	Yes
<b>Min. Lot Width</b>	120 feet	Parcel 1: 105 Feet	No
<b>Min. Lot Depth</b>	120 feet	Parcel 2: 200 Feet	Yes
<b>Min. Lot Width</b>	120 feet	Parcel 2: 110 Feet	No

As indicated in Table 3 above, the R-1-A Zone requires minimum lot width for a lot on interior lot/collector/local streets of 120 feet. Parcel 1 of the proposed subdivision has an average width of 105 feet at its midpoint; 78 feet at the toe of slope and 135 feet at the front section of the Parcel. The average width of Parcel 2 is 110 at its midpoint; 83 feet at the toe of slope and 164 feet at the front section. An Administrative Minor Modification (AMM) may be approved as part of the Tentative Parcel Map to allow a reduction in the lot dimensions pursuant to Section 94.06.01(A)(4) of the Palm Springs Zoning Code (PSZC). The findings in support of the AMM are found in the Required Findings section of this report. With an AMM approval, the proposed subdivision will be consistent with the City of Palm Springs Zoning Ordinance.

**Future Home Review Process:**

Pursuant to Section 93.13.00 (Hillside Developments) of the Zoning Code, any future residential development at the site will require an application along with all the required exhibits and materials to be submitted to the Planning Department for a review process pursuant to Section 94.04.00, architectural review. Proposed site plans, elevations, landscape and section plans will be reviewed by the Architectural Advisory Committee (AAC) and the Planning Commission for a final approval.

Access:

Pursuant to Section 9.64.020 of the Municipal Code, every subdivider is required to dedicate a portion of the subdivision for the purpose of access easement. In this case, the applicant has proposed a 25-foot wide access easement for reciprocal access along the frontage of the parcel. Also, each of the parcels has an emergency and vehicle turnaround access. The proposed access is designed to serve both parcels and will be built from the current terminus of West Santa Rosa Drive and will terminate approximately midway of Parcel 2.

Required Findings For Tentative Parcel Map

Findings are required for the proposed subdivision pursuant to Section 66474 of the California Subdivision Map Act. The Planning Commission of the City of Palm Springs hereby makes the following findings:

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

The General Plan designation of the project site is Estate Residential and is not within any Specific Plan Area. Single-family residential development in this designation is permitted; as proposed, the gross density is consistent with the General Plan. The proposed project complies with the General Plan; with the approval of the submitted Administrative Minor Modification, the new parcels will also comply with all the development standards of the Zoning Ordinance.

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

The project site is suitable for the development of single-family homes. The proposed lot sizes and dimensions are consistent with the R-1-A zoning district. The developable size of the lots can accommodate building pads, driveways, drainage, and all utilities. Adequate access is proposed from Santa Rosa Drive.

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

The parcel is irregularly shaped and falls within the definition of hillside area pursuant to Section 93.13.00 of Palm Springs Zoning Code which defines hillside area as any parcel of land within the city of Palm Springs which contains any portion thereof with a grade of ten (10) percent or more. As depicted in the attached preliminary grading plan, the developable areas of the lots will be large enough to contain single-family residential units consistent with the neighboring homes.

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

The proposed project site is a 1.7-acre site; the parcel will contain two single-family residential lots of over 20,000 square feet each; this is consistent with the allowable density under the General Plan.

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

The proposed project's location does not fall within an existing critical habitat and as such the proposed subdivision will not cause any environmental damage or substantially and avoidably 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 subdivision has been designed so that each lot has necessary infrastructure to adequately serve the lots and future houses on the lots will be required to meet City of Palm Springs standards, therefore the project will not cause public health problems to the area or the City as a whole.

- 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.*

Currently, there are easements in favor of the Riverside County Flood Control and for a future access on the easterly portion of Parcel 1 of the subject property. The applicant is aware of these easements and is currently working with the appropriate entities regarding the future of the easements. Additionally, the easements are not within buildable areas of the proposed lots.

#### Administrative Minor Modification

1. *The requested minor modification is consistent with the General Plan, applicable Specific Plan(s) and overall objectives of the zoning ordinance.*

The proposed number of units per acre is consistent with the Estate Residential land use designation of the General Plan. Section 94.06.01(A)(4) of the City of Palm Springs Zoning Code (PSZC), specifically allows for the reduction of lot dimensions with the approval of an Administrative Minor Modification.

2. *The neighboring properties will not be adversely affected as a result of the approval or conditional approval of the minor modification.*

The request for a reduction of lot width will not impact surrounding properties. Existing homes to the south and easterly portions of the site consists of large single-family residential uses. The portions affected by the width reduction are in the midsection of the parcel which is a non buildable portion of the site; therefore, neighboring properties will not be adversely affected as a result of the minor modification.

3. *The approval of the minor modification will not be detrimental to the health, safety, or general welfare of persons residing or working on the site or in the vicinity.*

Any future buildings on the proposed subdivision will be built according to the established Uniform Building Code, Fire Code and the City of Palm Springs Zoning Code as modified by this Administrative Minor Modification. The proposed lot width modification will not be detrimental to the health, safety or general welfare of future occupants or persons working on the site.

4. *The approval of the minor modification is justified by environmental features, site conditions, location of existing improvements, or historic development patterns of the property or neighborhood.*

The modification to the lot width of Parcel 1 is justified due to the irregular shape and other existing environmental conditions of the property. The granting of the minor modification will not affect future construction of single-family homes on the property. The sizes of the lots are adequate to meet R-1-A zone development standards such as required setbacks, lot coverage and minimum size of structures.

#### ENVIRONMENTAL DETERMINATION:

Pursuant to Section 15315 of the California Environmental Act (CEQA), the project is considered a "Minor Land Division" and is Categorically Exempt. The preparation of further environmental assessment is not necessary since the proposed subdivision meets the standards as stated above. The Planning Commission will consider a Categorical Exemption from the California Environmental Quality Act (CEQA), pursuant to Section 15315; Class 15 of the CEQA Guidelines.

#### NOTIFICATION:

A public hearing notice was advertised and was mailed to all property owners within 500 feet radius of the subject property/adjacent property owners as well as relevant neighborhood organizations. As of the writing of this report, staff has not received any comments regarding this proposal.



