

**RESOLUTION NO. 2020-17**

**CONDITIONS OF APPROVAL  
CASE NOS. SP 16-342 and TPM 37234**

**DEPARTMENT OF COMMUNITY DEVELOPMENT:**

1. The development of the property shall conform substantially with exhibits on file with the Department of Community Development, as modified by the following conditions.
2. The applicant shall record Parcel Map 37234 within two (2) years of project approval unless a time extension is granted; otherwise, said approval shall become null, void and of no effect whatsoever.
3. The development of the property described herein shall be subject to the restrictions and limitations set forth herein to the approved Specific Plan, and state and federal statutes now in force, or which hereafter may be in force.
4. Prior to issuance of a building permit for construction of any use or structure contemplated by this approval, the applicant shall first obtain permits and/or clearance from the following agencies:

Coachella Valley Water District (CVWD)  
Public Works Department  
Fire Department

Evidence of said permit or clearance from the above agencies shall be presented to the Department of Building & Safety at the time of issuance of a building permit for the use contemplated herewith.

5. A cultural resources inventory shall be completed by a qualified archeologist prior to any development activities within the project area.
6. Should human remains be discovered during the construction of the proposed project, the project coordinator will be subject to either the state law regarding the discovery and disturbance of human remains or the Tribal burial protocol. In either circumstance, all destructive activity in the immediate vicinity shall halt and the County Coroner shall be contacted pursuant to State Health and Safety Code 7050.5. If the remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) shall be contacted. The NAHC will make a determination of the Most Likely Descendent (MLD). The City and Developer will work with the designated MLD to determine the final disposition of the remains.
7. All sidewalk plans shall be reviewed and approved by the Department of Public Works.
8. Each Planning Area shall be subject to all applicable fees at the time of issuance of building permits for improvements within that Planning Area.
9. The applicant shall provide a pedestrian connection between Planning Areas 1 and 2 and Planning Areas 3 and 4.

**RESOLUTION NO. 2020-17**

- 10. Prior to the development and construction of improvements within Planning Areas 1 thru 4, the property owner shall submit a PP application to the City's Community Development Department. Precise Plan applications shall be submitted for the development of a single Planning Area or multiple Planning Areas. The PP application will require public hearings with the City's Planning Commission. All final landscape plans will be submitted to the City's Community Development Department and the CVWD for review and approval.
- 11. Planning Area 4 will be required to provide a minimum of 200 units per the Housing Element. The developer may apply and utilize the Housing Overlay District per Ordinance No. 1353.
- 12. The Specific Plan shall not include any age-restricted housing.
- 13. All Planning Areas shall develop in a manner consistent with the Development Standards contained in the Specific Plan. All other development standards, not addressed in the Specific Plan, shall comply with the Palm Desert Municipal Code (PDMC).
- 14. The applicant shall pay into the City's Public Art Fee for Planning Area 1 or 2, whichever is first to develop of the Specific Plan. It is recommended that this fee is used for an onsite public art project within Planning Area 1 or 2. The remaining Planning Areas shall pay into the City's Public Art Fee at the time a Building Permit is issued for the development of said Planning Areas.
- 15. Lighting plans shall be submitted in accordance with PDMC Section 24.16 for any landscape, architectural, street, or other lighting types within the project area.
- 16. All mitigation measures identified in the Mitigated Negative Declaration shall be incorporated into the planning, design, development, and operation of the project.
- 17. Final Fire and life safety conditions will be addressed when the developer submits a PP application for each Planning Area by the Fire Prevention Bureau.
- 18. Final Building and Safety conditions will be addressed when the developer submits a PP application for each Planning Area.

**DEPARTMENT OF PUBLIC WORKS:**

Prior to recordation of the Parcel Map:

- 19. The parcel map shall be submitted to the City Engineer for review and approval.
- 20. Right-of-way, as may be necessary for the construction of required public improvements, shall be provided on the parcel map.