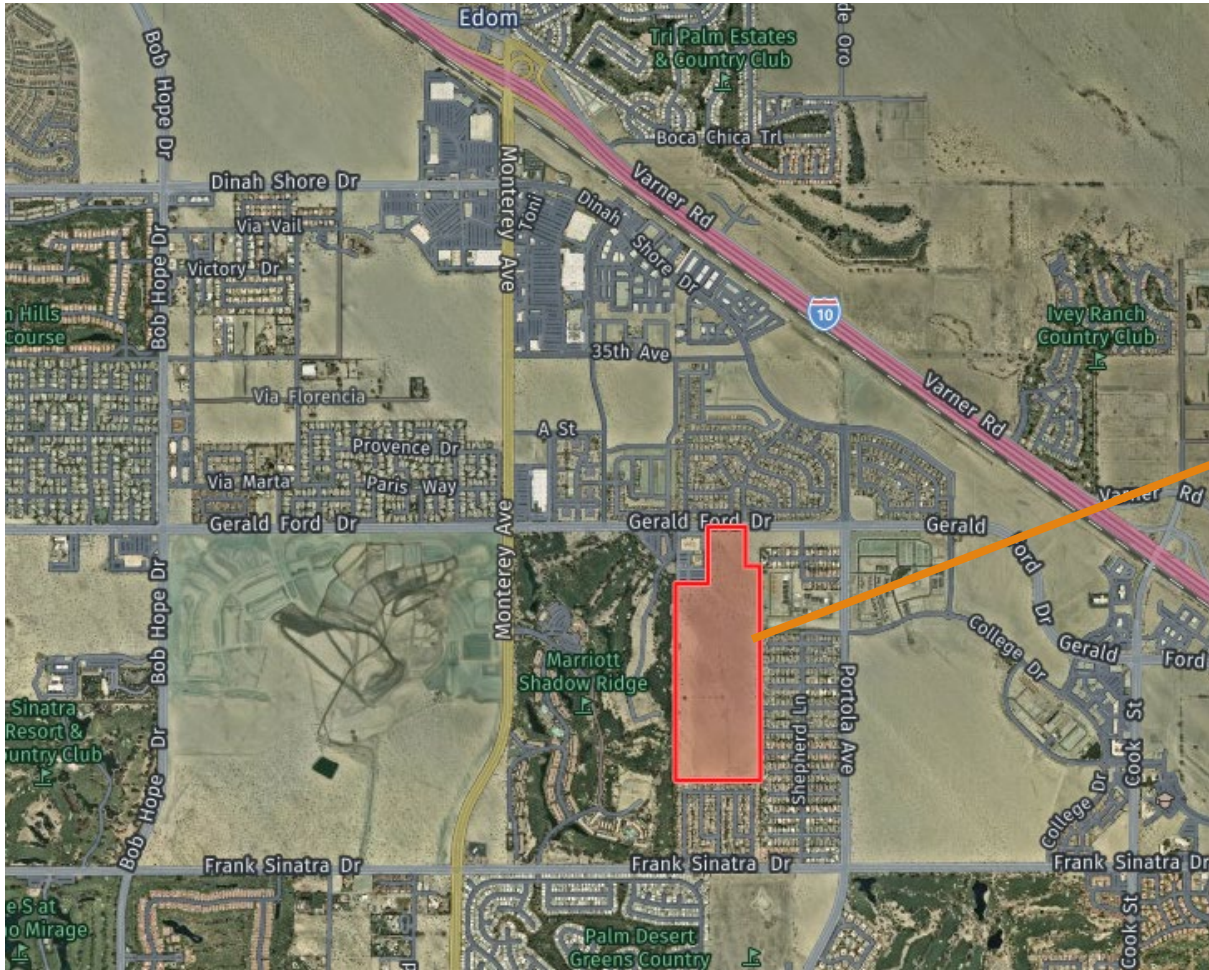


An aerial photograph of a residential area in Palm Desert, California. A grid of orange and yellow rectangular blocks is overlaid on the map, indicating a specific planning area. The grid is bounded by Portola Road to the north and Gold Fox Drive to the south. To the east of the grid is a golf course. A location pin icon is visible on the golf course. In the top left corner, there is a circular icon with a triangle pointing up.