Edward Robertson  
Principal City Planner



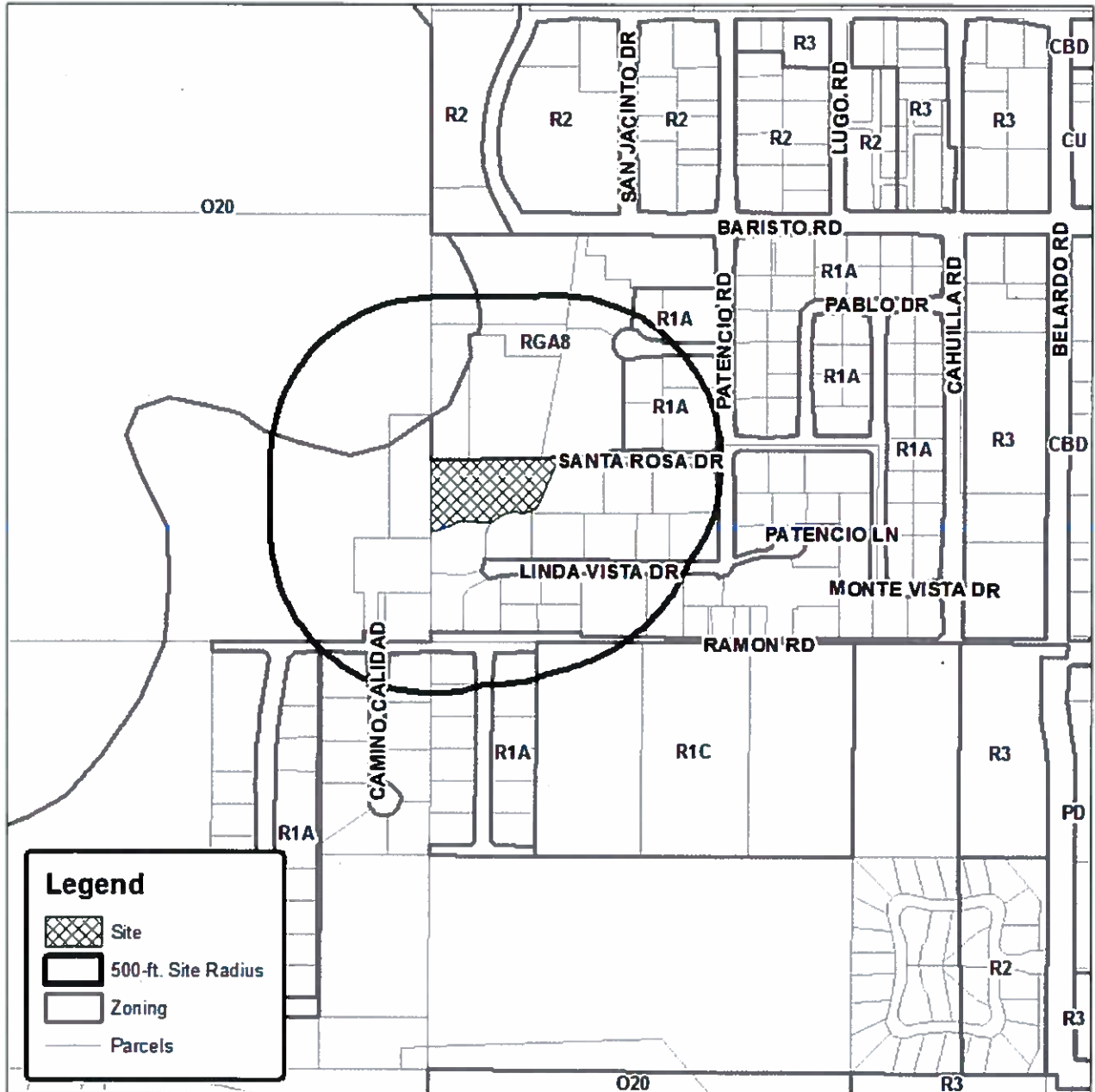
Flinn Fagg, AICP  
Director, Planning Services

#### Attachments:

1. Vicinity Map
2. Draft Resolution
3. Conditions of Approval
4. TPM 36922
5. Preliminary Grading Plan



# Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

## RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA APPROVING AN ADMINISTRATIVE MINOR MODIFICATION AND RECOMMENDING APPROVAL TO THE CITY COUNCIL A REQUEST BY FOUNTAIN VILLAGE DEVELOPMENT FOR A TENTATIVE PARCEL MAP 36922 (TPM 36922) TO SUBDIVIDE A 1.7-ACRE PARCEL INTO TWO SINGLE-FAMILY RESIDENTIAL LOTS AT THE SOUTHWEST CORNER OF WEST SANTA ROSA DRIVE AND WEST LINDA VISTA DRIVE; ZONE R-1-A, SECTION 15.

- A. Fountain Village Development, (Applicant) filed an application with the City pursuant to Chapter 9.62 of the City's Municipal Code (Maps), and Section 66474 of the State of California Subdivision Map Act, for a Tentative Parcel Map proposing to subdivide a 1.7-acre parcel into two single-family residential lots; and
- B. A notice of public hearing for Case TPM 36922 and 7.1482 AMM was given in accordance with applicable law; and
- C. On May 11, 2016, a public hearing on Case TPM 36922 and 7.1482 AMM was held by the Planning Commission in accordance with applicable law.
- D. The proposed project is considered a "project" pursuant to the terms of the California Environmental Quality Act ("CEQA"), and it was determined that the project is Categorically Exempt from further analysis pursuant to Section 15315 of the CEQA Guidelines (Minor Land Divisions); and
- E. Pursuant to Section 66412.3 of the Subdivision Map Act, the Planning Commission has considered the effect of the proposed project on the housing needs of the region, and has balanced these needs against the public service needs of residents and available fiscal and environmental resources; and
- F. 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 Planning Commission recommends that the City Council adopt a Class 15 Categorical Exemption (Minor Land Division) for the proposed parcel map.

**SECTION 2:** Pursuant to Municipal Code Chapter 9.64 (Maps) and the State of California Subdivision Map Act Section 66474, the Planning Commission finds as follows:



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

The General Plan designation of the project site is Estate Residential and is not within any Specific Plan Area. Single-family residential development in this designation is permitted; as proposed, the gross density is consistent with the General Plan. The proposed project complies with the General Plan; with the approval of the submitted Administrative Minor Modification, the new parcels will also comply with all the development standards of the Zoning Ordinance.

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

The project site is suitable for the development of single-family homes. The proposed lot sizes and dimensions are consistent with the R-1-A zoning district. The developable size of the lots can accommodate building pads, driveways, drainage, and all utilities. Adequate access is proposed from Santa Rosa Drive.

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

The parcel is irregularly shaped and falls within the definition of hillside area pursuant to Section 93.13.00 of Palm Springs Zoning Code which defines hillside area as any parcel of land within the city of Palm Springs which contains any portion thereof with a grade of ten (10) percent or more. However, the developable areas of the lots are large enough to contain single-family residential units consistent with the neighboring homes.

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

The proposed project site is a 1.7-acre site; the parcel will contain two single-family residential lots of over 20,000 square feet each; this is consistent with the allowable density under the General Plan.

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

The proposed project's location does not fall within an existing critical habitat and as such the proposed subdivision will not cause any environmental damage or substantially and avoidably 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 subdivision has been designed so that each lot has necessary infrastructure to adequately serve the lots and future houses on the lots will be required to meet City of Palm Springs standards, therefore the project will not cause public health problems to the area or the City as a whole.

- 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.*

Currently, there are easements in favor of the Riverside County Flood Control and for a future access on the easterly portion of Parcel 1 on the subject property. The applicant is aware of these easements and is currently working with the appropriate entities regarding the future of the easements. Additionally, the easements are not within buildable areas of the proposed lots.

