

PLANNING COMMISSION RESOLUTION NO. 2859

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM DESERT, CALIFORNIA, APPROVING A REVISION TO APPROVED PAD ELEVATIONS FOR TENTATIVE TRACT MAP 38434 TO ACCOMMODATE A 332 SINGLE-FAMILY HOME RESIDENTIAL DEVELOPMENT ON A 93.56-ACRE PROJECT SITE SOUTH OF GERALD FORD DRIVE AND WEST OF PORTOLA ROAD WITHIN THE REFUGE SPECIFIC PLAN AREA (APNS: 694-310-009 & 694-31-011)
CASE NOS. TTM 38434 (TTM23-0002)

WHEREAS, the City Council of the City of Palm Desert, California, did on the 17th day of November 2022, adopt Resolution No. 2022-93, adopting a Mitigated Negative Declaration (MND) of Environmental Impact pursuant to the California Environmental Quality Act (CEQA), and approving the Refuge Specific Plan; and

WHEREAS, the City Council of the City of Palm Desert, did on the 17th day of November 2022, hold a duly noticed public hearing and adopt City Council Resolution No. 2022-94 to approve Tentative Tract Map (TTM) 38434 to subdivide 93.56 acres into individual parcels, including one (1) lot for condominium purposes, 339 single-family residential lots, and lots for public streets, private streets, and open space areas within the Refuge Specific Plan (“Specific Plan”); and

WHEREAS, Pulte Homes (“Applicant”), submitted a TTM Revision application to revise Tentative Tract Map 38434 to subdivide 93.56 acres into individual parcels, including one (1) lot for condominium purposes, 332 single-family residential lots, and lots for public streets, private streets, and open space areas (“Project”) within the Specific Plan; and

WHEREAS, the Project site has a land use designation of Town Center Neighborhood (TCN) in the General Plan adopted on November 10, 2016, and zoning designation of Refuge Specific Plan adopted on November 17, 2022; and

WHEREAS, the Planning Commission of the City of Palm Desert, California, did on the 5th day of September 2023, hold a duly noticed public hearing and adopted Planning Commission Resolution No. 2841, with conditions of approval, to approve the request by the Applicant for a revision to TTM 38434; and

WHEREAS, Planning Commission Resolution No. 2841 approved pad elevations for the development based on a Preliminary Grading Plan dated August 17, 2023; and

WHEREAS, the Applicant submitted an application for a Rough Grading permit which proposed revisions to the aforementioned approved pad elevations, approved by Planning Commission Resolution No. 2841; and

WHEREAS, the Project can be found consistent with the previously adopted Mitigated Negative Declaration of Environmental Impact pursuant to the California Environmental Quality Act (CEQA) and corresponding Mitigation Monitoring Report Program, adopted via Council Resolution No. 2022-93; and

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WHEREAS, the Planning Commission of the City of Palm Desert, California, did on the 5th day of March 2024, hold a duly noticed public hearing to consider the request by the Applicant for a revision to the approved pad elevations for TTM 38434; and

WHEREAS, at the said public hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons desiring to be heard, the Planning Commission did find the following facts and reasons, which are outlined in the staff report exist to justify approval of said request; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Palm Desert, California, as follows:

SECTION 1. Recitals. The Planning Commission hereby finds that the foregoing recitals are true and correct and are incorporated herein as substantive findings of this Resolution.

SECTION 2. Findings on Tentative Tract Map. Under PDMC Section 26.20.100(C), the findings for the tentative map are the following:

1. That the density of the proposed subdivision is consistent with applicable general and specific plans.

The map has been found to be consistent with the density, lot development standards, and land uses of the Specific Plan and the General Plan Land Use Designation for the Town Center Neighborhood. No changes to density are proposed as part of this action.

2. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

The design and improvement of the subdivision is consistent with the applicable Specific Plan requirements for lot standards, the circulation, and distribution of land uses. No changes to design or improvement are proposed as part of this action.

3. That the site is physically suitable for the type of development.

The site is physically suitable for the mix of single-family and multi-family housing development. The site has suitable access, grading, drainage, and zoning to allow the development.

4. That the site is physically suitable for the proposed density of development.

The site is physically suitable for the density of development. The allowable density for the site has been evaluated by the General Plan. The Applicant has prepared the appropriate technical studies to assess that the site is physically suitable to

develop. The MND for the Specific Plan identifies required mitigation. No changes to density are proposed as part of this action.

5. That the design of the subdivision or the improvements are not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.

The design of the subdivision and improvements will not cause damage or substantially injure wildlife habitat. The subject property is in an urbanized area of Palm Desert and is adjacent to major roadways, including Gerald Ford Drive. The site is vacant and surrounded by residential development to the west and commercial development to the east. A biological assessment of the site was prepared for the Specific Plan and did not identify suitable habitats for wildlife that could be damaged or affected as a result of the development of the Project. Ground-disturbing activities for the development of the Project shall comply with the Migratory Bird Treaty Act, as well as preparation of a burrowing owl survey prior to ground-disturbing activities and prior to the removal of vegetation or tree removal shall ensure no habitat is damaged.

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

The design of the subdivision is not likely to cause serious health problems. The Project is not located within a hazardous area that would be subject to flooding, liquefaction, landslides, fault zones, or other natural hazards. The Project does not generate adverse effects that would cause public health problems. Ground-disturbing activities are conditioned to prepare plans to control fugitive dust. The access locations to the subdivision have been evaluated in accordance with the Specific Plan and will not adversely affect public health.