SP/EA 22-0001 and TTM 38434 Refuge Specific Plan

PALM DESERT CITY COUNCIL
NOVEMBER 17, 2022

Vicinity Map



Project Request

Request for City Council Approval of:

- Specific Plan (SP) – Specific Plan for a 106.4-acre site located at the southwest corner of Gerald Ford Drive and Rembrandt Parkway.
 - Up to 969-dwelling units (single-family and multi-family)
- Environmental Assessment (EA) – Initial Study (IS) and Mitigated Negative Declaration in accordance with California Environmental Quality Act (CEQA)
- Tentative Tract Map (TTM) to subdivide a 93.56-acre portion of the site

Planning Commission recommends approval subject to added condition of approval at October 18th meeting

Project Applicant: Refuge Palm Desert

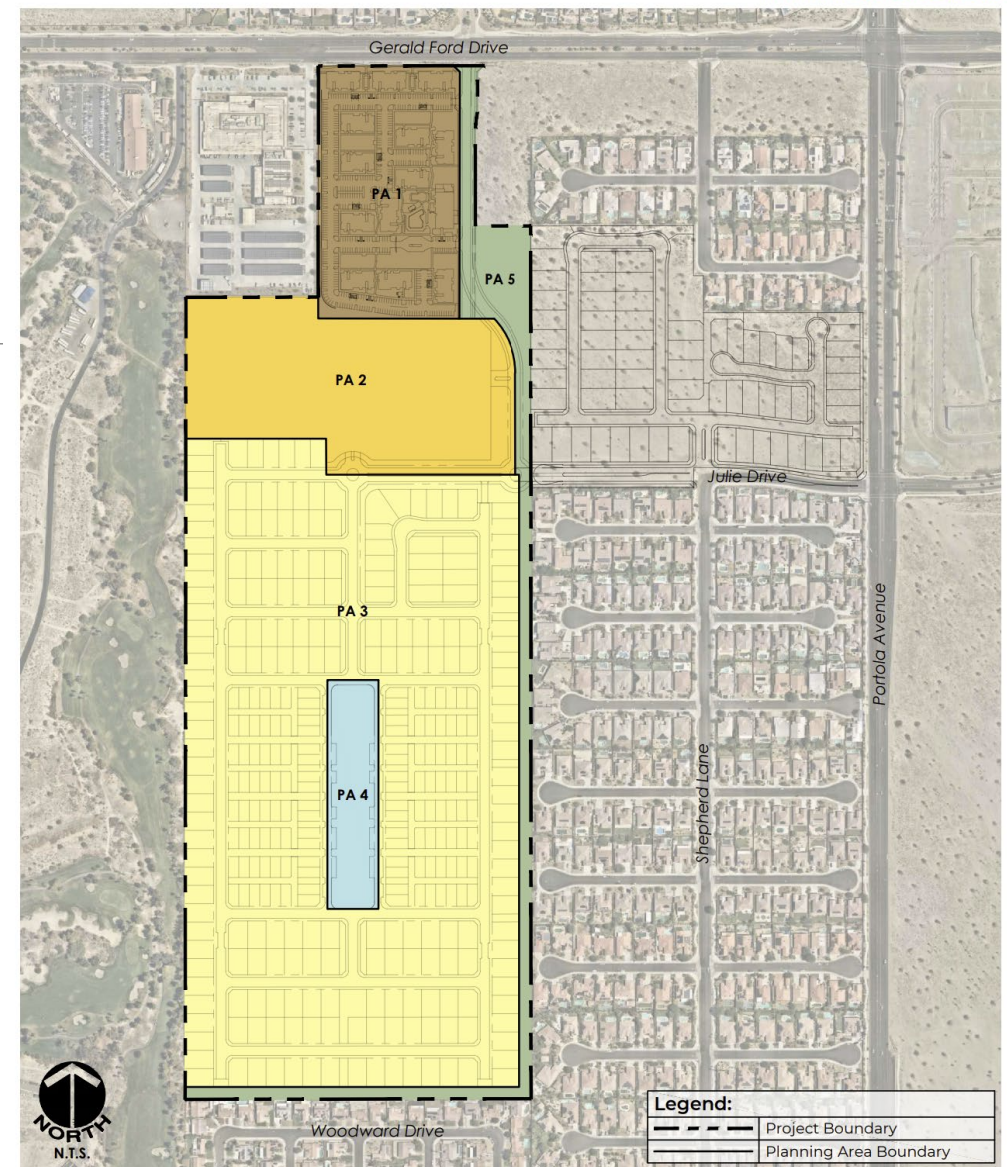
Project held a community meeting with nearby residents and has addressed concerns