#### Administrative Minor Modification

- 1. The requested minor modification is consistent with the General Plan, applicable Specific Plan(s) and overall objectives of the zoning ordinance.*

The proposed number of units per acre is consistent with the Estate Residential land use designation of the General Plan. Section 94.06.01(A)(4) of the City of Palm Springs Zoning Code (PSZC), specifically allows for the reduction of lot dimensions with the approval of an Administrative Minor Modification.

- 2. The neighboring properties will not be adversely affected as a result of the approval or conditional approval of the minor modification.*

The request for a reduction of lot width will not impact surrounding properties. Existing homes to the south and easterly portions of the site consists of large single-family residential uses. The portions affected by the width reduction are in the midsection of the parcel which is a non buildable portion of the site; therefore, neighboring properties will not be adversely affected as a result of the minor modification.

- 3. The approval of the minor modification will not be detrimental to the health, safety, or general welfare of persons residing or working on the site or in the vicinity.*

Any future buildings on the proposed subdivision will be built according to the established Uniform Building Code, Fire Code and the City of Palm Springs Zoning Code as modified by this Administrative Minor Modification. The proposed lot width modification will not be detrimental to the health, safety or general welfare of future occupants or persons working on the site.

- 4. The approval of the minor modification is justified by environmental features, site conditions, location of existing improvements, or historic development patterns of the property or neighborhood.*

The modification to the lot width of Parcel 1 is justified due to the irregular shape and other existing environmental conditions of the property. The granting of the minor modification will not affect future construction of single-family homes on the

property. The sizes of the lots are adequate to meet R-1-A zone development standards such as required setbacks, lot coverage and minimum size of structures.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission approves Case 7.1482 AMM and recommends that the City Council approve Tentative Parcel Map 36922.

ADOPTED this 11<sup>th</sup> day of May, 2016.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: CITY OF PALM SPRINGS, CALIFORNIA

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Flinn Fagg, AICP  
Director of Planning Services

RESOLUTION NO. \_\_\_\_\_

**EXHIBIT A**

Case TPM 36922/7.1482 AMM  
A Two-lot Tentative Parcel Map and Administrative Minor Modification  
Southwest corner of West Santa Rosa Drive and West Linda Vista Drive

May 11, 2016

**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 TPM 36922/7.1482 AMM; except as modified with the conditions below;
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, date stamped March 01, 2016.
- 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 36922 located at Southwest corner of West Santa Rosa Drive and West Linda Vista Drive, date stamped March 01, 2016. 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 TPM 36922/7.1482 AMM. 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 Tentative Parcel Map (TPM) 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.

## **ENVIRONMENTAL ASSESSMENT CONDITIONS**

ENV 1. Coachella Valley Multiple-Species Habitat Conservation Plan (CVMSHCP) Local Development Mitigation Fee (LDMF) is required.

ENV 2. 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 3. 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. (check for duplication in engineering conditions)
- ENV 4. 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. 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 2. (add any additional conditions imposed by the Planning Commission or City Council here)

#### **BUILDING DEPARTMENT CONDITIONS**

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

## **ENGINEERING DEPARTMENT CONDITIONS:**

### **STREETS**

- ENG 1. Any improvements within the public right-of-way require a City of Palm Springs Encroachment Permit. All improvements are subject to inspection and a 24 to 48 hour inspection notification is required.

### **ACCESS EASEMENT (Private Drive)**

- ENG 2. 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 access easement.
- ENG 3. An on-site vehicular turnaround (hammerhead or similar configuration) shall be constructed, in accordance with Zoning Code 93.06.00 C (8).
- ENG 4. Construct pavement with a minimum pavement section of 2 inches asphalt concrete pavement over 4 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, along the entire proposed private access easement and emergency vehicle turn-a-round areas in accordance with City of Palm Springs Standard Drawing No. 110. (Additional pavement removal and replacement may be required upon review of existing pavement cross-sections, and to ensure grade breaks of the pavement cross-section do not occur within a travel lane.) 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 5. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

### **ON-SITE**

- ENG 6. The applicant shall provide a copy of an executed and recorded reciprocal access agreement and easement for the common driveway for Parcels 1 and 2 and also benefitting parcels identified in existing Easement Agreement per Instrument No. 2000-3952, recorded January 5, 2000.

### **SANITARY SEWER**

- ENG 7. All sanitary facilities shall be connected to the public sewer system. New laterals shall not be connected at manholes.

- ENG 8. Submit sewer improvement plans prepared by a California registered civil engineer to the Engineering Division. The plan(s) shall be approved by the City Engineer prior to issuance of any building permits.
- ENG 9. Construct an 8 inch V.C.P. sewer main within the 25 feet wide access easement located 5 feet from centerline or as required by the City Engineer and connect to the existing public sewer system located within Tennis Club Road (private). 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. Any defects of the sewer main shall be removed, replaced, or repaired to the satisfaction of the City Engineer prior to acceptance.
- ENG 10. The easement shall be kept clear and free of any and all obstructions to allow for the continued operation and maintenance of the public sewer main within the easement. 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.
- ENG 11. All sewer mains constructed by the developer and to become part of the City sewer system shall be digitally video recorded (Developer shall contact City treatment plant facility for acceptable digital video format) and submitted to the City for review prior to acceptance of the sewer system for maintenance by the City. Any defects of the sewer main shall be removed, replaced, or repaired to the satisfaction of the City Engineer prior to acceptance.
- ENG 12. 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 13. Submit a Precise Grading 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 Site Plan; a copy of current Title Report; a copy of Soils Report; and a copy of the associated Hydrology Study.

- ENG 14. Prior to approval of a Grading Plan (or issuance of a Grading 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 ( a copy of the written approval must be provided to the City) . The applicant shall contact the Tribal Historic Preservation Officer or the Tribal Archaeologist at [ACBCI-THPO@aguacaliente.net](mailto:ACBCI-THPO@aguacaliente.net) 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 15. 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 16. 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 (if required) or prior to issuance of any permit.

- ENG 17. The applicant shall provide pad (or finish floor) elevation certifications for all building (or structure) pads in conformance with the approved grading plan (if required), to the Engineering Division prior to construction of any building (or structure) foundation.
- ENG 18. 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 (if required). The California Department of Food and Agriculture office is located at 73-710 Fred Waring Drive, Palm Desert (Phone: 760-776-8208).

#### DRAINAGE

- ENG 19. All stormwater runoff passing through the site shall be accepted and conveyed across the property in a manner acceptable to the City Engineer. For all stormwater runoff falling on the site, on-site retention or other facilities approved by the City Engineer shall be required to contain the increased stormwater runoff generated by the development of the property. Provide a hydrology study 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 retention basin sizing and other stormwater runoff mitigation measures shall be determined upon review and approval of the hydrology study by the City Engineer and may require redesign or changes to site configuration or layout consistent with the findings of the final hydrology study. No more than 40-50% of the street frontage parkway/setback areas should be designed as retention basins. On-site open space, in conjunction with dry wells and other subsurface solutions should be considered as alternatives to using landscaped parkways for on-site retention.
- ENG 20. The project is subject to flood control and drainage implementation fees. The acreage drainage fee at the present time is \$9212.00 per acre in accordance with Resolution No. 15189. Fees shall be paid prior to issuance of a building permit.