SECTION 3. Project Approval. The Planning Commission approval for a revision to the approved pad elevations for Tentative Tract Map 38434, subject to the Conditions of Approval attached hereto as Exhibit "A" and subject to the pad elevation matrix attached hereto as Exhibit "B".

ADOPTED ON March 5, 2024

JOSEPH PRADETTO
CHAIRPERSON

ATTEST:

RICHARD D. CANNONE, AICP
SECRETARY

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I, Richard D. Cannone, AICP, Secretary of the City of Palm Desert, hereby certify that Resolution No. 2858 is a full, true, and correct copy, and was duly adopted at a regular meeting of the Planning Commission of the City of Palm Desert on March 5, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

RECUSED:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Palm Desert, California, on March 5, 2024.

RICHARD D. CANNONE, AICP
SECRETARY

**EXHIBIT A
CONDITIONS OF APPROVAL
CASE NO. TTM 38434**

PLANNING DIVISION:

1. The development of the property shall conform substantially with exhibits on file with the Development Services Department, as modified by the following conditions.
2. The approved pad elevations for this project shall remain consistent with the pad elevations identified on Exhibit B of this resolution, as shown on the Rough Grading plan dated 2-12-2024, prepared by MSA Consulting, as part of Rough Grading permit RG23-0005.
3. The Applicant agrees that in the event of any administrative, legal, or equitable action instituted by a third party challenging the validity of any of the procedures leading to the adoption of these project approvals for the Project, or the project approvals themselves, the Developer and City each shall have the right, in their sole discretion, to elect whether or not to defend such action. Developer, at its sole expense, shall defend, indemnify, and hold harmless the City (including its agents, officers, and employees) from any such action, claim, or proceeding with counsel chosen by the City, subject to the Developer's approval of counsel, which shall not be unreasonably denied, and at the Developer's sole expense. If the City is aware of such an action or proceeding, it shall promptly notify the Developer and cooperate in the defense. The Developer, upon such notification, shall deposit with City sufficient funds in the judgment of the City Finance Director to cover the expense of defending such action without any offset or claim against said deposit to assure that the City expends no City funds. If both Parties elect to defend, the Parties hereby agree to affirmatively cooperate in defending said action and to execute a joint defense and confidentiality agreement in order to share and protect the information under the joint defense privilege recognized under applicable law. As part of the cooperation in defending an action, City and Developer shall coordinate their defense in order to make the most efficient use of legal counsel and to share and protect information. Developer and City shall each have sole discretion to terminate its defense at any time. The City shall not settle any third-party litigation of project approvals without the Developer's consent, which consent shall not be unreasonably withheld, conditioned, or delayed unless the Developer materially breaches this indemnification requirement.
4. All conditions of approved included in Planning Commission Resolution No. 2841 shall be adhered to as part of this approval and project.

END OF CONDITIONS OF APPROVAL

**Exhibit B
Approved Pad Elevations Matrix**

| Tentative Tract Map Lot Number | Tentative Tract Map Lot Pad Elevations | Final Tract Map Lot Number | Final Tract Map Lot Pad Elevations | Difference FTM-TTM | Final Tract Number |
|---------------------------------------|---|-----------------------------------|---|---------------------------|---------------------------|
| 1 | 294.4 | 1 | 294.5 | 0.1 | 38434-1 (Phase 1) |
| 2 | 294.2 | 2 | 294.2 | 0.0 | 38434-1 (Phase 1) |
| 3 | 293.9 | 3 | 294.0 | 0.1 | 38434-1 (Phase 1) |
| 4 | 293.7 | 4 | 293.7 | 0.0 | 38434-1 (Phase 1) |
| 5 | 293.4 | 5 | 293.4 | 0.0 | 38434-1 (Phase 1) |
| 6 | 294.0 | 6 | 293.4 | -0.6 | 38434-1 (Phase 1) |
| 7 | 293.8 | 7 | 293.7 | -0.1 | 38434-1 (Phase 1) |
| 8 | 293.6 | 8 | 294.0 | 0.4 | 38434-1 (Phase 1) |
| 9 | 294.1 | 9 | 293.4 | -0.7 | 38434-1 (Phase 1) |
| 10 | 294.3 | 10 | 293.8 | -0.5 | 38434-1 (Phase 1) |
| 11 | 294.5 | 11 | 294.2 | -0.3 | 38434-1 (Phase 1) |
| 12 | 294.8 | 1 | 294.6 | -0.2 | 38434 (Phase 2) |
| 13 | 295.0 | 2 | 294.8 | -0.2 | 38434 (Phase 2) |
| 14 | 295.3 | 3 | 295.1 | -0.2 | 38434 (Phase 2) |
| 15 | 295.5 | 4 | 295.3 | -0.2 | 38434 (Phase 2) |
| 16 | 295.8 | 5 | 295.6 | -0.2 | 38434 (Phase 2) |
| 17 | 296.0 | 6 | 295.9 | -0.1 | 38434 (Phase 2) |
| 18 | 296.2 | 7 | 296.2 | 0.0 | 38434 (Phase 2) |
| 19 | 296.5 | 8 | 296.3 | -0.2 | 38434 (Phase 2) |
| 20 | 297.0 | 9 | 296.5 | -0.5 | 38434 (Phase 2) |
| 21 | 297.2 | 10 | 296.9 | -0.3 | 38434 (Phase 2) |
| 22 | 297.5 | 11 | 297.2 | -0.3 | 38434 (Phase 2) |
| 23 | 297.7 | 12 | 297.5 | -0.2 | 38434 (Phase 2) |
| 24 | 297.9 | 13 | 297.8 | -0.1 | 38434 (Phase 2) |
| 25 | 298.2 | 14 | 298.1 | -0.1 | 38434 (Phase 2) |
| 26 | 298.4 | 15 | 298.4 | 0.0 | 38434 (Phase 2) |
| 27 | 298.7 | 16 | 298.7 | 0.0 | 38434 (Phase 2) |
| 28 | 298.9 | 17 | 298.9 | 0.0 | 38434 (Phase 2) |
| 29 | 299.1 | 18 | 298.7 | -0.4 | 38434 (Phase 2) |
| 30 | 299.3 | 19 | 298.8 | -0.5 | 38434 (Phase 2) |
| 31 | 299.7 | 20 | 299.2 | -0.5 | 38434 (Phase 2) |
| 32 | 299.9 | 21 | 299.4 | -0.5 | 38434 (Phase 2) |
| 33 | 300.1 | 22 | 299.6 | -0.5 | 38434 (Phase 2) |

