

Tentative Map vs. Final Map

Tentative Map

Approval of a tentative map is “discretionary” because it requires findings and may be subject to reasonable conditions.

Discretionary means that the city is granted police power, under the Map Act, to deny the map if they believe it will, “place the residents of the subdivision or the immediate community, or both, in a condition dangerous to their health and safety.”

The tentative map is the last ‘discretionary’ approval required.

Final Map

Approval of a final map is "ministerial" because it must be approved if it is in substantial conformance with the approved tentative map.

Converts a tentative map from a conceptual approval into a legal subdivision of land.

- How many lots will be created
- What shape they will take
- What rights-of-way and easements will be dedicated

Final Map Review Criteria

Following is review criteria:

- The subdivision as shown is substantially the same as it appeared on the approved tentative map, and any approved conditions or amendments;
- all code requirement applicable at the time of approval of the tentative map have been complied with;
- and the map is technically correct.

Following required as part of Final Map submittal (Per PDMC 26.24):

- Subdivision Improvement Agreement (including bonds), Deeds, easements, Taxes and assessments certificates, Engineer's estimate of improvement costs, Map notes, coordinate system, boundaries, lots and blocks, streets, monuments, certificates and acknowledgements.

Final Map City Council Action

The City Council shall approve the map if it is determined to be in conformity with the requirements of this chapter and the conditions of approval of the tentative map (PDMC § 26.24.230).

- ✓ Public improvement plans are approved by the City Engineer.
- ✓ Subdivision agreement between the city and the subdivider is executed.
- ✓ Security (bonds) is posted by the subdivider for the public improvements.

Tract Map 38434 History

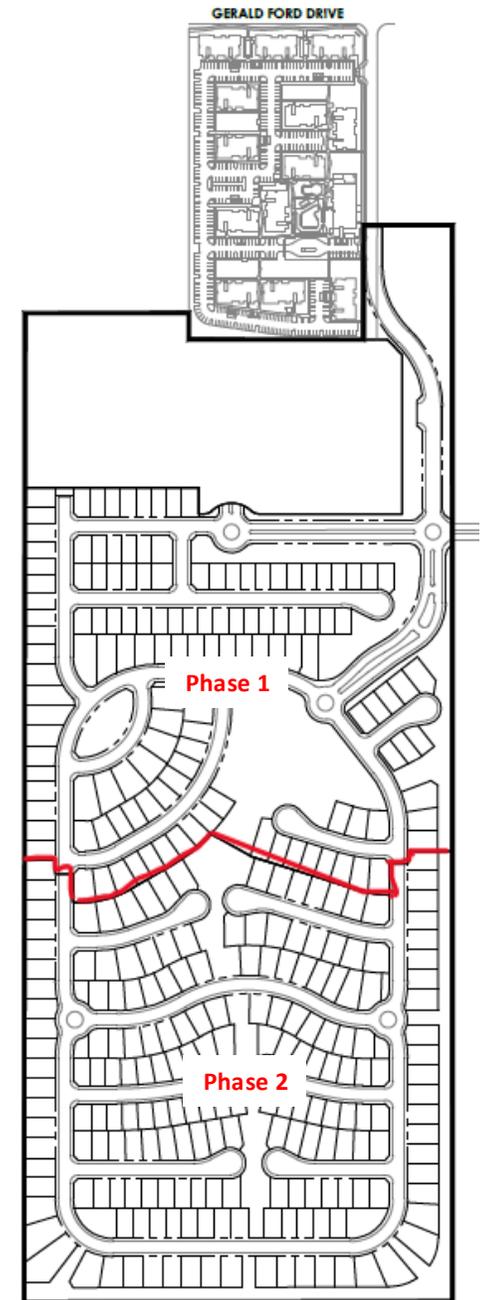
Project	Approval Date	Approval Authority	Changes
Specific Plan and TTM 38434	August 11, 2022	City Council	N/A
TTM 38434 Revision	September 9, 2023	Planning Commission	Reduced # of lots, changed circulation, added open space + retention area/capacity, revised pad elevations
TTM 38434 Revision 2	March 4, 2024	Planning Commission	Revised pad elevations
Final Map 38434-1	August 22, 2024	City Council	



Tract 38434

Approved TTM 38434 includes:

- 332 single family detached units
- 20 lots (16.65 acres) of open space and retention area
- 1 Lot for future condominium project
- Capacity of retention basins to capture 500-year storm





Phase 2

Phase 1

Gerald
Ford

Julie



Residents Concerns – Phase 1

Rough Grading permit issued – April 25, 2024

Community Meeting - June 25, 2024. Concerns on pad elevations, drainage, construction Activity: Noise, damage to homes, dirt in pools, site access, hours, and refueling activity

Pulte Response after concerns:

- Changed construction site access, additional water truck, relocation of staging area, additional PM10/Dust Control Measures.
- **Provided the "Pulte Action Plan":**
 - Email (DWEXPLORELAND@pultegroup.com) and phone number (1-877-724-6593) for resident complaints and claims. Pulte provided bi-weekly updates to the City
 - Pad certifications provided for all perimeters and offered homeowners pad certifications