## GENERAL

- ENG 21. 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 22. All proposed utility lines shall be installed underground.
- ENG 23. All existing utilities shall be shown on the improvement plans if required for the project. The existing and proposed service laterals shall be shown from the main line to the property line.
- ENG 24. Upon approval of any improvement plan (if required) 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 25. The original improvement plans prepared for the proposed development and approved by the City Engineer (if required) 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 26. Nothing shall be constructed or planted in the corner cut-off area of any 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 27. This property is subject to the Coachella Valley Multiple Species Habitat Conservation Plan Local Development Mitigation Fee (CVMSHCP-LDMF). The LDMF shall be paid prior to issuance of Building Permit.

#### MAP

ENG 28. In accordance with Government Code 66411.1 (a), all required public improvements shall be listed in an Improvement Certificate on the Parcel Map and clearly noted that the required public improvements will be the minimum development requirements for Parcels 1 and 2 of Tentative Parcel Map No. 36922, but shall be completed prior to issuance of a building permit on the parcels.

ENG 29. Upon approval of a parcel map, the parcel 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, 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 30. 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 31. 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 (CAMUTCD), dated November 7, 2014, or subsequent editions in force at the time of construction.

ENG 32. This property is subject to the Transportation Uniform Mitigation Fee which shall be paid prior to issuance of building permit.

### **FIRE DEPARTMENT CONDITIONS:**

FID 1 These conditions are subject to final plan check and review. Initial fire department conditions have been determined on the site plan received and stamped September 10, 2015. Additional requirements may be required based on revisions to site plans.

FID 2 Fire Department Conditions were based on the 2013 California Fire Code as adopted by City of Palm Springs, Palm Springs Municipal Code and latest adopted NFPA Standards. Four (4) 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 PLANS AND 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 one set.

Plans shall be submitted to:

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

Counter Hours: 8:00 AM – 6:00 PM, Monday – Thursday

A deposit for Plan Check and Inspection Fees is required at the time of Plan Submittal. Inspection fees are charged at the fully burdened hourly rate of the fire inspector. 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.

**FID 4 Fire Apparatus Access Roads (CFC 503.1.1):** Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

- **Fire Apparatus Access Road (CFC 202 Definitions)** – A road that provides fire apparatus access from a fire station to a facility, building or portion thereof. This is a general term inclusive of all other terms such as fire lane, public street, private street, parking lot lane and access roadway.
- **Dimensions (CFC 503.2.1):** Fire apparatus access roads shall have an unobstructed width of not less than 24 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 5 Fire Lanes (CFC 202 Definitions):** A road or other passageway developed to allow the passage of fire apparatus. A fire lane is not necessarily intended for vehicular traffic other than fire apparatus. A "fire lane" is a component of a "fire apparatus access road".

- **Designation of Fire Lanes (CVC 22500.1):** Only the fire department with jurisdiction over the area in which the place is located can designate a fire lane.
- **Designated Fire Lanes in private developments** shall be not less than 24 feet wide (curb face to curb face) with no parking on either side. Wedge, or rolled curbing contained within a 24 foot fire lane shall be capable of supporting 73,000 pound GVW fire apparatus.
- **Fire Lane Marking (CFC 503.3):** Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

**FID 6**        **Dead Ends (503.2.5 CFC):** 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 43 feet from centerline. The other is a hammerhead turnaround meeting the Palm Springs Public Works and Engineering Department standard dated 9/4/2002.

**FID 7**        **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.

**FID 8**        **Traffic Calming Devices (CFC 503.4.1):** Traffic calming devices shall be prohibited unless approved by the fire code official.

**FID 9**        **Grade (CFC 503.2.7):** The grade of the fire apparatus access road shall within the limits be within the limits established by the fire code official based on the fire department's apparatus. No grade shall exceed 12%. Grade transitions shall not exceed maximum angle of approach and angle of departure based on the fire department's apparatus as determined by the Fire Chief.

**FID 10**       **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. Secured automated vehicle gates or entries shall utilize a combination of a Tomar Strobeswitch™, or approved equal, and an approved Knox key electric switch. 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 ¼ 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 11** 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. One available fire hydrant must be within 250 feet from any point on lot street frontages. (CFC Appendix C)

**FID 12** 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 13** 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, 2013 Edition, as modified by local ordinance.

**FID 14** Residential Smoke and Carbon Monoxide Alarms Installation with Fire Sprinklers - R-3 & Household Fire Alarm System (CFC 907.2.11.2, CRC R314 & R315 and California Health & Safety Code 17926): Provide and Install Residential Smoke and Carbon Monoxide Alarms. Alarms shall receive their primary power from the building wiring, and shall be equipped with a battery backup. In new construction, alterations, repairs and additions, smoke and carbon monoxide alarms shall be interconnected. The operation of any smoke alarm or the fire sprinkler flow switch will cause all smoke alarms within the dwelling to sound and activate the exterior horn/strobe. The operation of any carbon monoxide alarm will cause all carbon monoxide alarms within the dwelling to sound.

**FID 15** Audible Residential Water Flow Alarms - NFPA 13D Fire Sprinklers & Household Fire Alarm System (CFC 903.4.2): An approved audible sprinkler flow alarm (Wheelock horn/strobe with WBB back box or equal) shall be provided on the exterior of the building in an approved location. It shall be powered by the household fire alarm system. The horn/strobe shall be outdoor rated.

**FID 16** FIRE HAZARD SEVERITY ZONES - (CFC 4901): Geographical areas designated pursuant to California Public Resources Codes, Sections 4201 through 4204 and classified as Very High, High, or Moderate in State Responsibility Areas or as Local Agency Very High Fire Hazard Severity Zones designated pursuant to California Government Code, Sections 51175 through 51189. The California Code of Regulations, Title 14, Section 1280 entitles the maps of these geographical areas as "Maps of the Fire Hazard Severity Zones in the State Responsibility Area of California."

**LOCAL AGENCY VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ).** An area designated by a local agency upon the recommendation of the CDF Director pursuant to Government Code, Sections 51177(c), 51178 and 5118, that is not a state responsibility



area and where a local agency, city, county, city and county, or district is responsible for fire protection.

- Construction methods and 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 Referenced Standards Code, Chapter 12-7A and this chapter.

- Project Note: This project lies within Very High Fire Hazard Severity Zone (VHFHSZ) boundaries.