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|----|-------|----|-------|------|-------------------|
| 34 | 300.4 | 23 | 300.0 | -0.4 | 38434 (Phase 2) |
| 35 | 300.6 | 24 | 300.4 | -0.2 | 38434 (Phase 2) |
| 36 | 300.8 | 25 | 300.8 | 0.0 | 38434 (Phase 2) |
| 37 | 301.1 | 26 | 300.8 | -0.3 | 38434 (Phase 2) |
| 38 | 301.5 | 27 | 301.3 | -0.2 | 38434 (Phase 2) |
| 39 | 301.8 | 28 | 301.6 | -0.2 | 38434 (Phase 2) |
| 40 | 302.0 | 29 | 301.9 | -0.1 | 38434 (Phase 2) |
| 41 | 302.3 | 30 | 302.2 | -0.1 | 38434 (Phase 2) |
| 42 | 302.5 | 31 | 302.5 | 0.0 | 38434 (Phase 2) |
| 43 | 302.7 | 32 | 302.8 | 0.1 | 38434 (Phase 2) |
| 44 | 303.0 | 33 | 303.1 | 0.1 | 38434 (Phase 2) |
| 45 | 303.2 | 34 | 303.4 | 0.2 | 38434 (Phase 2) |
| 46 | 304.0 | 35 | 303.7 | -0.3 | 38434 (Phase 2) |
| 47 | 304.0 | 36 | 303.7 | -0.3 | 38434 (Phase 2) |
| 48 | 303.8 | 37 | 303.4 | -0.4 | 38434 (Phase 2) |
| 49 | 303.5 | 38 | 303.1 | -0.4 | 38434 (Phase 2) |
| 50 | 303.2 | 39 | 302.8 | -0.4 | 38434 (Phase 2) |
| 51 | 303.7 | 40 | 303.2 | -0.5 | 38434 (Phase 2) |
| 52 | 303.9 | 41 | 303.9 | 0.0 | 38434 (Phase 2) |
| 53 | 303.7 | 42 | 304.0 | 0.3 | 38434 (Phase 2) |
| 54 | 303.6 | 43 | 303.7 | 0.1 | 38434 (Phase 2) |
| 55 | 304.6 | 44 | 304.1 | -0.5 | 38434 (Phase 2) |
| 56 | 304.6 | 45 | 304.8 | 0.2 | 38434 (Phase 2) |
| 57 | 305.0 | 46 | 304.5 | -0.5 | 38434 (Phase 2) |
| 58 | 306.1 | 47 | 305.6 | -0.5 | 38434 (Phase 2) |
| 59 | 306.5 | 48 | 306.2 | -0.3 | 38434 (Phase 2) |
| 60 | 307.0 | 49 | 306.8 | -0.2 | 38434 (Phase 2) |
| 61 | 307.5 | 50 | 307.4 | -0.1 | 38434 (Phase 2) |
| 62 | 308.0 | 51 | 307.9 | -0.1 | 38434 (Phase 2) |
| 63 | 308.5 | 52 | 308.3 | -0.2 | 38434 (Phase 2) |
| 64 | 308.5 | 53 | 308.3 | -0.2 | 38434 (Phase 2) |
| 65 | 308.0 | 54 | 307.9 | -0.1 | 38434 (Phase 2) |
| 66 | 308.0 | 33 | 307.6 | -0.4 | 38434-1 (Phase 1) |
| 67 | 308.2 | 34 | 307.9 | -0.3 | 38434-1 (Phase 1) |
| 68 | 307.9 | 35 | 307.7 | -0.2 | 38434-1 (Phase 1) |
| 69 | 307.7 | 36 | 307.4 | -0.3 | 38434-1 (Phase 1) |
| 70 | 308.8 | 37 | 308.5 | -0.3 | 38434-1 (Phase 1) |
| 71 | 309.8 | 38 | 309.5 | -0.3 | 38434-1 (Phase 1) |
| 72 | 310.8 | 39 | 310.3 | -0.5 | 38434-1 (Phase 1) |
| 73 | 311.7 | 40 | 311.7 | 0.0 | 38434-1 (Phase 1) |
| 74 | 312.7 | 41 | 313.3 | 0.6 | 38434-1 (Phase 1) |

