

PLANNING COMMISSION RESOLUTION NO. 2869

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM DESERT, CALIFORNIA, ADOPTING A NOTICE OF EXEMPTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND APPROVING A PRECISE PLAN TO APPROVE ARCHITECTURE AND LANDSCAPING FOR A 332 SINGLE FAMILY HOME RESIDENTIAL DEVELOPMENT ON THE SOUTH SIDE OF GERALD FORD DRIVE AND WEST OF PORTOLA ROAD WITHIN THE EXISTING REFUGE SPECIFIC PLAN AREA (ASSESSOR'S PARCEL NUMBER 694-310-011 AND 694-310-003)

CASE NO. PP23-0022

WHEREAS, Pulte Homes ("Applicant") submitted an application for a Precise Plan (PP) for the architecture and landscaping for a 332 single family home residential development and associated common areas and clubhouse structures, on the south side of Gerald Ford Drive and West of Portola Road within the existing Refuge Specific Plan Area (APNs 694-310-011 and 694-310-003); and

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, 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, to revise the number of single-family residential lots from 339 to 332 amongst other map changes; 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, under Section 21067 of the Public Resources Code, Section 15367 of the State California Environmental Quality Act (CEQA) Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.) and the City of Palm Desert's ("City's") Local CEQA Guidelines, the City is the lead agency for the Project; and

WHEREAS, the Architectural Review Commission (ARC) of the City of Palm Desert, California, did on the 23rd day of April 2024, approve a design review for the Project; and

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WHEREAS, pursuant to the requirements of the CEQA, the State Guidelines for Implementation of CEQA (State CEQA Guidelines) and the City of Palm Desert CEQA Implementation Requirements, the City of Palm Desert Development Services Department has determined that the Project is consistent with a previously adopted Mitigated Negative Declaration, adopted for the Refuge Specific Plan (SP/EA22-0001) via City Council Resolution No. 2022-93; therefore no further environmental review is necessary.; and

WHEREAS, the Planning Commission of the City of Palm Desert, California, did on the 21st day of May 2024, hold a duly noticed public hearing to consider the request by the Applicant for approval of the above-noted Project request; 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:

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 Precise Plan. In recommending approval of this Project, the Planning Commission, and under Palm Desert Municipal Code (PDMC) Section 25.72.030(E), the following findings are required before granting a PP:

- 1. The approval of this precise plan, consideration is given and restrictions are imposed to the extent necessary, in view of the size and shape of the parcel and the present and proposed zoning and use of the subject property and the surrounding property, to permit the same degree of enjoyment of the subject property, but subject to the same degree of protection of adjoining properties, as would be accorded in normal circumstances by the standard restrictions imposed by Chapter 25.72.030. The project, as conditioned, meets all of the requirements of the underlying zone and provides this project the same allowances that its surrounding properties would be governed by.*
- 2. The proposed precise plan is not found to substantially depreciate property values in the vicinity or would unreasonably interfere with the use or enjoyment of property in the vicinity by the occupants thereof for lawful purposes or would endanger the public peace, health, safety, or general welfare, as conditioned.*

SECTION 3. CEQA Determination. The Planning Commission finds the Project is consistent with a previously adopted Mitigated Negative Declaration, adopted for the Refuge Specific Plan via CC Resolution 2022-93; therefore no further environmental review is necessary and a Notice of Exemption can be adopted as part of this project.

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SECTION 4. Project Recommendations. The Planning Commission hereby approves PP23-0022, subject to the findings and Conditions of Approval attached herein as Exhibit A.

SECTION 5. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the City's office at 73510 Fred Waring Drive, Palm Desert, CA 92260. Richard D. Cannone, AICP, the Secretary to the Palm Desert Planning Commission, is the custodian of the record of proceedings.

SECTION 6. Execution of Resolution. The Chairperson of the Planning Commission signs this Resolution, and the Secretary to the Commission shall attest and certify to the passage and adoption thereof.

SECTION 7. Recitals. The Planning Commission hereby finds that the foregoing recitals are true and correct and are incorporated herein as substantive findings of this Resolution.

ADOPTED ON May 21, 2024.

JOSEPH PRADETTO
CHAIRPERSON

ATTEST:

RICHARD D. CANNONE, AICP
SECRETARY

I, Richard D. Cannone, AICP, Secretary of the City of Palm Desert, hereby certify that Resolution No. xxxx 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 February 6, 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 May ____, 2024.

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RICHARD D. CANNONE, AICP
SECRETARY

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EXHIBIT A

CONDITIONS OF APPROVAL SCASE NOS. PP/EA23-0022

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, with the exception of condition #20 which shall be revised to the following: *The Applicant shall pay all, appropriate signalization fee prior to the issuance of the first building grading permit for the development in accordance with the City's Resolution No. 79-17 and 79-55.*
5. The Applicant shall pay all, appropriate signalization fee prior to the issuance of the first building grading permit for the development in accordance with the City's Resolution No. 79-17 and 79-55.

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6. Applicant shall provide stop legend and bar at Clubhouse driveways. Northerly driveway, providing access from roundabout, shall be designed to clearly identify the access as a private entrance, additional signage may be required.

END OF CONDITIONS OF APPROVAL

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**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)
34	300.4	23	300.0	-0.4	38434 (Phase 2)
35	300.6	24	300.4	-0.2	38434 (Phase 2)

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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)
75	313.6	42	314.3	0.7	38434-1 (Phase 1)
76	314.4	43	314.7	0.3	38434-1 (Phase 1)

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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)
116	294.0	83	294.6	0.6	38434-1 (Phase 1)
117	292.9	84	293.6	0.7	38434-1 (Phase 1)

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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)
157	307.0	124	306.8	-0.2	38434-1 (Phase 1)
158	306.4	125	306.3	-0.1	38434-1 (Phase 1)

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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)
198	301.6	104	301.5	-0.1	38434 (Phase 2)
199	302.2	105	302.0	-0.2	38434 (Phase 2)

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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)
239	300.8	175	300.3	-0.5	38434 (Phase 2)
240	301.0	176	300.5	-0.5	38434 (Phase 2)

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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)
280	298.7	134	298.7	0.0	38434 (Phase 2)
281	298.8	135	299.0	0.2	38434 (Phase 2)

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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)
321	296.1	67	296.0	-0.1	38434 (Phase 2)
322	294.9	22	294.8	-0.1	38434-1 (Phase 1)

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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)