Specific Plan

106.4-acre parcel and establishing five (5) planning area:

- PA 1- Multifamily – 269 units (Vitalia)
- PA 2 – Single/Multifamily up to 3 stories
- PA 3- Single-family up to 2 stories
- PA 4 – Open Space private amenity area
- PA 5 – Open Space private landscape buffer

Planning Area (PA)	Area (acres)	Density Range (du/ac)	Unit Range	Land Use	Height (Stories)
PA 1	11.9	Up to 22.6	Up to 269	Multi-family	Up to three
PA 2	16.4	10.0 – 18.3	165 – 302	Mixed residential	Two to three
PA 3	66.3	4.7 – 6.0	315 – 398	Single-family	Up to two
PA 4	3.9	-	-	Open Space	One
PA 5	7.9	-	-	Open Space	None
Total	106.4	7.0 - 9.1	749 - 969	-	



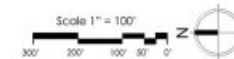
Source: MSA Consulting, Inc.

Exhibit Date: August 22, 2022



CONCEPTUAL LAND USE PLAN

FIGURE 2.1
PAGE 15



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L-5.00

Environmental Assessment

Draft Initial Study identified that project measures could be mitigated to a less than significant impact.

Mitigated Negative Declaration (MND)

Mitigation Measures and Mitigation Monitoring and Reporting Program

- Biological
- Cultural - Monitoring
- Traffic – Offsite improvements, signal, street.
- Geology

Tentative Tract Map

To subdivide a 93.56-acre portion of the proposed 106.4-acre RSP as follows:

- **339 single-family residential lots** - 43.63 acres
- **1 condominium lot** - 14.29 acres
- **20 lots for onsite retention and open space amenity areas** - 14.15 acres
- **13 lots for public streets and 8 lots for private alleyways** - 21.49 acres

Community Engagement- Public Comment

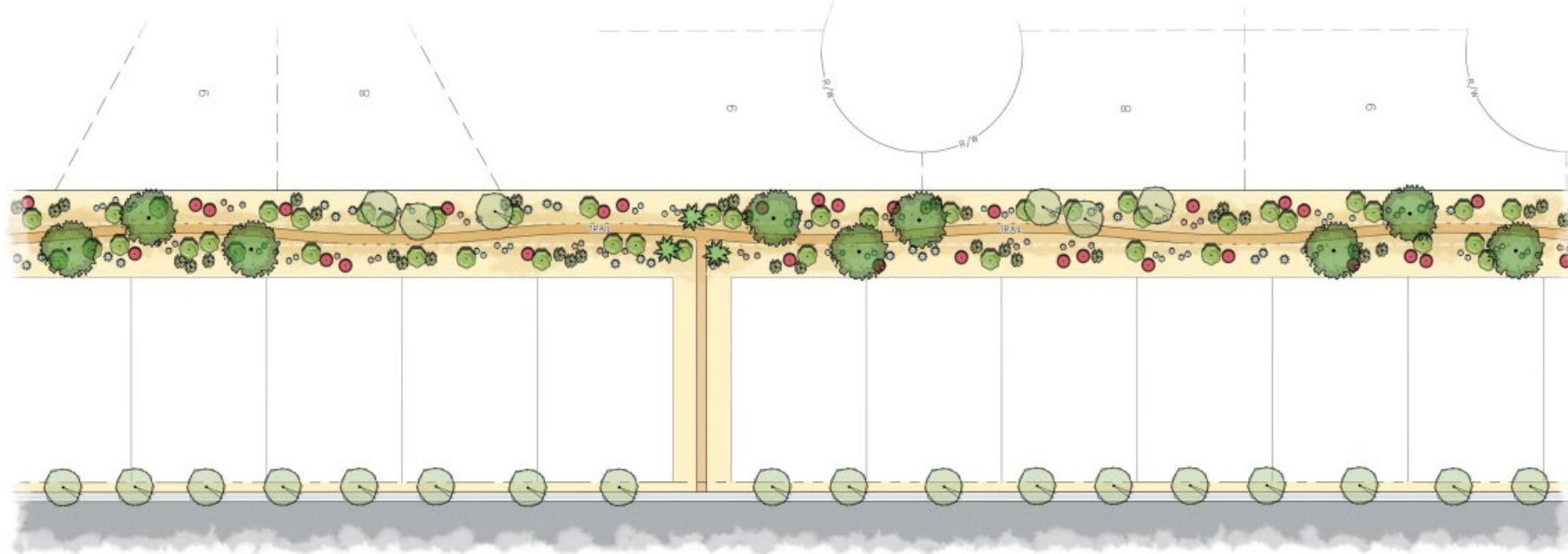
Meeting with residents on August 23, 2022