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|-----|-------|----|-------|------|-------------------|
| 75 | 313.6 | 42 | 314.3 | 0.7 | 38434-1 (Phase 1) |
| 76 | 314.4 | 43 | 314.7 | 0.3 | 38434-1 (Phase 1) |
| 77 | 315.1 | 44 | 315.2 | 0.1 | 38434-1 (Phase 1) |
| 78 | 315.4 | 45 | 315.7 | 0.3 | 38434-1 (Phase 1) |
| 79 | 316.2 | 46 | 316.1 | -0.1 | 38434-1 (Phase 1) |
| 80 | 316.9 | 47 | 316.7 | -0.2 | 38434-1 (Phase 1) |
| 81 | 317.7 | 48 | 317.6 | -0.1 | 38434-1 (Phase 1) |
| 82 | 318.5 | 49 | 318.4 | -0.1 | 38434-1 (Phase 1) |
| 83 | 318.0 | 50 | 319.4 | 1.4 | 38434-1 (Phase 1) |
| 84 | 319.7 | 51 | 319.9 | 0.2 | 38434-1 (Phase 1) |
| 85 | 317.2 | 52 | 317.9 | 0.7 | 38434-1 (Phase 1) |
| 86 | 316.2 | 53 | 317.0 | 0.8 | 38434-1 (Phase 1) |
| 87 | 315.0 | 54 | 315.9 | 0.9 | 38434-1 (Phase 1) |
| 88 | 313.8 | 55 | 314.9 | 1.1 | 38434-1 (Phase 1) |
| 89 | 312.6 | 56 | 313.9 | 1.3 | 38434-1 (Phase 1) |
| 90 | 311.3 | 57 | 312.6 | 1.3 | 38434-1 (Phase 1) |
| 91 | 310.6 | 58 | 311.3 | 0.7 | 38434-1 (Phase 1) |
| 92 | 310.5 | 59 | 310.0 | -0.5 | 38434-1 (Phase 1) |
| 93 | 311.2 | 60 | 312.5 | 1.3 | 38434-1 (Phase 1) |
| 94 | 312.4 | 61 | 313.8 | 1.4 | 38434-1 (Phase 1) |
| 95 | 313.7 | 62 | 314.9 | 1.2 | 38434-1 (Phase 1) |
| 96 | 314.9 | 63 | 315.8 | 0.9 | 38434-1 (Phase 1) |
| 97 | 316.1 | 64 | 316.7 | 0.6 | 38434-1 (Phase 1) |
| 98 | 317.2 | 65 | 317.5 | 0.3 | 38434-1 (Phase 1) |
| 99 | 314.2 | 66 | 315.0 | 0.8 | 38434-1 (Phase 1) |
| 100 | 313.3 | 67 | 314.0 | 0.7 | 38434-1 (Phase 1) |
| 101 | 312.2 | 68 | 313.0 | 0.8 | 38434-1 (Phase 1) |
| 102 | 311.1 | 69 | 311.9 | 0.8 | 38434-1 (Phase 1) |
| 103 | 310.0 | 70 | 311.0 | 1.0 | 38434-1 (Phase 1) |
| 104 | 309.0 | 71 | 310.0 | 1.0 | 38434-1 (Phase 1) |
| 105 | 305.8 | 72 | 307.1 | 1.3 | 38434-1 (Phase 1) |
| 106 | 304.8 | 73 | 306.0 | 1.2 | 38434-1 (Phase 1) |
| 107 | 303.8 | 74 | 304.9 | 1.1 | 38434-1 (Phase 1) |
| 108 | 302.7 | 75 | 303.7 | 1.0 | 38434-1 (Phase 1) |
| 109 | 301.6 | 76 | 302.5 | 0.9 | 38434-1 (Phase 1) |
| 110 | 300.5 | 77 | 301.3 | 0.8 | 38434-1 (Phase 1) |
| 111 | 299.4 | 78 | 300.2 | 0.8 | 38434-1 (Phase 1) |
| 112 | 298.3 | 79 | 299.0 | 0.7 | 38434-1 (Phase 1) |
| 113 | 297.2 | 80 | 297.9 | 0.7 | 38434-1 (Phase 1) |
| 114 | 296.2 | 81 | 296.8 | 0.6 | 38434-1 (Phase 1) |
| 115 | 295.1 | 82 | 295.7 | 0.6 | 38434-1 (Phase 1) |

