



IN THE CITY OF PALM DESERT, THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TENTATIVE PARCEL MAP NO. 37234**

EXHIBIT DATE: JULY 10, 2018

REVISIONS		
NO.	DATE	DESCRIPTION
1	08/10/2017	REVISED PARCEL LAYOUT, ACRES, CALCULATIONS & STREET SECTIONS
2	11/29/2017	REVISED LOT ACRES & CALCULATIONS PER CITY 1ST PLAN CHECK COMMENTS DATED 09/26/17
3	12/18/2017	REVISED ALL ZONE TEXT FROM PC-3 TO PC-2
4	04/20/2018	REVISED THE CALCULATIONS FOR PARCEL 3 AND THE DATA TABLE. REVISED STREET DEDICATION.

DATA TABLE			
APPLICANT:	MC PROPERTIES LLC.		
ADDRESS:	270 NORTH EL CAMINO REAL - SUITE 1397 ENCINITAS, CALIFORNIA 92024		
CONTACT:	CHRIS CHAMBERS	TELEPHONE:	(888) 912-2221 Ext. 111
LAND OWNER(S):	MC PROPERTIES LLC & MACLEOD COUCH LAND COMPANY LLC.		
ADDRESS:	270 NORTH EL CAMINO REAL - SUITE 1397 ENCINITAS, CALIFORNIA 92024		
CONTACT:	MYRON MACLEOD	TELEPHONE:	(888) 912-2221 Ext. 111

EXHIBIT PREPARER:	MSA CONSULTING, INC.		
ADDRESS:	34200 BOB HOPE DRIVE RANCHO MIRAGE, CALIFORNIA 92270		
CONTACT:	JULIAN A. DE LA TORRE (PE CA3880)	TELEPHONE:	(760) 325-9811
SOURCE OF TOPOGRAPHY:	INLAND AERIAL SURVEYS, INC.		
ADDRESS:	7117 ARLINGTON AVENUE, SUITE "A" RIVERSIDE, CALIFORNIA 92503		
DATE OF TOPOGRAPHY:	JUNE 12, 2015	TELEPHONE:	(951) 687-4252
ASSESSOR'S PARCEL NUMBER(S):	694-130-016 & -021		

**LEGAL DESCRIPTION:**  
 A PORTION OF THE SOUTHWEST 1/4 SECTION 29, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO BASE & MERIDIAN.

LAND USE DESCRIPTION	ACREAGE
EXISTING GROSS ACREAGE:	32.61 AC.
PROPOSED RIGHT OF WAY DEDICATION:	0.23 AC.
PROPOSED NET ACREAGE:	32.38 AC.
PROPOSED COMMERCIAL PARCELS (PARCELS 1 & 2):	14.74 AC.
PROPOSED MULTIPLE FAMILY RESIDENTIAL PARCELS (PARCELS 3 & 4):	17.44 AC.

EXISTING ZONING:	REGIONAL COMMERCIAL DISTRICT / P.R.-22 RESIDENTIAL
EXISTING GENERAL PLAN LAND USE:	REGIONAL RETAIL / TOWN CENTER NEIGHBORHOOD

COMMERCIAL PARCEL 1	
PROPOSED ZONING:	PLANNED COMMERCIAL (PC-2)
PROPOSED GENERAL PLAN LAND USE:	REGIONAL COMMERCIAL

COMMERCIAL PARCEL 2	
PROPOSED ZONING:	PLANNED COMMERCIAL (PC-2)
PROPOSED GENERAL PLAN LAND USE:	REGIONAL COMMERCIAL

RESIDENTIAL PARCEL 3	
PROPOSED ZONING:	PLANNED RESIDENTIAL (PR-22) / PLANNED COMMERCIAL (PC-2)
PROPOSED GENERAL PLAN LAND USE:	MEDIUM DENSITY / HIGH DENSITY OVERLAY / MIXED USE OVERLAY

RESIDENTIAL PARCEL 4	
PROPOSED ZONING:	PLANNED RESIDENTIAL (PR-22)
PROPOSED GENERAL PLAN LAND USE:	MEDIUM DENSITY / HIGH DENSITY OVERLAY

PUBLIC UTILITY PURVEYORS		
ELECTRIC:	SOUTHERN CALIFORNIA EDISON	760-324-4911
GAS:	SOUTHERN CALIFORNIA GAS COMPANY	800-427-2000
TELEPHONE:	VERIZON COMPANY	800-483-5000
WATER:	COACHELLA VALLEY WATER DISTRICT	760-398-2451
CABLE:	TIME WARNER CABLE	760-340-1312
SEWER:	COACHELLA VALLEY WATER DISTRICT	760-398-2451
USA:	UNDERGROUND SERVICE ALERT	800-227-2600

**EXISTING EASEMENT NOTES**  
 30' EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES PER DOCUMENT NO. 2007-03101-08 RECORDED MAY 9, 2007 OF OFFICIAL RECORDS.

**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 NUMBERS 04045C-1395G, EFFECTIVE DATE: AUGUST 27, 2008.

**LIQUEFACTION:** MODERATE LIQUEFACTION ZONE