- Noticed within 1,000 feet of the site
- Held at City Hall
- Approximately 36 residents in attendance

Primary Concerns:

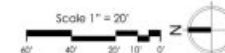
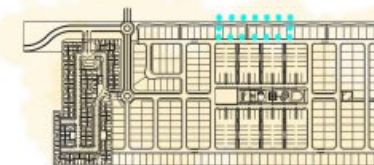
- Added Traffic
- Dust Control during construction
- Impact on Views

3 residents spoke at the October 18, 2022, Planning Commission meeting



PLANT SCHEDULE PATHWAY

TREES	BOTANICAL / COMMON NAME	SIZE
	<i>Acacia drepanolobium</i> Majesty	24" BOK
	<i>Prosopis juliflora</i> 'TM' Prosopis Thornless Mesquite	24" BOK
PALMS	BOTANICAL / COMMON NAME	SIZE
	<i>Washingtonia robusta</i> Mission Fan Palm	14" BTH
SHRUBS	BOTANICAL / COMMON NAME	
	<i>Acacia robusta</i> 'Desert Carpet' TM Desert Carpet Bark Cactus	
	<i>Arctostaphylos subulata</i> Rush Mimosae	
	<i>Ornithoglossum wheeleri</i> Grey Desert Sparrow	
	<i>Prosopis juliflora</i> Ocotillo	
	<i>Larrea tridentata</i> Creosote Bush	
	<i>Synedrella nodiflora</i> Desert Gladiolus	



The Refuge

Eastern Perimeter Buffer

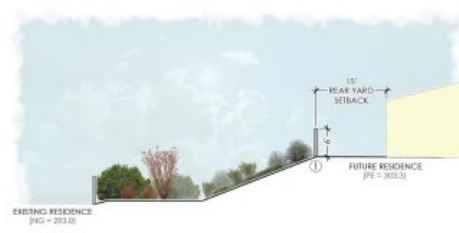
Revised: August 19, 2022

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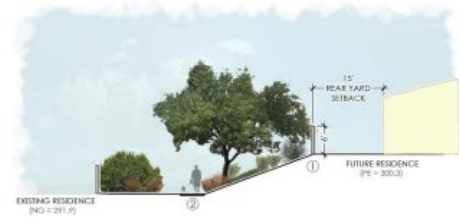
Cross-Section A-A

① Property Wall



Cross-Section B-B

① Property Wall
② Proposed 5' Meandering Trail



Cross-Section C-C

① Property Wall
② Proposed 5' Meandering Trail



Cross-Section D-D

① Property Wall
② Proposed 5' Meandering Trail



NOTE:
Meandering trail is shown in location for general illustration purposes.
No sidewalk is to be placed within slope condition.
Reference civil final grading plan for location.