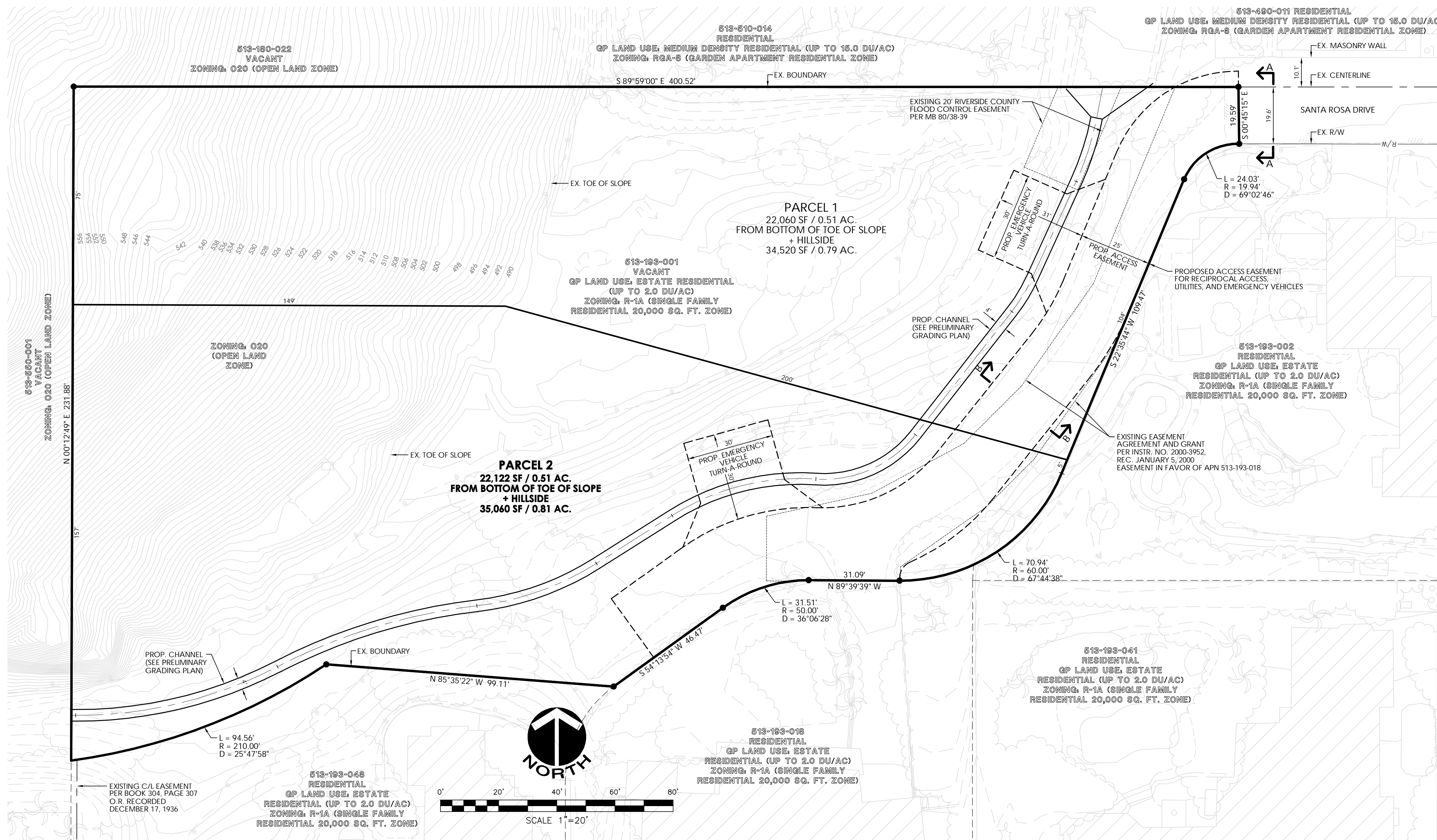
**END OF CONDITIONS**

# TENTATIVE PARCEL MAP NO. 36922

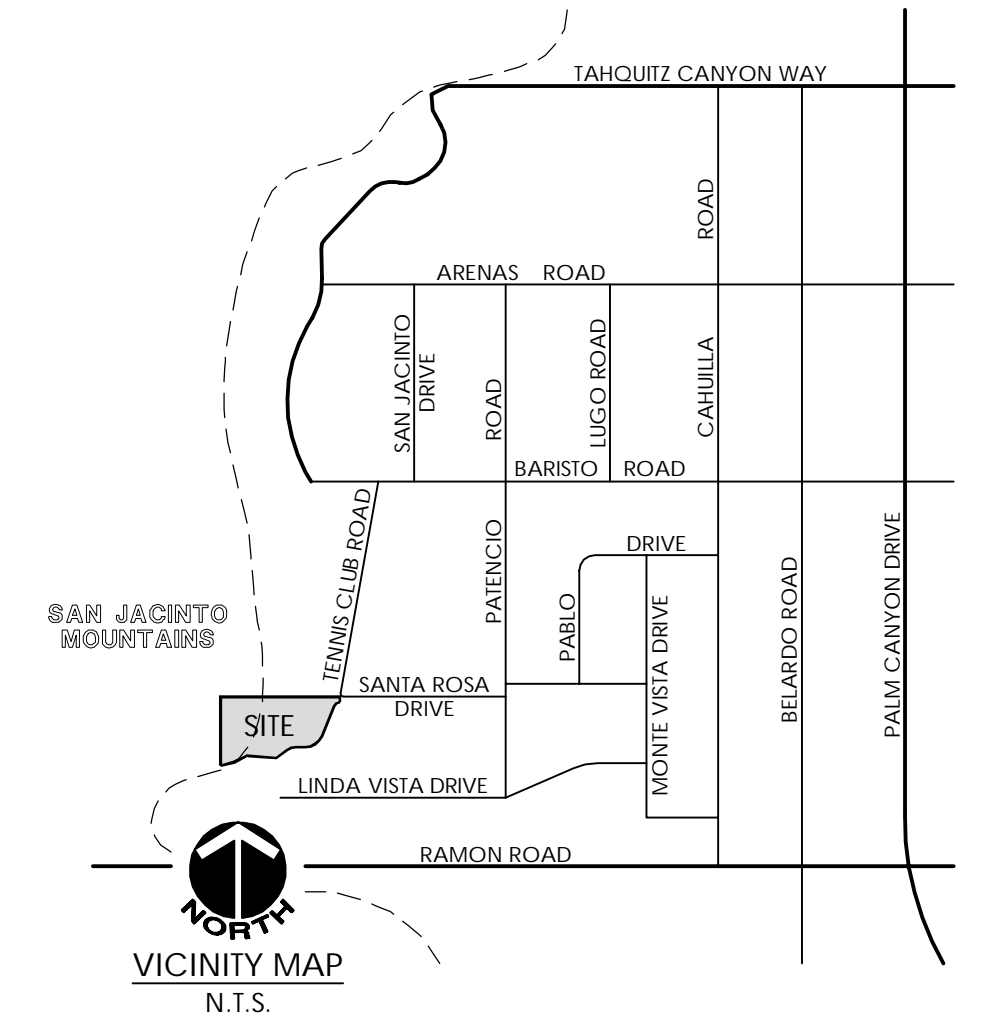
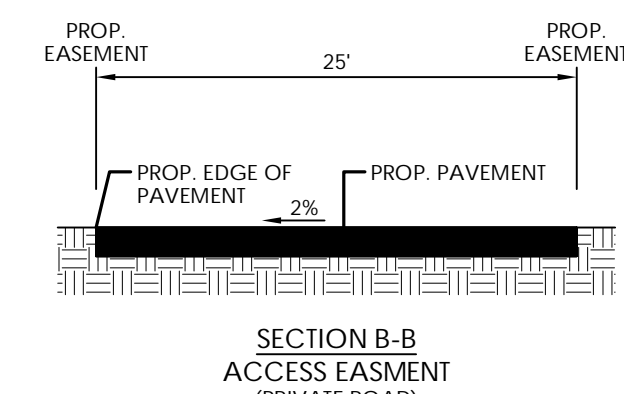
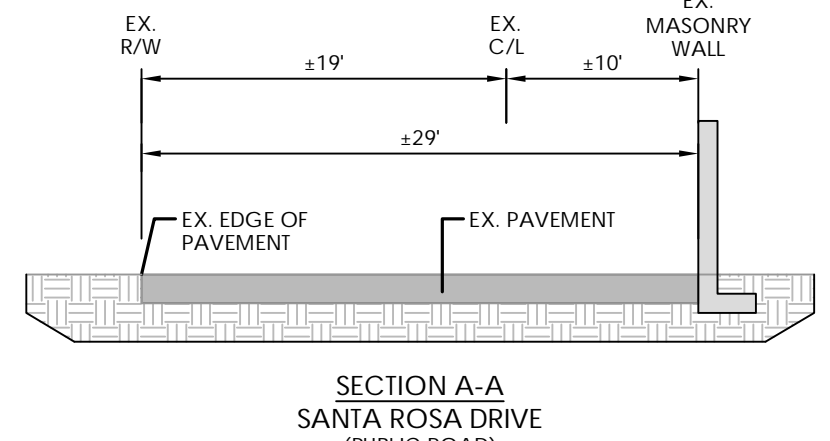
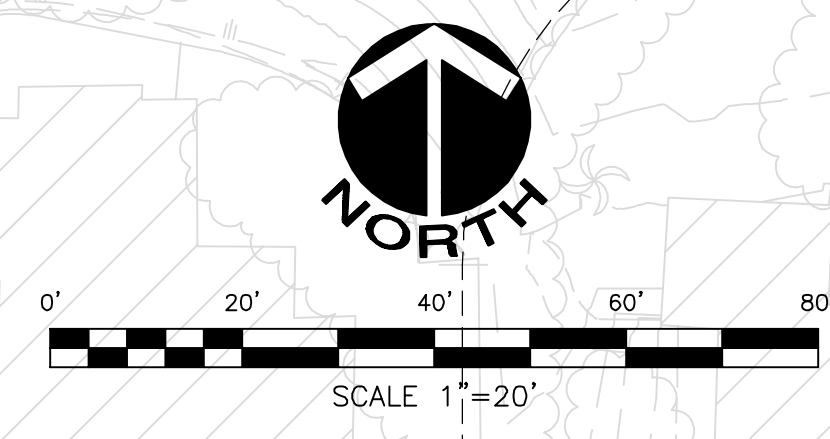
EXHIBIT DATE: MARCH 1, 2016