Residents Concerns – Phase 1

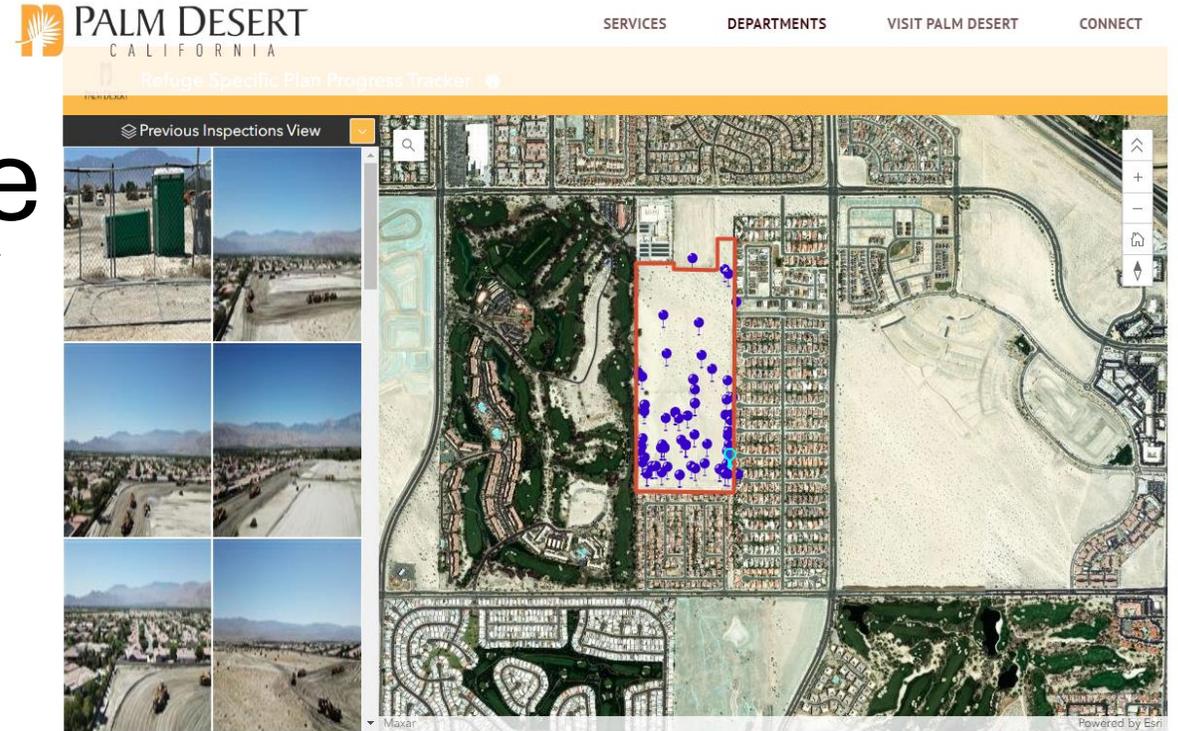
Drainage:

- 2/3 of site drained to the south and east in pre-development condition; development would drain to the north
- Retention basins will capture 500-year storm, an improvement from the 2022 plan and City code on the required 100-year storm capture.
- City Engineer and independent third party engineering firm reviewed hydrology plans and confirmed that development would drain properly

Project Status Website

Numerous communication and questions on project approvals, code requirements, and activity. Staff has conducted inspections, responded to questions via e-mail, and talked on phone and counter with residents.

Staff has centralized and streamlined questions and responses and suggests sending e-mail questions to cflores@palmdesert.gov