Scale 1" = 10'
30' 20' 10' 5' 0'

The Refuge | Perimeter Buffer Sections - South

Revised: August 19, 2022

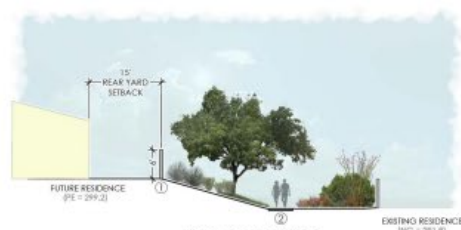
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Cross-Section E-E

- ① Property Wall
- ② Proposed 5' Meandering Trail



Cross-Section F-F

- ① Property Wall
- ② Proposed 5' Meandering Trail



Cross-Section G-G

- ① Property Wall
- ② Proposed 5' Meandering Trail



Cross-Section H-H

- ① Property Wall
- ② Proposed 5' Meandering Trail



Cross-Section I-I

- ① Property Wall
- ② Proposed 5' Meandering Trail



Cross-Section J-J

- ① Property Wall
- ② Proposed 5' Meandering Trail



Cross-Section K-K

- ① Property Wall
- ② Proposed 5' Meandering Trail



NOTE:
Meandering trail is shown in location for general illustration purposes.
No sidewalk is to be placed within slope conditions.
Reference civil final grading plan for location.

Scale 1" = 10'
30' 20' 10' 5' 0'



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The Refuge | Perimeter Buffer Sections - East

Revised: August 19, 2022

L-5.05

Planning Commission Recommendation

Waive further reading and:

1. Conduct the public hearing and receive public testimony.
2. Adopt Resolution adopting a Mitigated Negative Declaration and Mitigation Monitoring Reporting Program and approval of the Refuge Specific Plan (SP22-0001) to develop up to 969 dwelling units on a 106.4-acre site area located at the southwest corner of Gerald Ford Drive and Rembrandt Parkway.
3. Adopt Resolution approving Tentative Tract Map (TTM) 38434 subdividing a 93.56-acre portion of the Refuge Specific Plan project site.