## DATA TABLE

LAND OWNER / APPLICANT:	JOHN & JANET BEARDSLEY	
ADDRESS:	115 SW ASH STREET, SUITE 500 PORTLAND, OREGON 97204	
CONTACT:	JOHN BEARDSLEY	TELEPHONE: 503-227-3278
EXHIBIT PREPARER:	MSA CONSULTING, INC.	
ADDRESS:	34200 BOB HOPE DRIVE RANCHO MIRAGE, CALIFORNIA 92270	
CONTACT:	JULIAN A. DE LA TORRE (PE C43880)	TELEPHONE: (760) 320-9811
SOURCE OF TOPOGRAPHY:	INLAND AERIAL SURVEYS, INC.	
ADDRESS:	7117 ARLINGTON AVENUE, SUITE "A" RIVERSIDE, CALIFORNIA 92503	
DATE OF TOPOGRAPHY:	MARCH 12, 2015	TELEPHONE: (951) 687-4252
ASSESSOR'S PARCEL NUMBER:	513-193-001	
LEGAL DESCRIPTION:	LOT 1 OF PARCEL MAP NO. 11147 IN SECTION 15, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE & MERIDIAN	
LAND USE DESCRIPTION:	ACREAGE:	
EXISTING GROSS ACREAGE:	1.60 AC.	
GROSS LOT 1:	0.79 AC.	
GROSS LOT 2:	0.81 AC.	
NET LOT 1:	0.51 AC.	
NET LOT 2:	0.51 AC.	
EXISTING ZONING:	SINGLE FAMILY RESIDENTIAL 20,000 S.F. ZONE (R-1A)	
PROPOSED ZONING:	SINGLE FAMILY RESIDENTIAL 20,000 S.F. ZONE (R-1A)	
EXISTING GENERAL PLAN LAND USE:	ESTATE RESIDENTIAL (UP TO 2.0 DU/AC)	
PROPOSED GENERAL PLAN LAND USE:	ESTATE RESIDENTIAL (UP TO 2.0 DU/AC)	
PUBLIC UTILITY PURVEYORS:	ELECTRIC: SOUTHERN CALIFORNIA EDISON 760-324-4991	
	GAS: THE GAS COMPANY 800-427-2200	
	TELEPHONE: VERIZON COMPANY 800-483-5000	
	WATER: DESERT WATER AGENCY 760-323-4971	
	CABLE: TIME WARNER CABLE 760-340-1312	
	SEWER: CITY OF PALM SPRINGS 760-323-8166 EXT. 2	
	USA: UNDERGROUND SERVICE ALERT 800-227-2600	
FEMA FLOOD ZONE DESIGNATION:	ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.	
AS SHOWN ON RIVERSIDE COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL MAP NUMBER 06065C-1558G, EFFECTIVE DATE: AUGUST 28, 2008.		



LEGEND		ABBREVIATIONS	
	679.3 EXISTING SPOT ELEVATIONS	(E)	EAST
	EXISTING CONTOURS	(N)	NORTH
	EXISTING CABLE	(S)	SOUTH
	EXISTING IRRIGATION DRAIN LINE	(W)	WEST
	EXISTING EASEMENT	A.C.	ASPHALT CONCRETE
	EXISTING ELECTRIC	AC	ACREAGE
	EXISTING GAS	APN	ASSESSOR'S PARCEL NUMBER
	EXISTING IRRIGATION	BNDRY	BOUNDARY
	EXISTING LOT LINE	C/L	CENTERLINE
	EXISTING EDGE OF PAVEMENT	C&G	CURB AND GUTTER
	EXISTING TELEPHONE	E/P	EDGE OF PAVEMENT
	EXISTING OVERHEAD TELEPHONE	ESMT.	EASEMENT
	EXISTING RIGHT OF WAY	EX	EXISTING
	EXISTING SEWER	EX.	EXISTING
	EXISTING SEWER FORCE MAIN	EX.	EXISTING
	EXISTING WATER	MAX.	MAXIMUM
	TENTATIVE TRACT MAP BOUNDARY	M.B.	MAP BOOK
	PROPOSED AND EXISTING CENTER LINE	MIN.	MINIMUM
	PROPOSED CURB	NO.	NUMBER
	PROPOSED EASEMENT	N.T.S.	NOT TO SCALE
		O.H.	OVERHEAD
		P.G.	PAGE
		P/L	PROPERTY LINE
		PROP.	PROPOSED
		P.U.E.	PUBLIC UTILITY EASEMENT
		R	RADIUS
		R/W	RIGHT OF WAY
		S	SQUARE FEET
		STD.	STANDARD
		TYP.	TYPICAL
		UG	UNDERGROUND