Project information can be found at www.palmdesert.gov/refuge

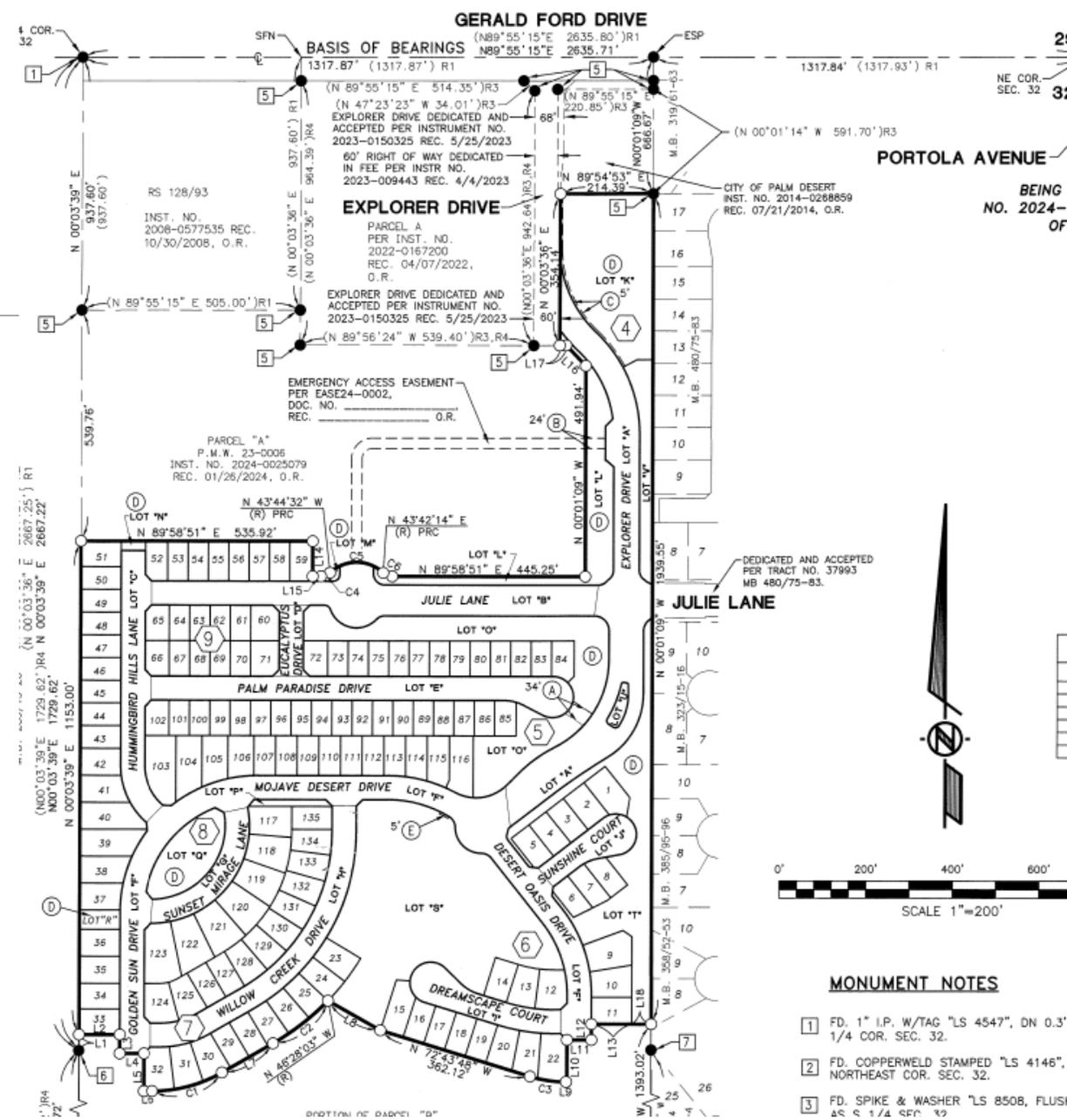
Final Tract Map 38434-1

Phased portion of Tract 38434 :

135 single family residential lots, 10 public street and infrastructure lots, 11 open space and retention lots and 1 clubhouse lot

Included financial securities for all public improvements associated with the entire project: Subdivision Improvement Agreement and Grading Agreement, with associated bonds

Approved August 22, 2024



On-Going Residents Concerns

After the August 22, 2024 approval of FTM 38434-1, City continued to receive resident complaints.

City staff held two (2) meetings in January 2025 with neighboring homeowners to discuss: Building pad height, landscape buffer distance, drainage and grading, access and design, neighboring walls, and view protections.

On February 4, 2025, Applicant held a community meeting focusing on resident requests, wall designs, landscape buffer modifications, grading, and drainage.

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.

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.



<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>

Pending Administrative Permits

The following permits remain on the project:

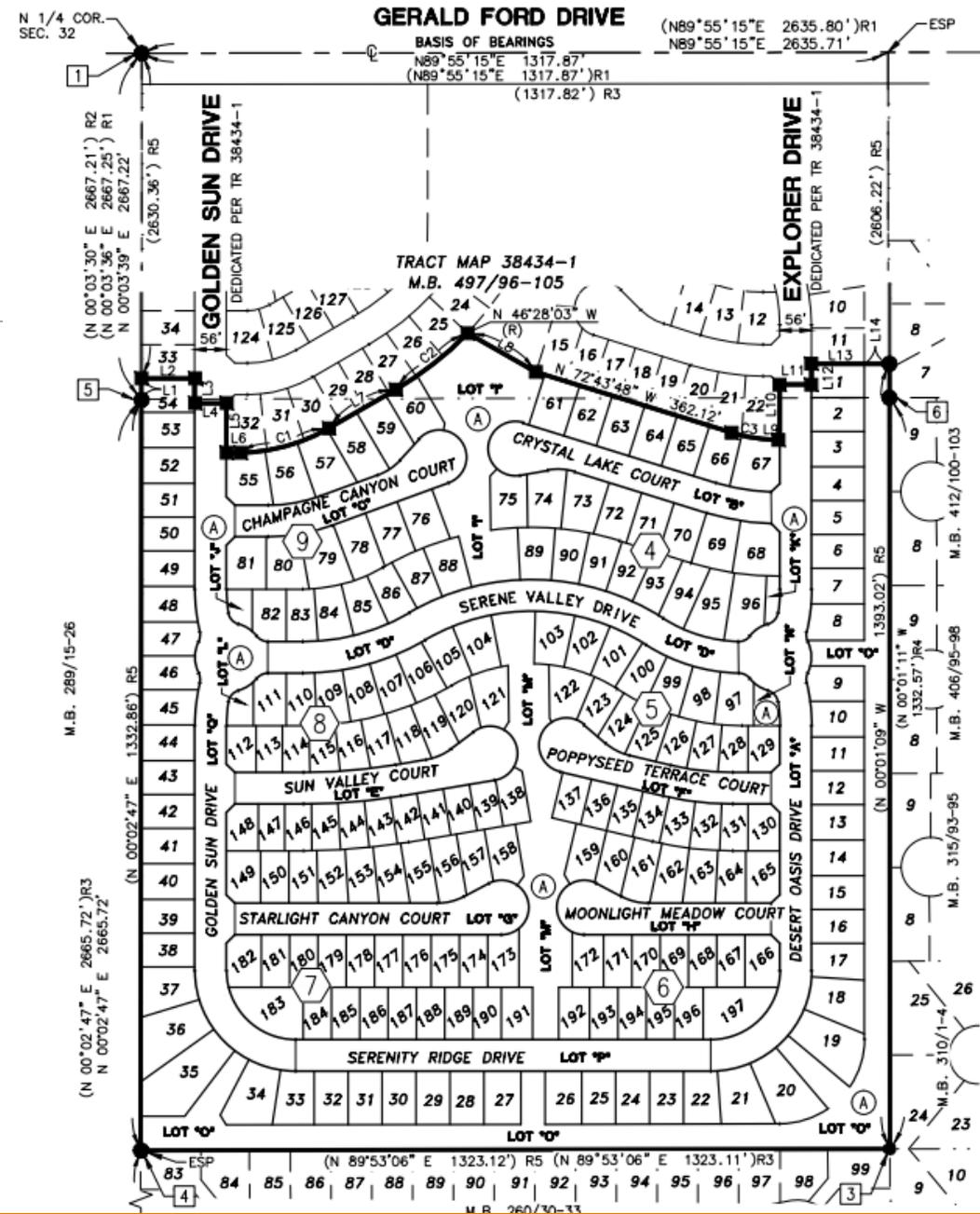
Permit Application	Status	Approval Authority
Landscaping applications: <ul style="list-style-type: none"> • Front yard typicals, common/buffer areas, clubhouse 	Under Review	City staff, with ARC Subcommittee review
Building architecture master plans	Under Review	City staff, with ARC Subcommittee review
Precise Grading	Under Review for Phase 1, pending for Phase 2	City staff (Planning and Land Development)
Perimeter walls	Under Review	City staff (Planning, Land Development, Building)
Phase 2 Grading, Stormwater, Drainage, Streets	Under Review	City staff (Planning and Land Development)