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|-----|-------|-----|-------|------|-------------------|
| 116 | 294.0 | 83 | 294.6 | 0.6 | 38434-1 (Phase 1) |
| 117 | 292.9 | 84 | 293.6 | 0.7 | 38434-1 (Phase 1) |
| 118 | 295.9 | 85 | 295.9 | 0.0 | 38434-1 (Phase 1) |
| 119 | 297.0 | 86 | 296.6 | -0.4 | 38434-1 (Phase 1) |
| 120 | 298.1 | 87 | 298.8 | 0.7 | 38434-1 (Phase 1) |
| 121 | 299.2 | 88 | 299.9 | 0.7 | 38434-1 (Phase 1) |
| 122 | 300.3 | 89 | 301.1 | 0.8 | 38434-1 (Phase 1) |
| 123 | 301.4 | 90 | 302.3 | 0.9 | 38434-1 (Phase 1) |
| 124 | 302.4 | 91 | 303.4 | 1.0 | 38434-1 (Phase 1) |
| 125 | 303.5 | 92 | 304.6 | 1.1 | 38434-1 (Phase 1) |
| 126 | 304.6 | 93 | 305.8 | 1.2 | 38434-1 (Phase 1) |
| 127 | 305.7 | 94 | 307.0 | 1.3 | 38434-1 (Phase 1) |
| 128 | 306.8 | 95 | 308.1 | 1.3 | 38434-1 (Phase 1) |
| 129 | 307.9 | 96 | 309.1 | 1.2 | 38434-1 (Phase 1) |
| 130 | 309.0 | 97 | 310.0 | 1.0 | 38434-1 (Phase 1) |
| 131 | 310.0 | 98 | 311.0 | 1.0 | 38434-1 (Phase 1) |
| 132 | 311.1 | 99 | 311.9 | 0.8 | 38434-1 (Phase 1) |
| 133 | 312.2 | 100 | 313.0 | 0.8 | 38434-1 (Phase 1) |
| 134 | 313.3 | 101 | 314.0 | 0.7 | 38434-1 (Phase 1) |
| 135 | 314.2 | 102 | 314.8 | 0.6 | 38434-1 (Phase 1) |
| 136 | 312.4 | 103 | 311.6 | -0.8 | 38434-1 (Phase 1) |
| 137 | 308.8 | 104 | 309.1 | 0.3 | 38434-1 (Phase 1) |
| 138 | 308.8 | 105 | 308.2 | -0.6 | 38434-1 (Phase 1) |
| 139 | 306.0 | 106 | 307.3 | 1.3 | 38434-1 (Phase 1) |
| 140 | 304.7 | 107 | 306.1 | 1.4 | 38434-1 (Phase 1) |
| 141 | 303.6 | 108 | 304.8 | 1.2 | 38434-1 (Phase 1) |
| 142 | 302.5 | 109 | 303.6 | 1.1 | 38434-1 (Phase 1) |
| 143 | 301.4 | 110 | 302.3 | 0.9 | 38434-1 (Phase 1) |
| 144 | 300.3 | 111 | 301.1 | 0.8 | 38434-1 (Phase 1) |
| 145 | 299.3 | 112 | 299.8 | 0.5 | 38434-1 (Phase 1) |
| 146 | 298.2 | 113 | 298.6 | 0.4 | 38434-1 (Phase 1) |
| 147 | 297.1 | 114 | 297.4 | 0.3 | 38434-1 (Phase 1) |
| 148 | 296.0 | 115 | 296.3 | 0.3 | 38434-1 (Phase 1) |
| 149 | 295.0 | 116 | 295.2 | 0.2 | 38434-1 (Phase 1) |
| 150 | 305.7 | 117 | 306.1 | 0.4 | 38434-1 (Phase 1) |
| 151 | 305.9 | 118 | 305.8 | -0.1 | 38434-1 (Phase 1) |
| 152 | 306.1 | 119 | 305.6 | -0.5 | 38434-1 (Phase 1) |
| 153 | 306.4 | 120 | 305.9 | -0.5 | 38434-1 (Phase 1) |
| 154 | 306.6 | 121 | 306.1 | -0.5 | 38434-1 (Phase 1) |
| 155 | 306.8 | 122 | 306.3 | -0.5 | 38434-1 (Phase 1) |
| 156 | 307.0 | 123 | 306.7 | -0.3 | 38434-1 (Phase 1) |