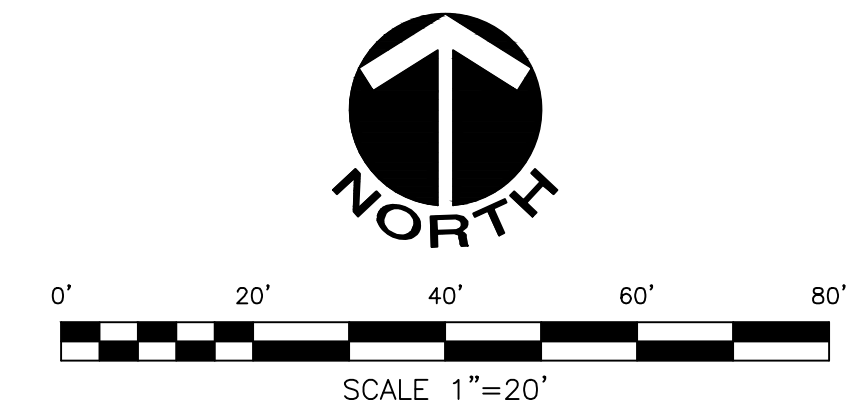
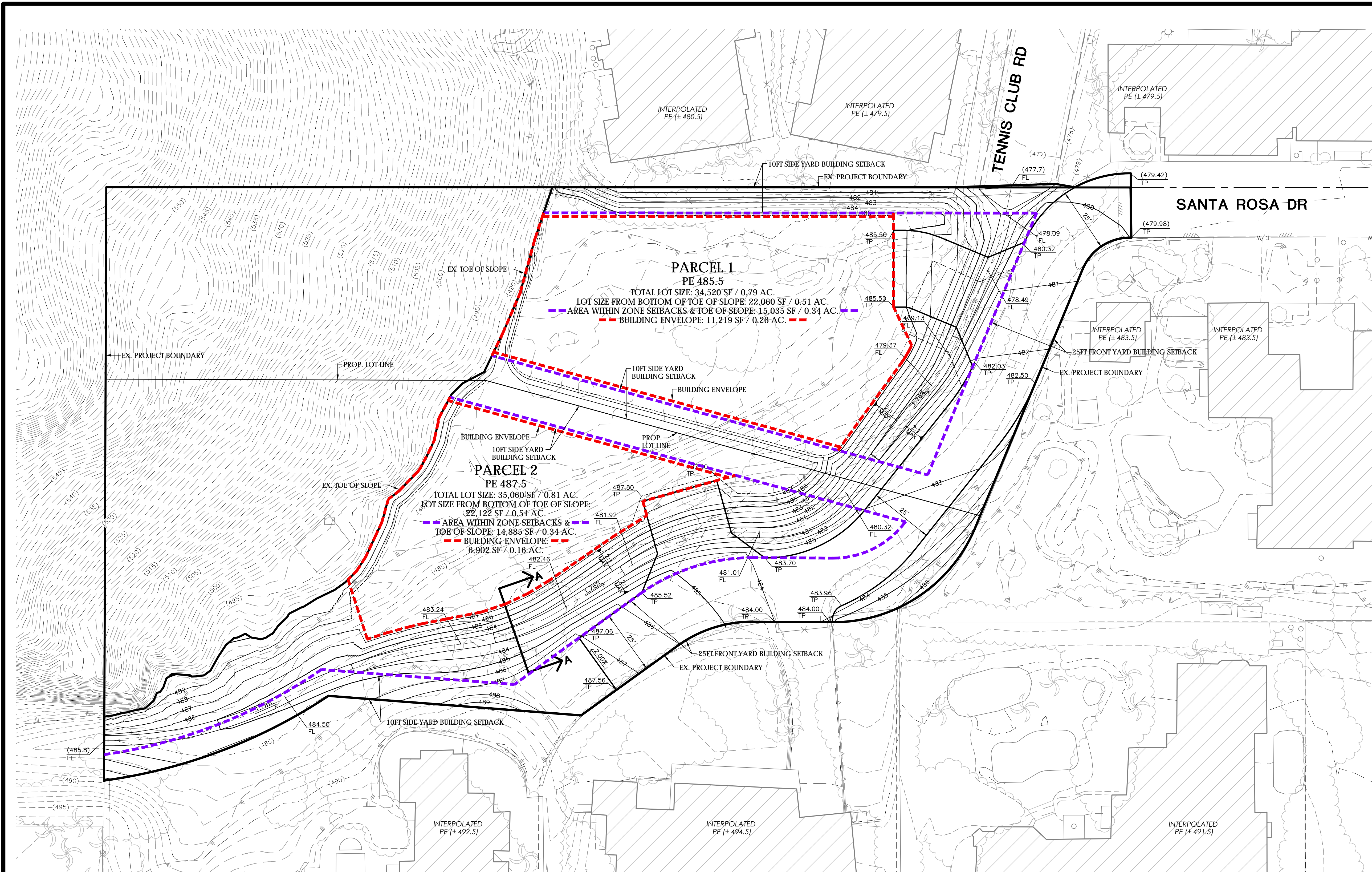
**MSA CONSULTING, INC.**  
 PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING  
 34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270  
 TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893