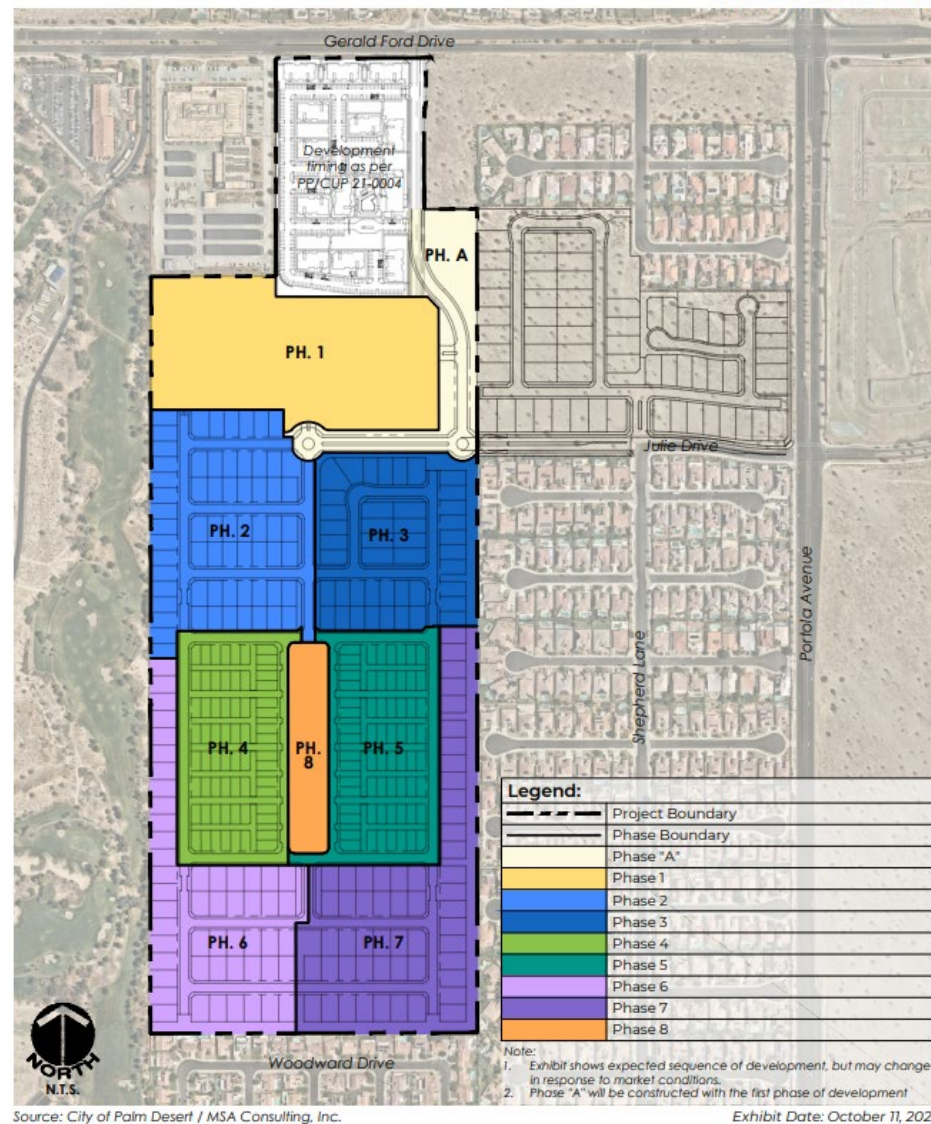
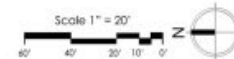
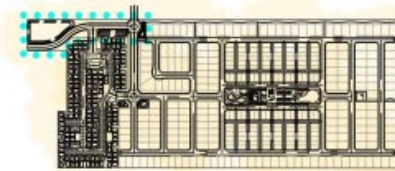
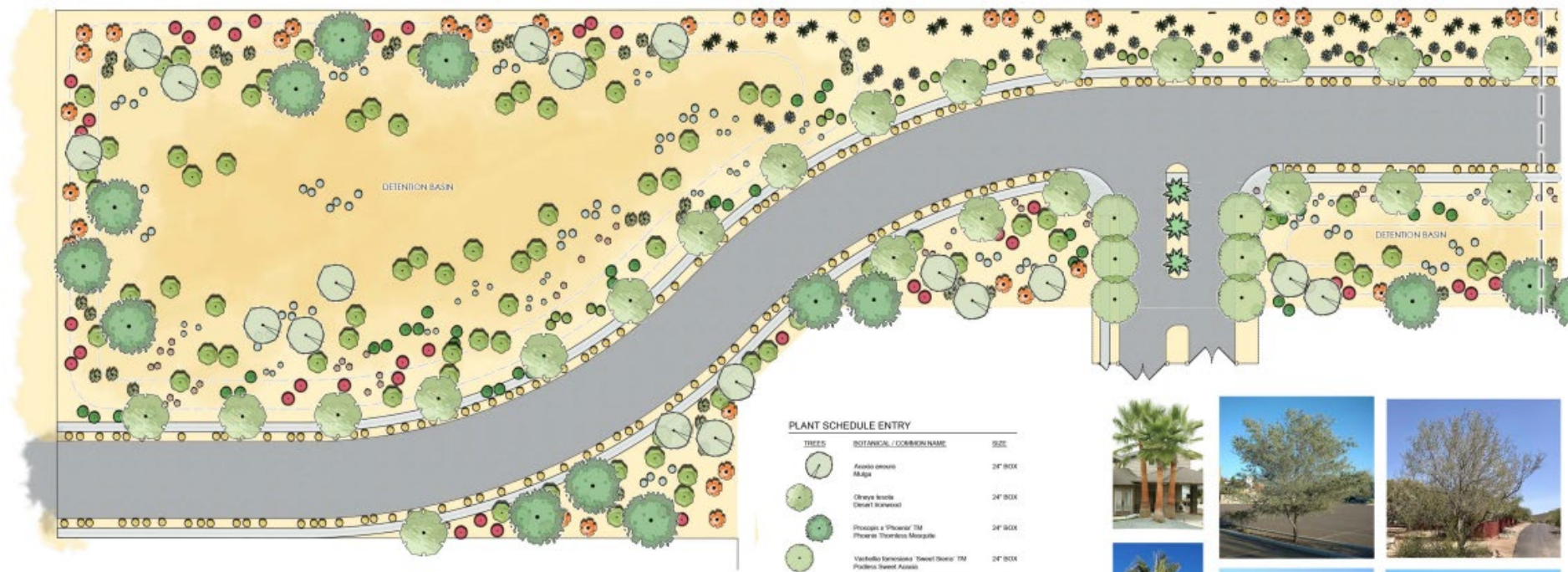


