

REFUGE SPECIFIC PLAN – KAUFMAN/BROAD SUBDIVISION REQUESTS

Items	Clarification	Request to Pulte	Pulte Response
Refuge Specific Plan	<p>When the Specific Plan was adopted, the intent was to allow for customized development standards that allow for flexibility to adjust residential products to market demand. The only standard that did not allow flexibility was building height, measured from the final grade.</p> <p>At the time, the standards didn't limit the final grade, and there were no limitations restricting the pad elevations.</p>	None	None
Height of Building Pads	<p>The pad elevations were outlined in the Specific Plan's conceptual Landscape Plan and later incorporated into the tentative map.</p> <p>When the site was redesigned, staff required a community meeting and a public hearing with the Planning Commission. After the pad heights were adjusted again, an additional public hearing with the Planning Commission was required.</p>	Will be required to provide pad certifications when a precise grading plan is submitted and finalized. If there are any increases, a public hearing for any adjustment will be required.	Understood
45' or 50' wide landscape buffer	<p>The goal of the Specific Plan was to offer flexibility in site development, including a 45-50ft landscaped buffer. While the staff reports referred to the maximum of 50' instead of the minimum, both the initial community meeting and City Council presentation referenced 45', which is allowed under the Specific Plan. We understand how confusing this could be, but it does not invalidate the approvals or the overall objectives of the Specific Plan.</p> <p>All initial maps and plans, including the cross sections provided in the Specific Plan's conceptual landscape plans, were designed with the 45' buffer.</p>	Reduce lot depths to 90' which would add 3.5' to 4.5' of additional buffer at the top of the new lots.	They would not reduce the lot depths.

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Landscaping of slope	Landscaping of slope will be reviewed at the community meeting on Feb. 4 th and is yet to be finalized. It must be completed prior to any perimeter home	Ensure landscaping is high quality similar to their Rancho Mirage project as requested by the neighbors and install sooner.	Will make in line with Rancho Mirage project and will discuss the timing at the community meeting.
Width of walkway	The width of the walkways shown is 8’.	Request to Pulte is to increase this width by decreasing home lot depth, decrease “bench”, terrace slopes, and overall increase width	Pulte will review this with their engineering team and provide further details through Phase 2 landscaping and precise grading to potential modify the slope with terracing/retaining walls.
Installation of block wall along lot boundary	Plans show these walls as “view lots” under certain references but can be block wall	All perimeter walls shall be block walls	All perimeter walls will be block walls.
Maintaining the height of neighbor’s wall from buffer	The height of the adjacent walls shall be maintained at 6’ from the adjacent grade.	Make sure final grading keeps all walls at their existing heights (6’)	Pulte will review this with their engineering team and provide further details through Phase 2 landscaping and precise grading.
Not allow any drainage from project into landscape area	The only drainage in the landscape area is the runoff from rain that would fall in the landscape area.	This will be confirmed again when the precise grading plan is submitted. Once these are approved by the City Engineer, staff will provide these plans online.	Understood
No public access to landscaped trail	Project is not approved or allowed to be gated but landscaped trail is to be privately (HOA) owned and maintained. Additionally, the Specific Plane states that the community trails are intended for residents and will not be accessible to the public.	Maintain these are for private use only and post signage restricting use to residents of the Specific Plan.	First part is agreed to, staff will be discussing these options with Pulte in advance of the community meeting.
Grading shelf/bench	In a grading plan, a “bench” refers to a flat, horizontal step that is intended to cut a slop to provide stability and reduce speed of water runoff. This term has been used interchangeably as a “Shelf” or “Bench” Original drawings show minimal length of these shelves along the east and south and although they are used to help with stability and drainage, staff is looking at final plans to be designed to not increase the amount of sloped area within the buffer.	Request to Pulte is to decrease “bench”, terrace slopes, and overall increase width of flat walkway area	Pulte will review this with their engineering team and provide further details through Phase 2 landscaping and precise grading to potential modify the slope with terracing/retaining walls.

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<p>Coyotes</p>	<p>There has been a reported increase in coyotes within the project site, along the southern and eastern perimeters.</p>	<p>No request was made to Pulte, but the City’s code enforcement immediately reached out to Riverside County Animal Control. The issue was found to potentially be from construction of the Cotinho project in Rancho Mirage creating easterly migration of many coyotes and eventually landing on the Marriot property west of Pulte. Then, the Marriott property cleaned the perimeter of their property and inadvertently led to Coyotes moving further east. The City has reached out to Marriott to find solutions.</p>	<p>No action from Pulte needed, but neighboring Marriott will provide action.</p>
<p>View protection</p>	<p>The Specific Plan lists the following as it relates to “View preservation”: <i>General Plan policy 2.1 View Corridor preservation is intended to protect and preserve existing, signature views of the hills and mountains from the City.</i></p> <p>This policy is intended to protect from <u>View corridors</u> such as Gerald Ford street. The Specific Plan response to this is that “scenic views are taken into considering during the planning process”.</p> <p>Multiple standards were implemented into the plan for height and views, including: “All multi-story development of two stories or more shall mitigate negative shade/shadow and privacy impacts by stepping back upper floors and avoiding direct views into neighboring single-family yards as feasible.” And “All proposed residential development within 50 feet of Planning Area 5 shall be no greater than one-story, contained within 18 feet.”</p>	<p>No request to Pulte other than understanding adherence to the development standards and that any revisions require Planning Commission approval at a public hearing.</p>	<p>Understood.</p>