Final Tract Map 38434-2

Phased portion of Tract 38434 (allowed through COA 21 of Reso 2022-93)

Includes: 197 single family residential lots, 10 public street and infrastructure lots, 7 for open space

Final phase of subdivision



Conditions of Approval

City Engineer has deemed the map technically correct and all Conditions of Approval from TTM have been satisfied for 38434-2

Resolutions: PC 2859, PC 2841, and 2022-94	
Satisfied	Division
✓	Planning
✓	Land Development Engineering/Public Works
✓	Fire

PC Resolution 2859 (TTM 38434 Revision 2, March 2024)

Satisfied	Condition	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.	Planning
✓	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.	Planning
✓	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.	Planning
✓	4. All conditions of approval included in Planning Commission Resolution No. 2841 shall be adhered to as part of this approval and project.	Planning

PC Resolution 2841 (TTM 38434 Revision 1, September 2023)

Satisfied	Condition	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.	Planning
✓	2. 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.	Planning
✓	3. The development of the property described herein shall be subject to the restrictions and limitations set forth herein, which are in addition to the approved development standards listed in the PDMC, and state and federal statutes now in force, or which hereafter may be in force.	Planning
✓	4. The TTM shall expire if recordation of the said Project is not completed within two (2) years from date of the original approval (November 17, 2022) unless an extension of time is granted by the Palm Desert Planning Commission; otherwise, said approval shall become null, void, and of no effect whatsoever. Expiration date of this map is November 17, 2024.	Planning
✓	5. The approved TTM shall only be modified with written City approval in accordance with the requirements of the Specific Plan and Chapter 26.20 of the Palm Desert Municipal Code (PDMC).	Planning
✓	6. All construction documentation shall be coordinated for consistency, including, but not limited to, architectural, structural, mechanical, electrical, plumbing, landscape and irrigation, grading, and street improvement plans. All such plans shall be consistent with the approved entitlement plans on file with the Development Services Department.	Planning

✓	7. The Applicant shall execute a written acknowledgment to the Planning Division stating acceptance of and compliance with all the Conditions of Approval of Resolution No. 2841 for TTM 38434, and that the plans submitted are in compliance with the Conditions of Approval. No modifications shall be made to said plans without written approval from the appropriate decision-making body.	Planning
✓	8. Prior to the 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) Fire Department Building and Safety Division Public Works Department Evidence of said permit or clearance from the above agencies shall be presented to the Building & Safety Division at the time of issuance of a building permit for the use contemplated herewith.	Planning
✓	9. The Applicant shall establish a homeowners' association (HOA). The HOA's responsibility for maintenance shall include but is not limited to maintenance of private amenity areas and open space, landscaping, stormwater retention, and related infrastructure. The final maintenance plan shall include detailed text and illustrative diagrams indicating areas of responsibility for maintenance and shall be subject to approval by the Director of Development Services and City Engineer.	Planning
✓	10. Prior to approval of the final map, the Applicant shall submit a final phasing plan, which identifies the timing of roadway improvements and open space. A. The phasing plan shall indicate that full segments of Planning Area 5, shown as Lot "K" shall be completed and fully landscaped prior to the occupancy of any adjacent homes on Lots 1 through 46. B. The entire amenity area shown on Lot O shall be completed prior to the occupancy of the 200th unit within Planning Area 3.	Planning

✓	<p>11. The pad elevations of all lots shall be consistent with the approved preliminary grading plan included in the project file. Adjustments that increase or decrease the pad elevation by six inches (0'-6") or less shall be subject to review and approval by the Director of Development Services and City Engineer. Any change to a pad elevation shall require an adjustment to the grading and drainage plan for consistency.</p> <p>A. Adjustments that increase the approved pad elevations on Lots 1-46 by more than six (6) inches shall require approval by the Planning Commission. Exhibit B, attached to this resolution, provides the approved plan elevations for these lots, per the preliminary grading and drainage exhibit drafted by MSA Consulting, dated August 17, 2023.</p> <p>B. Adjustments that increase the pad elevations by more than six (6) inches on all other lots must be reviewed by the City Engineer and approved through the Director of Development Services. The Director of Development Services may refer the request to Planning Commission for approval.</p>	Planning
✓	12. The Applicant shall construct the circulation network for Street "A" and Street "B" as shown on the approved Specific Plan prior to any development within Planning Area 2 and/or Planning Area 3.	Planning
✓	13. All mitigation measures identified in the Specific Plan Mitigated Negative Declaration (SCH# 2022100013) and the accompanying Mitigation Monitoring and Reporting Program (MMRP), shall be incorporated into the planning, design, development, and operation of the Project.	Planning
✓	14. At recordation of the final map, the Applicant shall record an easement for a secondary Fire Department emergency access across Lot 333, which provides a connection between Street "A" and Street "B."	Planning
✓	15. The following plans, studies, and exhibits are hereby referenced: Specific Plan, prepared by MSA Consulting and dated August 2022; TTM 38434 and dated August 25, 2023; Preliminary Grading, prepared by MSA Consulting, Inc. and dated August 17, 2022; Preliminary Utility Plan, prepared by MSA Consulting, Inc. and dated June 2022; Preliminary Hydrology Report, prepared by MSA Consulting, Inc. and dated August 18, 2022; and Preliminary Water Quality Management Plan, prepared by MSA Consulting, Inc. and dated August 19, 2022.	Land Development/ Public Works (LD)
✓	16. The map shall comply with the State of California Subdivision Map Act and with the City of PDMC Title 26, unless otherwise modified by the conditions listed herein.	LD