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|-----|-------|-----|-------|------|-------------------|
| 157 | 307.0 | 124 | 306.8 | -0.2 | 38434-1 (Phase 1) |
| 158 | 306.4 | 125 | 306.3 | -0.1 | 38434-1 (Phase 1) |
| 159 | 305.8 | 126 | 305.9 | 0.1 | 38434-1 (Phase 1) |
| 160 | 305.3 | 127 | 305.7 | 0.4 | 38434-1 (Phase 1) |
| 161 | 304.9 | 128 | 305.0 | 0.1 | 38434-1 (Phase 1) |
| 162 | 304.3 | 129 | 304.7 | 0.4 | 38434-1 (Phase 1) |
| 163 | 303.8 | 130 | 304.1 | 0.3 | 38434-1 (Phase 1) |
| 164 | 303.2 | 131 | 303.5 | 0.3 | 38434-1 (Phase 1) |
| 165 | 302.7 | 132 | 302.8 | 0.1 | 38434-1 (Phase 1) |
| 166 | 302.1 | 133 | 302.3 | 0.2 | 38434-1 (Phase 1) |
| 167 | 301.5 | 134 | 302.0 | 0.5 | 38434-1 (Phase 1) |
| 168 | 301.0 | 135 | 301.7 | 0.7 | 38434-1 (Phase 1) |
| 169 | 303.1 | 23 | 303.8 | 0.7 | 38434-1 (Phase 1) |
| 170 | 303.6 | 24 | 304.3 | 0.7 | 38434-1 (Phase 1) |
| 171 | 304.1 | 25 | 304.7 | 0.6 | 38434-1 (Phase 1) |
| 172 | 305.5 | 26 | 305.1 | -0.4 | 38434-1 (Phase 1) |
| 173 | 305.5 | 27 | 305.5 | 0.0 | 38434-1 (Phase 1) |
| 174 | 305.5 | 28 | 305.8 | 0.3 | 38434-1 (Phase 1) |
| 175 | 306.0 | 29 | 306.0 | 0.0 | 38434-1 (Phase 1) |
| 176 | 306.3 | 30 | 306.3 | 0.0 | 38434-1 (Phase 1) |
| 177 | 306.7 | 31 | 306.6 | -0.1 | 38434-1 (Phase 1) |
| 178 | 307.0 | 32 | 307.1 | 0.1 | 38434-1 (Phase 1) |
| 179 | 307.0 | 55 | 307.2 | 0.2 | 38434 (Phase 2) |
| 180 | 306.7 | 56 | 306.5 | -0.2 | 38434 (Phase 2) |
| 181 | 306.3 | 57 | 306.0 | -0.3 | 38434 (Phase 2) |
| 182 | 306.0 | 58 | 305.5 | -0.5 | 38434 (Phase 2) |
| 183 | 305.7 | 59 | 305.2 | -0.5 | 38434 (Phase 2) |
| 184 | 305.5 | 60 | 305.0 | -0.5 | 38434 (Phase 2) |
| 185 | 305.8 | 76 | 305.3 | -0.5 | 38434 (Phase 2) |
| 186 | 306.0 | 77 | 305.5 | -0.5 | 38434 (Phase 2) |
| 187 | 306.3 | 78 | 305.8 | -0.5 | 38434 (Phase 2) |
| 188 | 306.5 | 79 | 306.0 | -0.5 | 38434 (Phase 2) |
| 189 | 306.7 | 80 | 306.3 | -0.4 | 38434 (Phase 2) |
| 190 | 307.0 | 81 | 306.5 | -0.5 | 38434 (Phase 2) |
| 191 | 305.1 | 82 | 304.6 | -0.5 | 38434 (Phase 2) |
| 192 | 304.2 | 83 | 303.7 | -0.5 | 38434 (Phase 2) |
| 193 | 303.7 | 84 | 303.2 | -0.5 | 38434 (Phase 2) |
| 194 | 303.1 | 85 | 303.0 | -0.1 | 38434 (Phase 2) |
| 195 | 302.5 | 86 | 302.2 | -0.3 | 38434 (Phase 2) |
| 196 | 302.0 | 87 | 301.8 | -0.2 | 38434 (Phase 2) |
| 197 | 301.6 | 88 | 301.5 | -0.1 | 38434 (Phase 2) |

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|-----|-------|-----|-------|------|-----------------|
| 198 | 301.6 | 104 | 301.5 | -0.1 | 38434 (Phase 2) |
| 199 | 302.2 | 105 | 302.0 | -0.2 | 38434 (Phase 2) |
| 200 | 302.6 | 106 | 302.2 | -0.4 | 38434 (Phase 2) |
| 201 | 303.0 | 107 | 302.5 | -0.5 | 38434 (Phase 2) |
| 202 | 303.4 | 108 | 302.9 | -0.5 | 38434 (Phase 2) |
| 203 | 303.8 | 109 | 303.3 | -0.5 | 38434 (Phase 2) |
| 204 | 304.2 | 110 | 303.7 | -0.5 | 38434 (Phase 2) |
| 205 | 304.7 | 111 | 304.3 | -0.4 | 38434 (Phase 2) |
| 206 | 302.9 | 112 | 302.9 | 0.0 | 38434 (Phase 2) |
| 207 | 302.8 | 113 | 302.7 | -0.1 | 38434 (Phase 2) |
| 208 | 302.6 | 114 | 302.5 | -0.1 | 38434 (Phase 2) |
| 209 | 302.4 | 115 | 302.3 | -0.1 | 38434 (Phase 2) |
| 210 | 302.2 | 116 | 302.0 | -0.2 | 38434 (Phase 2) |
| 211 | 301.9 | 117 | 301.7 | -0.2 | 38434 (Phase 2) |
| 212 | 301.7 | 118 | 301.4 | -0.3 | 38434 (Phase 2) |
| 213 | 301.5 | 119 | 301.2 | -0.3 | 38434 (Phase 2) |
| 214 | 301.2 | 120 | 300.8 | -0.4 | 38434 (Phase 2) |
| 215 | 301.0 | 121 | 300.6 | -0.4 | 38434 (Phase 2) |
| 216 | 301.1 | 138 | 300.6 | -0.5 | 38434 (Phase 2) |
| 217 | 301.3 | 139 | 300.9 | -0.4 | 38434 (Phase 2) |
| 218 | 301.4 | 140 | 301.1 | -0.3 | 38434 (Phase 2) |
| 219 | 301.6 | 141 | 301.3 | -0.3 | 38434 (Phase 2) |
| 220 | 301.8 | 142 | 301.6 | -0.2 | 38434 (Phase 2) |
| 221 | 302.0 | 143 | 301.8 | -0.2 | 38434 (Phase 2) |
| 222 | 302.2 | 144 | 302.0 | -0.2 | 38434 (Phase 2) |
| 223 | 302.4 | 145 | 302.3 | -0.1 | 38434 (Phase 2) |
| 224 | 302.6 | 146 | 302.5 | -0.1 | 38434 (Phase 2) |
| 225 | 302.8 | 147 | 302.7 | -0.1 | 38434 (Phase 2) |
| 226 | 302.9 | 148 | 302.9 | 0.0 | 38434 (Phase 2) |
| 227 | 302.2 | 149 | 301.9 | -0.3 | 38434 (Phase 2) |
| 228 | 302.0 | 150 | 301.7 | -0.3 | 38434 (Phase 2) |
| 229 | 301.8 | 151 | 301.5 | -0.3 | 38434 (Phase 2) |
| 230 | 301.2 | 152 | 301.2 | 0.0 | 38434 (Phase 2) |
| 231 | 301.4 | 153 | 300.9 | -0.5 | 38434 (Phase 2) |
| 232 | 301.1 | 154 | 300.7 | -0.4 | 38434 (Phase 2) |
| 233 | 300.9 | 155 | 300.4 | -0.5 | 38434 (Phase 2) |
| 234 | 300.7 | 156 | 300.1 | -0.6 | 38434 (Phase 2) |
| 235 | 300.5 | 157 | 299.8 | -0.7 | 38434 (Phase 2) |
| 236 | 300.3 | 158 | 299.6 | -0.7 | 38434 (Phase 2) |
| 237 | 300.4 | 173 | 299.9 | -0.5 | 38434 (Phase 2) |
| 238 | 300.6 | 174 | 300.1 | -0.5 | 38434 (Phase 2) |