# PRELIMINARY MODIFIED GRADING AND DRAINAGE PLAN FOR TENTATIVE PARCEL MAP NO. 36922

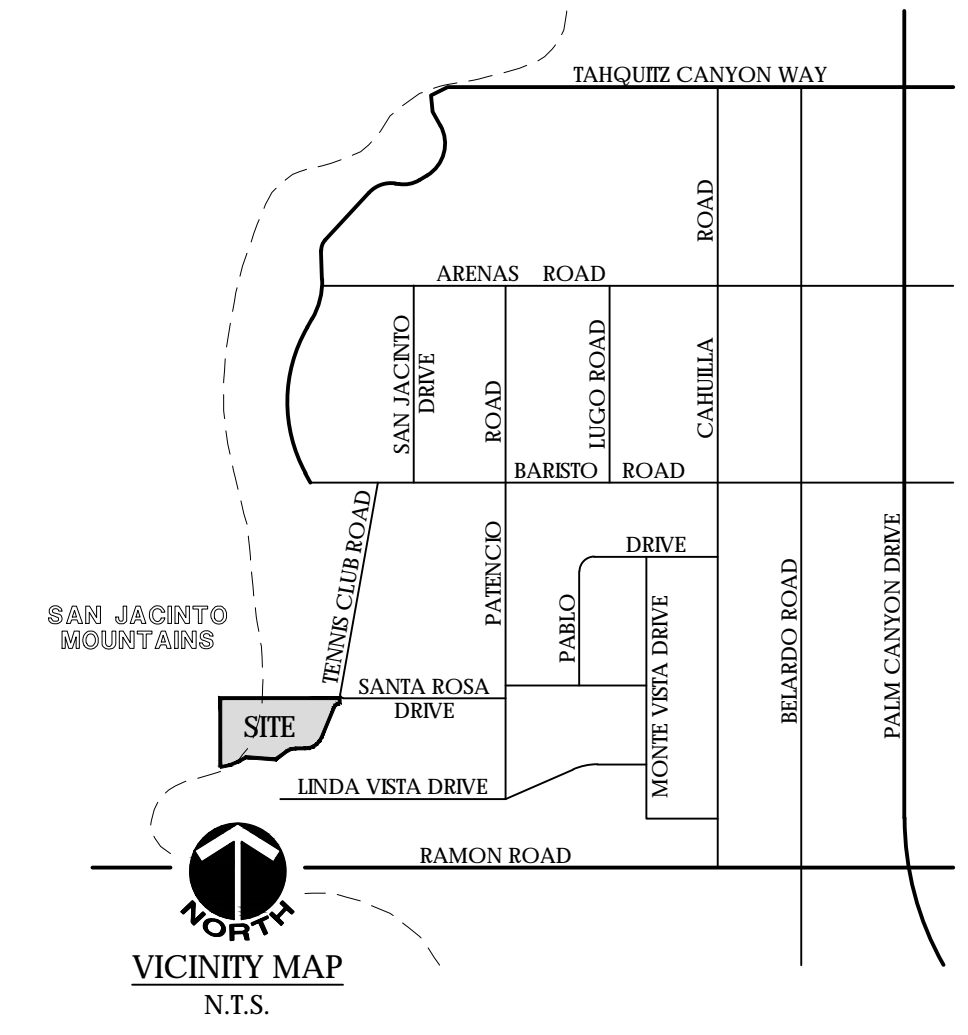
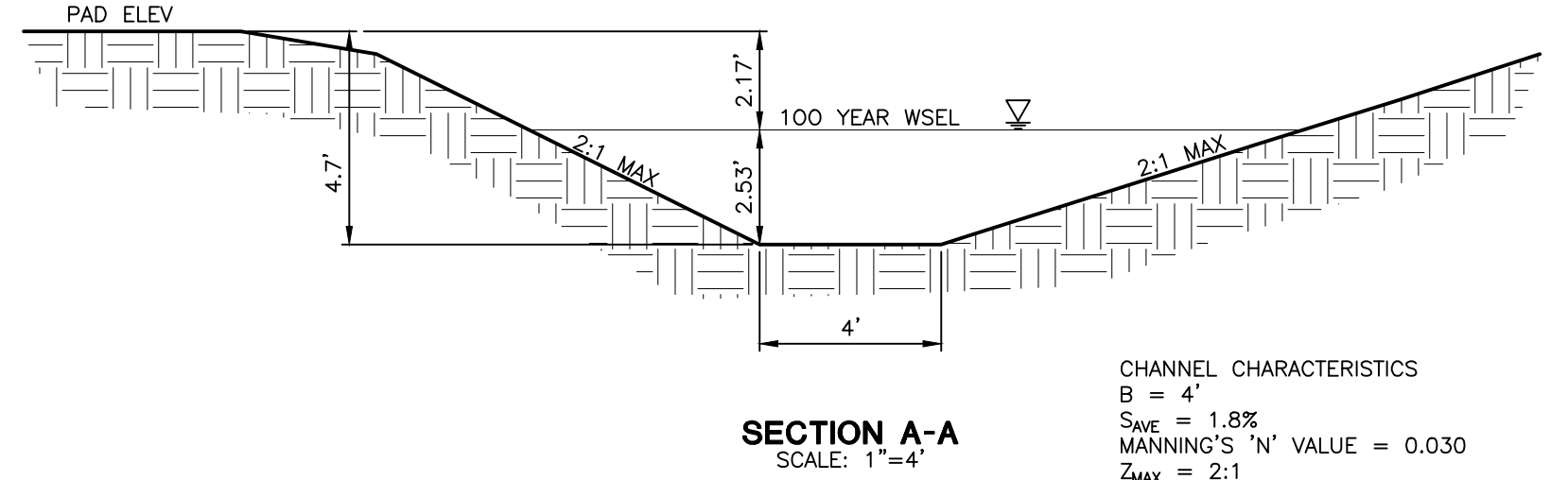
EXHIBIT DATE: MAY 4, 2016

## DATA TABLE

LAND OWNER / APPLICANT:	JOHN & JANET BEARDSLEY
ADDRESS:	115 SW. ASH STREET, SUITE 500 PORTLAND, OREGON 97204
CONTACT:	JOHN BEARDSLEY TELEPHONE: 503-227-3278
EXHIBIT PREPARER:	MSA CONSULTING, INC.
ADDRESS:	34200 BOB HOPE DRIVE RANCHO MIRAGE, CALIFORNIA 92270
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SOURCE OF TOPOGRAPHY:	INLAND AERIAL SURVEYS, INC.
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DATE OF TOPOGRAPHY:	MARCH 12, 2015 TELEPHONE: (951) 687-4252
ASSESSOR'S PARCEL NUMBER:	513-193-001
LEGAL DESCRIPTION:	A PORTION OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE & MERIDIAN



<b>LEGEND</b>	<b>ABBREVIATIONS</b>
679.3 EXISTING SPOT ELEVATIONS	(E) EAST
EXISTING CONTOURS	(N) NORTH
EXISTING CABLE	(S) SOUTH
EXISTING IRRIGATION DRAIN LINE	(W) WEST
EXISTING EASEMENT	A.C. ASPHALT CONCRETE
EXISTING ELECTRIC	AC ACREAGE
EXISTING GAS	APN ASSESSORS PARCEL NUMBER
EXISTING IRRIGATION	BNDRY BOUNDARY
EXISTING LOTLINE	C.L. CENTERLINE
EXISTING EDGE OF PAVEMENT	C&G CURB AND GUTTER
EXISTING TELEPHONE	E/P EDGE OF PAVEMENT
EXISTING OVERHEAD TELEPHONE	EX. EXISTING
EXISTING RIGHT OF WAY	FL FLOW LINE
EXISTING SEWER	MAX. MAXIMUM
EXISTING SEWER FORCE MAIN	M.B. MAP BOOK
EXISTING WATER	MIN. MINIMUM
TENTATIVE TRACT MAP BOUNDARY	NO. NUMBER
PROPOSED AND EXISTING CENTER LINE	N.T.S. NOT TO SCALE
PROPOSED CURB	O/H OVERHEAD
PROPOSED EASEMENT	P.C. PAGE
	P.L. PROPERTY LINE
	PROP. PROPOSED
	P.U.E. PUBLIC UTILITY EASEMENT
	R. RADIUS
	R/W RIGHT OF WAY
	SF SQUARE FEET
	STD. STANDARD
	TP TOP OF PAVEMENT
	TYP. TYPICAL
	UG UNDERGROUND



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TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893

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