✓	17. It is assumed that easements shown on the preliminary grading exhibit are shown correctly and include all the easements that encumber the subject property. A current preliminary title report for the site will be required to be submitted during the technical plan review. The Applicant shall secure approval from all, if any, easement holders for all grading and improvements, which are proposed over the respective easement or provide evidence that the easement has been relocated, quitclaimed, vacated, abandoned, easement holder cannot be found, or is otherwise of no effect. Should such approvals or alternate actions regarding the easements not be provided and approved by the City, the Applicant may be required to amend or revise the proposed site configuration as may be necessary.	LD
✓	18. It is understood that the conceptual exhibits correctly show acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Qs, and that the omission or unacceptability may require that the Applicant amend or revise the site plan as may be.	LD
✓	19. All common areas will be permitted as shown on the tentative exhibit, subject to these Conditions of Approval and the Applicant providing adequate provisions, by means of a homeowners' association (HOA) or another equivalent responsible mechanism as approved by the City Engineer and City Attorney, for the continued and perpetual maintenance of these common areas, and on-site post-construction Best Management Practices (BMPs) to the satisfaction of the City Engineer and City Attorney.	LD
✓	20. The Applicant shall pay all, appropriate signalization fee prior to the issuance of the first building permit for the development in accordance with the City's Resolution No. 79-17 and 79-55.	LD
✓	21. The Applicant may choose to develop the tentative map in phases with the approval of the City Engineer. Financial security shall be provided for all public improvements associated with each phase of the map. The boundaries of any multiple map increment shall be subject to the approval of the City Engineer. The City Engineer may require the dedication and construction of necessary utility, street, or other improvements beyond the project boundary, if the improvements are needed for circulation, parking, access, or for the welfare or safety of the public. This approval must be obtained prior to the Applicant submitting a Phasing Plan to the California Bureau of Real Estate.	LD

✓	22. If the developer chooses to construct the project in phases, a Construction Phasing Plan for the construction of on-site public or private improvements shall be submitted for review and approved by the City Engineer.	LD
✓	23. Prior to map approval, the Applicant shall pay all, appropriate drainage fee in accordance with the City's Municipal Code Section 26.49 and Palm Desert Ordinance No. 653.	LD
✓	24. Prior to map approval, the Applicant shall pay all appropriate park fees in accordance with the City's Municipal Code Section 26.48.060.	LD
✓	25. The Applicant shall comply with Palm Desert Ordinance No. 843, Section 24.20 Stormwater Management and Discharge Ordinance.	LD
✓	26. All utility extensions within the site shall be placed underground unless otherwise specified or allowed by the respective utility purveyor.	LD
✓	27. Prior to approval of any implementing development project, planning area, parcel/tract map within the Refuge Specific Plan area, a development specific traffic letter shall be submitted to the City. The letter shall address consistency with the approved Specific Plan Traffic Impact Analysis assumptions. If it is determined that the proposed development is inconsistent with the approved report, the Applicant shall file an amendment to the approved traffic report describing the impacts of any proposed changes.	LD
✓	<p>28. Prior to precise grading plan approval, the Applicant shall provide a Pedestrian Accessibility Route Plan that labels and indicates the path location and conceptual design of the following structures and facilities:</p> <ul style="list-style-type: none"> A. Sidewalks and walks (public right of way sidewalk, walks within the development. B. Directional curb ramps. C. Vehicular crossings (at driveways) shall meet state and federal requirements. <p>The Pedestrian Accessibility Route Plan shall clearly indicate structures that are proposed with the development and future per other phases and/or site plans. Pedestrian facilities (privately or publicly owned) that are open to the public shall comply with accessibility standards in the California Building Code (current) and Americans with Disability Act (ADA) regulations.</p>	LD

✓	29. Public improvements, constructed as part of the requirements for this project, that are non-compliant with the accessibility standards in effect at the time of construction or alteration, shall be brought up to current accessibility standards. This work shall be incorporated into the scope of this project and shall be completed prior to acceptance by the City. Improvements that are compliant with the accessibility standards in effect at the time of construction, shall be documented on a separate construction plan with detailed specifications (running and cross slopes of all pedestrian walking surfaces, locations and dimensions and slopes of maneuvering spaces and landings, width of sidewalk, width, and vertical clearance from obstructions). The accessibility of existing improvements will be verified by City inspection staff upon completion of the project. Discrepancies between documented existing conditions and existing conditions as measured by City staff shall be remedied and brought up to accessibility standards as part of the Project.	LD
✓	30. Prior to a grading permit, the Applicant shall prepare a final grading plan for the site. No grading or other improvements shall be permitted until a final grading plan has been approved by the City Engineer. Grading plans and all grading shall conform to the approved Conceptual Grading Plan, the California Building Code, PDMC Title 27 Grading, and all other relevant laws, rules, and regulations governing grading in the City of Palm Desert.	LD
✓	31. The grading plan shall provide for acceptance and proper disposal of all off-site drainage flowing onto or through the site. Should the quantities exceed the street capacity, the Applicant shall provide adequate drainage facilities and/or appropriate easements as approved by the City Engineer.	LD
✓	32. Pad elevations, as shown on the conceptual exhibit, are subject to review and modification per Chapter 27 of the PDMC.	LD
✓	33. Prior to approval of the grading plan, the Applicant shall prepare a detailed final flood hazard/hydrology and hydraulics report for approval of the City Engineer. The report shall encompass the entire area of the subdivision and comply with all relevant laws, rules, and regulations governing the City of Palm Desert. Development specific recommendations for sizing of drainage facilities, systems, and conveyance systems shall be included for all areas within the subdivision.	LD
✓	34. All drainage and storm drain improvements shall be designed per PDMC Title 24, Riverside County Flood Control and Water Conservation District's standards for the Drainage Element of the Palm Desert General Plan, and all other relevant laws, rules, and regulations governing grading in the City of Palm Desert.	LD