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| | | | | | |
|-----|-------|-----|-------|------|-----------------|
| 239 | 300.8 | 175 | 300.3 | -0.5 | 38434 (Phase 2) |
| 240 | 301.0 | 176 | 300.5 | -0.5 | 38434 (Phase 2) |
| 241 | 301.2 | 177 | 300.7 | -0.5 | 38434 (Phase 2) |
| 242 | 301.4 | 178 | 301.0 | -0.4 | 38434 (Phase 2) |
| 243 | 301.6 | 179 | 301.2 | -0.4 | 38434 (Phase 2) |
| 244 | 301.8 | 180 | 301.5 | -0.3 | 38434 (Phase 2) |
| 245 | 302.0 | 181 | 301.7 | -0.3 | 38434 (Phase 2) |
| 246 | 302.2 | 182 | 301.9 | -0.3 | 38434 (Phase 2) |
| 247 | 303.5 | 183 | 303.2 | -0.3 | 38434 (Phase 2) |
| 248 | 302.8 | 184 | 302.9 | 0.1 | 38434 (Phase 2) |
| 249 | 302.6 | 185 | 302.7 | 0.1 | 38434 (Phase 2) |
| 250 | 302.4 | 186 | 302.4 | 0.0 | 38434 (Phase 2) |
| 251 | 302.2 | 187 | 302.1 | -0.1 | 38434 (Phase 2) |
| 252 | 302.0 | 188 | 301.9 | -0.1 | 38434 (Phase 2) |
| 253 | 301.8 | 189 | 301.6 | -0.2 | 38434 (Phase 2) |
| 254 | 301.6 | 190 | 301.4 | -0.2 | 38434 (Phase 2) |
| 255 | 301.4 | 191 | 301.1 | -0.3 | 38434 (Phase 2) |
| 256 | 301.0 | 192 | 300.6 | -0.4 | 38434 (Phase 2) |
| 257 | 300.0 | 193 | 300.3 | 0.3 | 38434 (Phase 2) |
| 258 | 300.6 | 194 | 300.1 | -0.5 | 38434 (Phase 2) |
| 259 | 300.4 | 195 | 299.9 | -0.5 | 38434 (Phase 2) |
| 260 | 300.2 | 196 | 299.7 | -0.5 | 38434 (Phase 2) |
| 261 | 300.0 | 197 | 299.5 | -0.5 | 38434 (Phase 2) |
| 262 | 298.9 | 166 | 298.6 | -0.3 | 38434 (Phase 2) |
| 263 | 299.1 | 167 | 299.0 | -0.1 | 38434 (Phase 2) |
| 264 | 299.3 | 168 | 299.3 | 0.0 | 38434 (Phase 2) |
| 265 | 299.5 | 169 | 299.6 | 0.1 | 38434 (Phase 2) |
| 266 | 299.7 | 170 | 299.8 | 0.1 | 38434 (Phase 2) |
| 267 | 299.9 | 171 | 300.1 | 0.2 | 38434 (Phase 2) |
| 268 | 300.1 | 172 | 300.3 | 0.2 | 38434 (Phase 2) |
| 269 | 300.0 | 159 | 300.4 | 0.4 | 38434 (Phase 2) |
| 270 | 300.0 | 160 | 300.2 | 0.2 | 38434 (Phase 2) |
| 271 | 299.8 | 161 | 300.0 | 0.2 | 38434 (Phase 2) |
| 272 | 299.5 | 162 | 299.7 | 0.2 | 38434 (Phase 2) |
| 273 | 299.3 | 163 | 299.3 | 0.0 | 38434 (Phase 2) |
| 274 | 299.1 | 164 | 299.0 | -0.1 | 38434 (Phase 2) |
| 275 | 298.9 | 165 | 298.6 | -0.3 | 38434 (Phase 2) |
| 276 | 297.9 | 130 | 297.8 | -0.1 | 38434 (Phase 2) |
| 277 | 298.1 | 131 | 298.0 | -0.1 | 38434 (Phase 2) |
| 278 | 298.3 | 132 | 298.2 | -0.1 | 38434 (Phase 2) |
| 279 | 298.5 | 133 | 298.5 | 0.0 | 38434 (Phase 2) |