✓	35. Prior to approval of the grading plans, the Applicant shall provide the City Engineer with evidence that a Notice of Intent (NOI) has been filed with the State Water Resources Control Board. Such Evidence shall consist of a copy of the NOI stamped by the State Water Resources Control Board or the Regional Water Quality Control Board, or a letter from either agency stating that the NOI has been filed. More detailed information regarding this General Permit, applicable fee information and the necessary forms to complete the NOI are available by calling (916) 341-5537 or on the SWRCB web site at: Construction Stormwater General Permits California State Water Resources Control Board. https://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.html	LD
✓	36. Prior to the issuance of a grading permit, the Applicant shall submit a PM10 application for review and approval. The Applicant shall comply with all provisions of PDMC Section 24.12 regarding Fugitive Dust Control.	LD
✓	37. Prior to issuance of grading permit, the Applicant shall submit a Storm Water Pollution Prevention Plan (SWPPP) for review and approval of the Land Development department.	LD
✓	38. Where grading involves import or export, the Applicant shall obtain permits from the Public Works Department, including import/export quantities and hauling route.	LD
✓	39. Prior to grading permit, it shall be the sole responsibility of the Applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading shown on the grading plan exhibit. Proof shall be provided to the Land Development Division prior to issuance of grading permit.	LD
✓	40. It is assumed that the grading and the provisions for water quality management shown on the conceptual grading exhibit can comply with all requirements for a Final Water Quality Management Plan (F-WQMP), without substantial change from that shown. Prior to approval of the grading plan for each Precise Plan Landowner shall prepare, or cause to be prepared, a Final WQMP in conformance with the requirements of the Riverside County Flood Control and Water Conservation District (RCFC&WCD) Whitewater River Watershed area for approval of the City Engineer.	LD
✓	41. All post-construction BMPs shall be designed based on the City of Palm Desert's maximum infiltration criteria of one (1) inch/hour.	LD

✓	42. Prior to the issuance of a grading permit, the Applicant shall submit a signed and notarized WQMP Operations and Maintenance Agreement to the City. The agreement shall provide for the maintenance and operation of open space areas, common spaces such as parking lot and recreational facilities, trash disposal for common areas, and water quality BMP facilities, by either the property owners' association or the owners of each individual lot or unit as tenants in common.	LD
✓	43. The Applicant's Civil Engineer shall field verify that all BMPs are designed, constructed, and functional in accordance with the approved WQMP. BMPs shall be inspected and signed-off by the City Public Works/CIP inspector. Coordinate inspection with staff and submit a completed verification form for review and approval. This condition will be at the discretion of the City Engineer.	LD
✓	44. Prior to the issuance of grading permit and in compliance with the City of PDMC Chapter 27.24, the Applicant shall enter into an agreement and post financial security guarantee for all grading work related to this Project.	LD
✓	45. Prior to the issuance of grading permit for each Precise Plan, the Applicant shall submit for review and approval of the City Engineer a final Geotechnical Report that includes project specific recommendations.	LD
✓	46. Prior to the start of grading activities, the Applicant shall install all erosion and dust control mechanisms for the site as approved by the City.	LD
✓	47. Upon completion of grading of each Precise Plan, the Project's Geotechnical Engineer shall certify to the completion of grading in conformance with the approved grading plans and the recommendations of the geotechnical report approved for this Project. A licensed land surveyor shall certify to the completion of grading in conformance with the lines and grades shown on the approved grading plans.	LD
✓	48. Prior to map recordation, the Applicant shall submit improvement plans for all public streets and improvements.	LD
✓	A. Dedication of street on the final map shall be for public right-of-way purposes inclusive of street, drainage, and utility installation.	LD
✓	B. The following streets have been identified as future public streets during the review process and are identified in the referenced tentative map exhibit: Portion/Extension of Julie Drive, Street "A", Street "B", Street "C", Street "D", Street "E", Street "F", Street "G", Street "H", Street "I", Street "J", Street "K", Street "L", Street "M", Street "N", Street "O", Street "P", Street "Q", and Street "R".	LD

✓	49. Final map shall show, as part of the Owner's Statement, retention of open space lots identified in the referenced tentative map exhibit. The following lots were identified as to be retained by ownership: Lot A through Lot O inclusive. A. Any changes to the ownership of the lots will require approval by the City Engineer and the Director of Public Works. B. Maintenance responsibilities for private common spaces and lots retained on the map shall be clearly detailed on the CC&Rs for the subdivision.	LD
✓	50. Final map shall show corner cutback dedication at all corner lots and public street intersections. Dedication at corner lots shall be adequate to accommodate all public infrastructure within the public street, including ADA compliant curb ramps.	LD
✓	51. Prior to the map recordation, the Applicant shall provide full-scale signing and striping improvement plans for all public streets as a separate set of plans from street improvement plans for review and approval by the City Engineer. Signing and striping plans shall show existing improvements and modifications including, but not limited to, bike lanes, roundabout(s), travel lanes, pavement markings, turning arrows, etc.	LD
✓	52. Prior to final map approval, the Applicant shall pay a fair share contribution equivalent to 42.9% of the design and construction cost for the signalization of Gerald Ford Drive and Rembrandt Way/Vitalia Way intersection.	LD
✓	53. The final map may not be approved until the required improvements, as identified on these Conditions of Approval, have been satisfactorily constructed and approved by the City Engineer; or until an adequate security has been posted with the City, in accordance with PDMC Title 26. If construction is not completed prior to map recordation, the Applicant shall enter into a subdivision improvement agreement and post financial securities with the City for the required public improvements prior to map approval. The form and amount of the financial security shall be reviewed and approved by the City and be in compliance with PDMC Sections 26.28.030 and 26.28.040.	LD
✓	54. Prior to map recordation, unless corresponding securities are posted per Condition No. 53, the Applicant is responsible for the construction and installation of improvements on Gerald Ford Drive in compliance with the Refuge Specific Plan. Improvements generally include, but not limited to: A. If not in place or constructed by others prior to the proposed map recordation: Street improvements, including meandering sidewalk, curb and gutter, and landscape and irrigation improvements along the Refuge Specific Plan boundary and transitioning to existing improvements to the east and west of the site. B. A Class II bicycle lane in accordance with Coachella Valley Association of Governments Active Transportation Planning (CVAG ATP) Design Guidelines Section 5.3. C. Improvements identified in these Conditions of Approval for public streets. D. The Applicant shall show, as reference only, all existing and proposed utility connections. Utility plans shall be processed and approved by CVWD.	LD

✓	55. Prior to map recordation, unless securities are posted per Condition No. 53, the Applicant is responsible for the construction and installation of Gerald Ford Drive/Rembrandt Parkway intersection improvements in compliance with the traffic report prepared for Refuge Specific Plan and approved by the City. Improvements generally include, but are not limited to: A. ADA compliant curb ramps. B. Installation of intersection improvements to provide: i. Northbound: one LT/TH lane, one (125 ft) RT lane ii. Southbound: one shared LT/TH/RT lane iii. Eastbound: one LT lane, two TH lanes, one (150 ft) RT lane iv. Westbound: one (150 ft) LT lane, three TH lanes, one RT lane v. Signalized intersection C. Applicant to pay for full cost of intersection and roadway improvements, excluding traffic signal. D. In addition, Applicant shall contribute a 42.9% of the total design and construction cost for intersection signalization and improvements. The amount shall be per the City's approved cost estimate and a form approved by the City Engineer. E. Design for traffic signal shall consider interconnect to adjacent signals on Gerald Ford Drive at Portola Avenue and at Gateway Drive shall be included as part of the design and construction cost estimates.	LD
✓	56. Prior to map recordation, unless securities are posted per Condition No. 53, the Applicant is responsible for the construction and installation of improvements on Street "A" south of Gerald Ford Drive transitioning to proposed Street "A" in compliance with the Refuge Specific Plan and as identified in the traffic study. Improvements generally include but are not limited to: A. ADA compliant curb ramps at driveway crossings. B. Widening of Street "A" to a 44-foot roadway, north of the subdivision boundary to Gerald Ford Drive providing landscape and sidewalk along both sides of the street. Street section shall provide for 44-foot roadway with the following geometries: i. Northbound: one lane ii. Southbound: one lane C. In addition, the design shall include shared bicycle and golf cart lanes between Gerald Ford Drive and the extension of Julie Lane.	LD
✓	57. Prior to map recordation, unless securities are posted per Condition No. 53, the Applicant is responsible for the construction and installation of Street "A"/Julie Lane intersection improvements in compliance with the Specific Plan Traffic Report recommendations. A. Applicant will be responsible for providing adequate right-of-way on the final map to accommodate all public infrastructure within the public right-of-way. Applicant will be the sole responsible party for any right-of-way acquisition, if any, that may be required in order to satisfy this Condition of Approval. B. Install intersection improvements: i. Roundabout per California Highway Design Manual (CA HDM) and Federal Highway Administration (FHWA) guidelines, including enhanced central island and accessible pedestrian crossing. ii. Modify existing westerly terminus of Julie Lane to join with required roundabout improvements. iii. Sidewalk facilities shall be provided surrounding the roundabout. iv. Landscape improvements within public right-of-way will be required surrounding the roundabout.	LD