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| | | | | | |
|-----|-------|-----|-------|------|-----------------|
| 280 | 298.7 | 134 | 298.7 | 0.0 | 38434 (Phase 2) |
| 281 | 298.8 | 135 | 299.0 | 0.2 | 38434 (Phase 2) |
| 282 | 299.0 | 136 | 299.2 | 0.2 | 38434 (Phase 2) |
| 283 | 299.2 | 137 | 299.5 | 0.3 | 38434 (Phase 2) |
| 284 | 299.4 | 122 | 299.7 | 0.3 | 38434 (Phase 2) |
| 285 | 299.3 | 123 | 299.5 | 0.2 | 38434 (Phase 2) |
| 286 | 299.1 | 124 | 299.3 | 0.2 | 38434 (Phase 2) |
| 287 | 298.8 | 125 | 299.0 | 0.2 | 38434 (Phase 2) |
| 288 | 298.6 | 126 | 298.6 | 0.0 | 38434 (Phase 2) |
| 289 | 298.4 | 127 | 298.2 | -0.2 | 38434 (Phase 2) |
| 290 | 298.1 | 128 | 297.8 | -0.3 | 38434 (Phase 2) |
| 291 | 297.9 | 129 | 297.5 | -0.4 | 38434 (Phase 2) |
| 292 | 296.9 | 97 | 296.8 | -0.1 | 38434 (Phase 2) |
| 293 | 297.3 | 98 | 297.4 | 0.1 | 38434 (Phase 2) |
| 294 | 297.7 | 99 | 297.9 | 0.2 | 38434 (Phase 2) |
| 295 | 298.1 | 100 | 298.5 | 0.4 | 38434 (Phase 2) |
| 296 | 298.7 | 101 | 299.0 | 0.3 | 38434 (Phase 2) |
| 297 | 299.4 | 102 | 299.6 | 0.2 | 38434 (Phase 2) |
| 298 | 300.1 | 103 | 300.2 | 0.1 | 38434 (Phase 2) |
| 299 | 300.3 | 89 | 300.4 | 0.1 | 38434 (Phase 2) |
| 300 | 299.8 | 90 | 300.0 | 0.2 | 38434 (Phase 2) |
| 301 | 299.4 | 91 | 299.6 | 0.2 | 38434 (Phase 2) |
| 302 | 299.0 | 92 | 299.2 | 0.2 | 38434 (Phase 2) |
| 303 | 298.5 | 93 | 298.9 | 0.4 | 38434 (Phase 2) |
| 304 | 298.1 | 94 | 298.5 | 0.4 | 38434 (Phase 2) |
| 305 | 297.6 | 95 | 297.8 | 0.2 | 38434 (Phase 2) |
| 306 | 296.9 | 96 | 296.8 | -0.1 | 38434 (Phase 2) |
| 307 | 296.0 | 68 | 295.7 | -0.3 | 38434 (Phase 2) |
| 308 | 296.2 | 69 | 296.3 | 0.1 | 38434 (Phase 2) |
| 309 | 296.4 | 70 | 296.6 | 0.2 | 38434 (Phase 2) |
| 310 | 296.7 | 71 | 296.8 | 0.1 | 38434 (Phase 2) |
| 311 | 296.9 | 72 | 297.1 | 0.2 | 38434 (Phase 2) |
| 312 | 297.2 | 73 | 297.5 | 0.3 | 38434 (Phase 2) |
| 313 | 297.6 | 74 | 297.9 | 0.3 | 38434 (Phase 2) |
| 314 | 297.8 | 75 | 298.1 | 0.3 | 38434 (Phase 2) |
| 315 | 297.6 | 61 | 297.9 | 0.3 | 38434 (Phase 2) |
| 316 | 297.3 | 62 | 297.6 | 0.3 | 38434 (Phase 2) |
| 317 | 297.1 | 63 | 297.3 | 0.2 | 38434 (Phase 2) |
| 318 | 297.8 | 64 | 297.0 | -0.8 | 38434 (Phase 2) |
| 319 | 296.6 | 65 | 296.8 | 0.2 | 38434 (Phase 2) |
| 320 | 296.4 | 66 | 296.5 | 0.1 | 38434 (Phase 2) |

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| | | | | | |
|-----|-------|----|-------|------|-------------------|
| 321 | 296.1 | 67 | 296.0 | -0.1 | 38434 (Phase 2) |
| 322 | 294.9 | 22 | 294.8 | -0.1 | 38434-1 (Phase 1) |
| 323 | 295.1 | 21 | 295.1 | 0.0 | 38434-1 (Phase 1) |
| 324 | 295.3 | 20 | 295.4 | 0.1 | 38434-1 (Phase 1) |
| 325 | 295.5 | 19 | 295.7 | 0.2 | 38434-1 (Phase 1) |
| 326 | 295.7 | 18 | 296.1 | 0.4 | 38434-1 (Phase 1) |
| 327 | 295.9 | 17 | 296.4 | 0.5 | 38434-1 (Phase 1) |
| 328 | 296.1 | 16 | 296.7 | 0.6 | 38434-1 (Phase 1) |
| 329 | 296.2 | 15 | 296.9 | 0.7 | 38434-1 (Phase 1) |
| 330 | 295.0 | 12 | 294.9 | -0.1 | 38434-1 (Phase 1) |
| 331 | 295.3 | 13 | 295.4 | 0.1 | 38434-1 (Phase 1) |
| 332 | 295.5 | 14 | 295.7 | 0.2 | 38434-1 (Phase 1) |