✓	58. Prior to map recordation, unless securities are posted per Condition No. 53 or the improvements are found by the City Engineer to no longer be required, the Applicant is responsible for the construction and installation of Julie Lane/Portola Road intersection improvements in compliance with the Specific Plan traffic report recommendations. A. Install geometries to provide: i. Northbound: one LT, three TH lanes, one RT lane ii. Southbound: one LT, two TH lanes, one shared TH/RT lane iii. Eastbound: one LT lane, one shared TH/RT iv. Westbound: one LT lane, one TH lane, one RT lane	LD
✓	59. Prior to map recordation, unless securities are posted per Condition No. 53, the Applicant is responsible for the construction and installation of improvements of Street "B", the westerly extension of existing Julie Lane. Improvements shall be provided on both sides of the street and generally include, but not limited to: curb and gutter, landscape and irrigation improvements, landscape buffered sidewalks along roadways. A. Proposed Street "B" shall extend and connect to proposed Street "F" as generally shown on the tentative map exhibit. Connection and roadway alignment shall be reviewed and approved by the City Engineer. B. All signing and striping shall follow California MUTCD standards. C. Proposed Street "B" and future condominium development parcel intersection shall be designed to include a mini roundabout per CA HDM and FHWA guidelines or as a three-legged intersection (T-intersection). Final design shall be reviewed and approved by the City Engineer.	LD
✓	60. Prior to map recordation, unless securities are posted per Condition No. 53, the Applicant is responsible for the construction and installation of improvements on proposed local streets. Improvements shall be provided on both sides of the streets unless otherwise specified on these conditions of approval and generally include, but not limited to: curb and gutter, and landscape and irrigation improvements, and landscape buffered sidewalks along roadways. A. All signing and striping shall follow California MUTCD standards and be submitted as a separate set of plans for review and approval of the City Engineer. B. Parking along 36-foot-wide interior streets shall be limited to one side of the street only. C. Horizontal curves shall be designed per Highway Design Manual and shall provide adequate roadway expansion (widening) to safe vehicle circulation and movements. D. Street design shall incorporate a roundabout per CA HDM and FHWA guidelines at the intersection of proposed Street "C" and Street "G". E. Streets design shall incorporate mini roundabouts per CA HDM and FHWA guidelines at the intersection of proposed Street "G" and Street "J," as generally shown on the referenced tentative map exhibit. Final design shall be reviewed and approved by the City Engineer.	LD
✓	61. Prior to issuance of encroachment permit for public improvements and/or map recordation, whichever comes first, the Applicant shall enter into an agreement and post financial security guarantee for the construction of all off-site/public improvements in accordance with Chapter 27.24 of the PDMC. The form and amount of the financial security shall be reviewed and approved by the City Engineer. The Applicant shall guarantee all improvements for a period of one (1) year from the date of final acceptance and the improvement guarantee shall be backed by a bond or cash deposit in the amount of ten percent of the surety posted for the improvements.	LD

	62. Prior to the map recordation, the Applicant shall submit grading and improvement plans for all private improvements and common areas for review and approval of the City Engineer. A. Signing and striping shall be part of the plans and shall include stop signs and stop bars for vehicles exiting the amenities area parking lot. B. All private improvements shall be kept within private property. Non-standard encroachments into proposed public right-of-way will not be permitted, unless clearly identified on these Conditions of Approval.	LD
✓	63. Prior to approval of the improvement plans, the Applicant shall provide a full-scale signing and striping improvement plan for all public streets as a separate set of plans from street improvement plans for review and approval of the City Engineer. Signing and striping plans shall show existing improvements and modifications including, but not limited to, bike lanes, median break(s), travel lanes, pavement markings, turning arrows, etc.	LD
✓	64. Prior to a building permit for the first developed phase, proposed Street "A", Julie Lane, and Street "A"/Julie Lane intersection improvements shall be in constructed and accessible. Recommendations of the traffic report may be phased as approved by the City Engineer, but in no case shall defer installation or payment of fair share for traffic signal at Gerald Ford beyond the first developed phase.	LD
✓	65. Prior to a building final inspection, the Applicant is responsible for the completion of construction of all grading and improvements for which plans are required.	LD
✓	66. Prior to final building permit inspection or certificate of occupancy, the Applicant is responsible for the completion of all public improvements within the corresponding development phase.	LD
✓	67. Prior to City acceptance of all public streets, the Applicant shall have completed all building and construction activities related to each construction phase. Street capping shall be performed after the last Certificate of Occupancy is released.	LD
✓	68. Prior to bond release, punch list work for improvements and capping of streets for each construction phase shall be completed and approved for acceptance by the City Engineer.	LD

✓	69. Fire Hydrants and Fire Flow: The water system shall be capable of delivering the required fire flow. Prior to PP (plot plan) approval, information shall be provided to the Office of the Fire Marshal regarding the building's occupancy type, construction type, building area, and whether the buildings will be protected with fire sprinklers.	Fire
✓	70. Fire Department Access: Access roads shall extend to within 150 feet of all portions of the exterior building walls and shall have an unobstructed width of not less than 24 feet. Fire access driveways with a dead-end exceeding 150 feet in length shall be provided with an approved space to turn around the fire apparatus. The access roads shall be capable of sustaining 60,000 lbs. over two axles and 75,000 lbs over three axles in all-weather conditions. Approved vehicle access, either permanent or temporary, shall be provided during construction. CFC 503.1.1, 3310.1 and 503.2.1	Fire
✓	71. Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal. Ref. CFC 503.4.1.	Fire
✓	72. Phased Construction Access: If construction is phased, each phase shall provide approved access for fire protection prior to any construction.	Fire
✓	73. Fire Sprinkler System: All new commercial structures 3,600 square feet or larger shall be protected with a fire sprinkler system. Ref CFC 903.2 as amended by the City of Palm Desert.	Fire
✓	74. Residential Fire Sprinklers: Residential fire sprinklers are required in all one and two-family dwellings per the California Residential Code (CRC). Plans must be submitted to the Office of the Fire Marshal for review and approval prior to installation. Ref. CRC 313.2.	Fire
✓	75. Knox Box and Gate Access: Buildings shall be provided with a Knox Box installed in an accessible location approved by the Office of the Fire Marshal. Manual gates shall be equipped with approved Knox equipment. Electric gates shall be provided with Knox key switches. Electric gate operators shall also be connected to a remote signal receiver compatible for use with the preemption devices on the Riverside County fire apparatus. The gate shall automatically open upon receiving a remote signal from the fire apparatus. Ref. CFC 506.1.	Fire
✓	76. Addressing: All residential dwellings and commercial buildings shall display street numbers in a prominent location on the street side of the premises and additional locations as required. Ref. CFC 505.1 and County of Riverside Office of the Fire Marshal Standard #07-01.	Fire
✓	77. The proposed Project may have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures, traffic, and population. The Project proponents/developers will be expected to provide for a proportional mitigation of these impacts via capital improvements and/or impact fees.	Fire

Recommendation

Adopt a Resolution entitled, “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, APPROVING THE FINAL SUBDIVISION OF FINAL TRACT MAP NO. 38434-2.”