FIGURE 2.8
PAGE 25



The Refuge | Entry

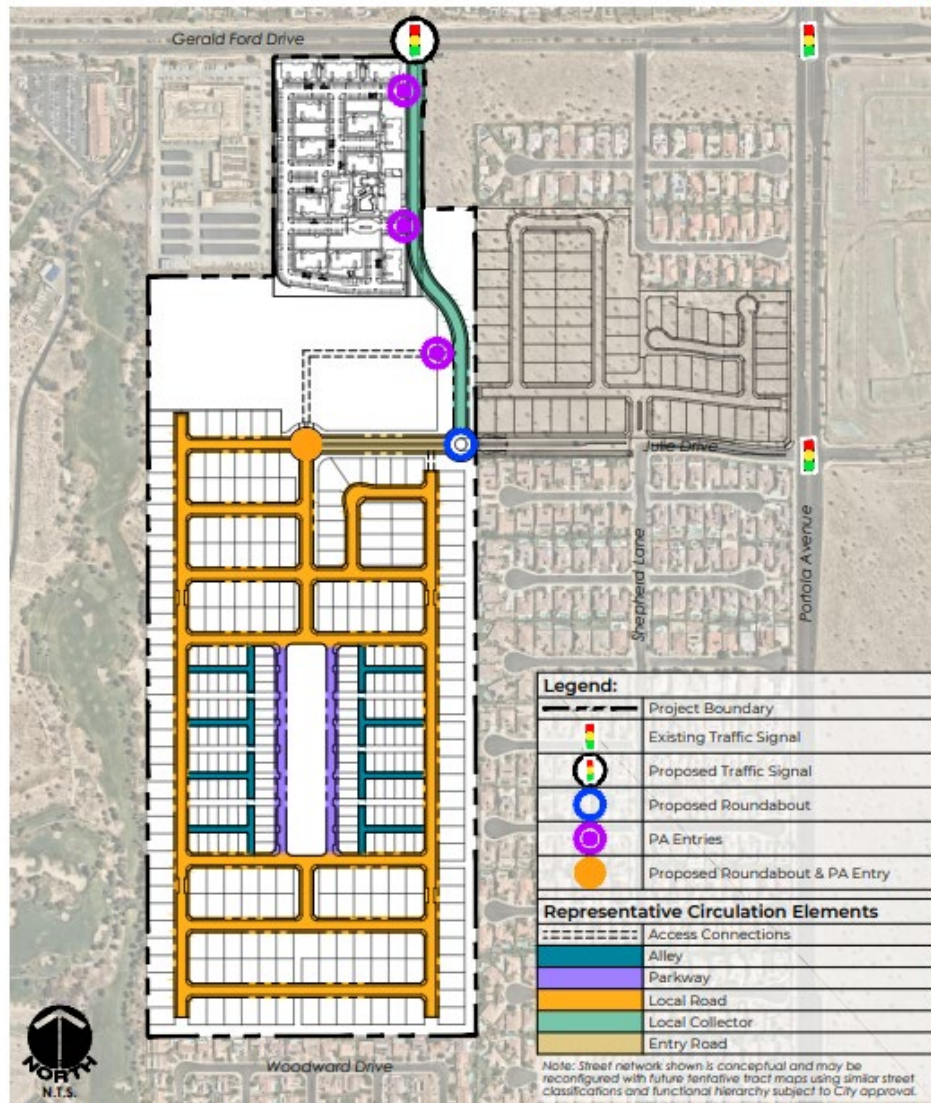
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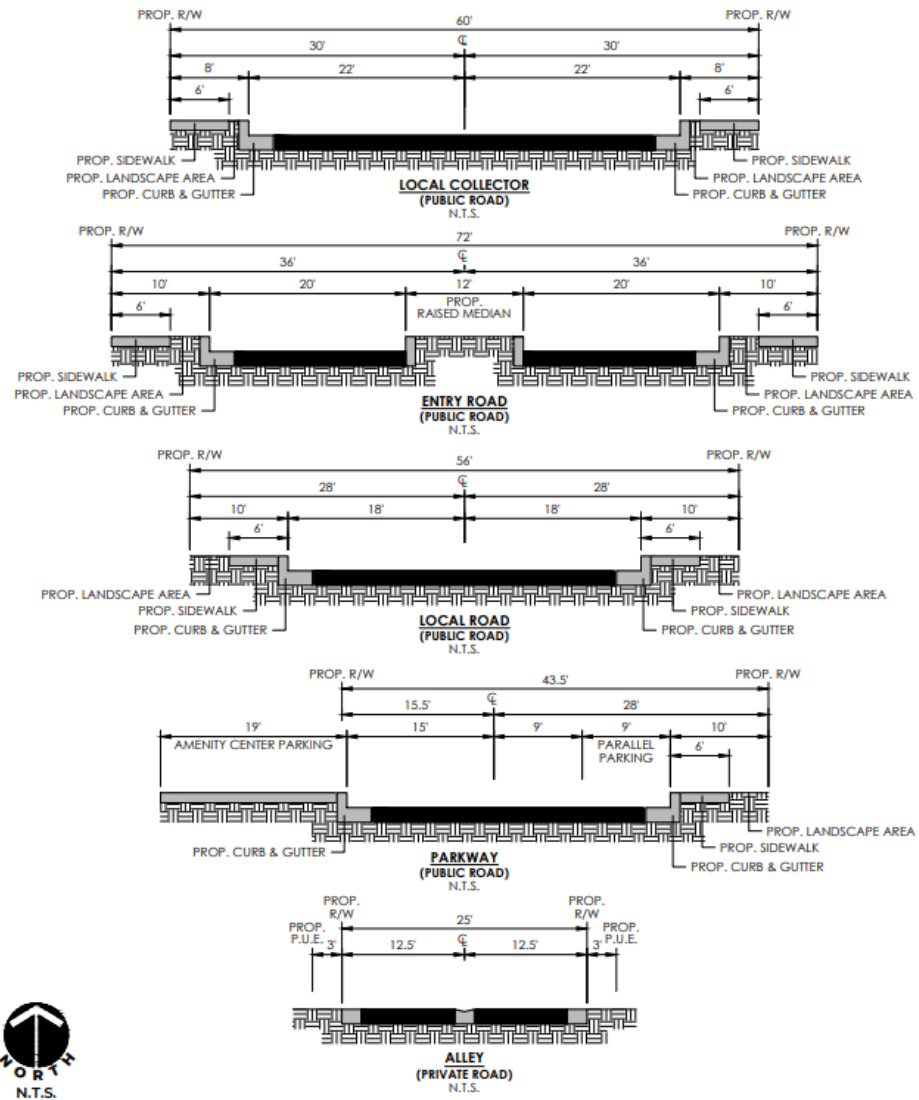


Source: City of Palm Desert / MSA Consulting, Inc.

Exhibit Date: October 11, 2022

VEHICULAR CIRCULATION PLAN

FIGURE 2.2
PAGE 17



Source: MSA Consulting, Inc.

Exhibit Date: October 11, 2022

TYPICAL ROADWAY CLASSIFICATIONS

FIGURE 2.3
PAGE 18





75029 Gerald Ford Dr
Palm Desert, California



Street View - Mar 2021

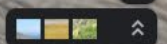
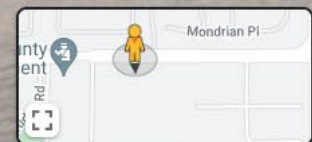


Image capture: Mar 2021 © 2022 Google United States Terms Privacy Report a problem



Photo 1. Typical site conditions where minimally impacted by edge effects.



Photo 2. Edge effects (disturbance) along Gerald Ford Drive.



Photo 6. Drift fencing near south site boundary.



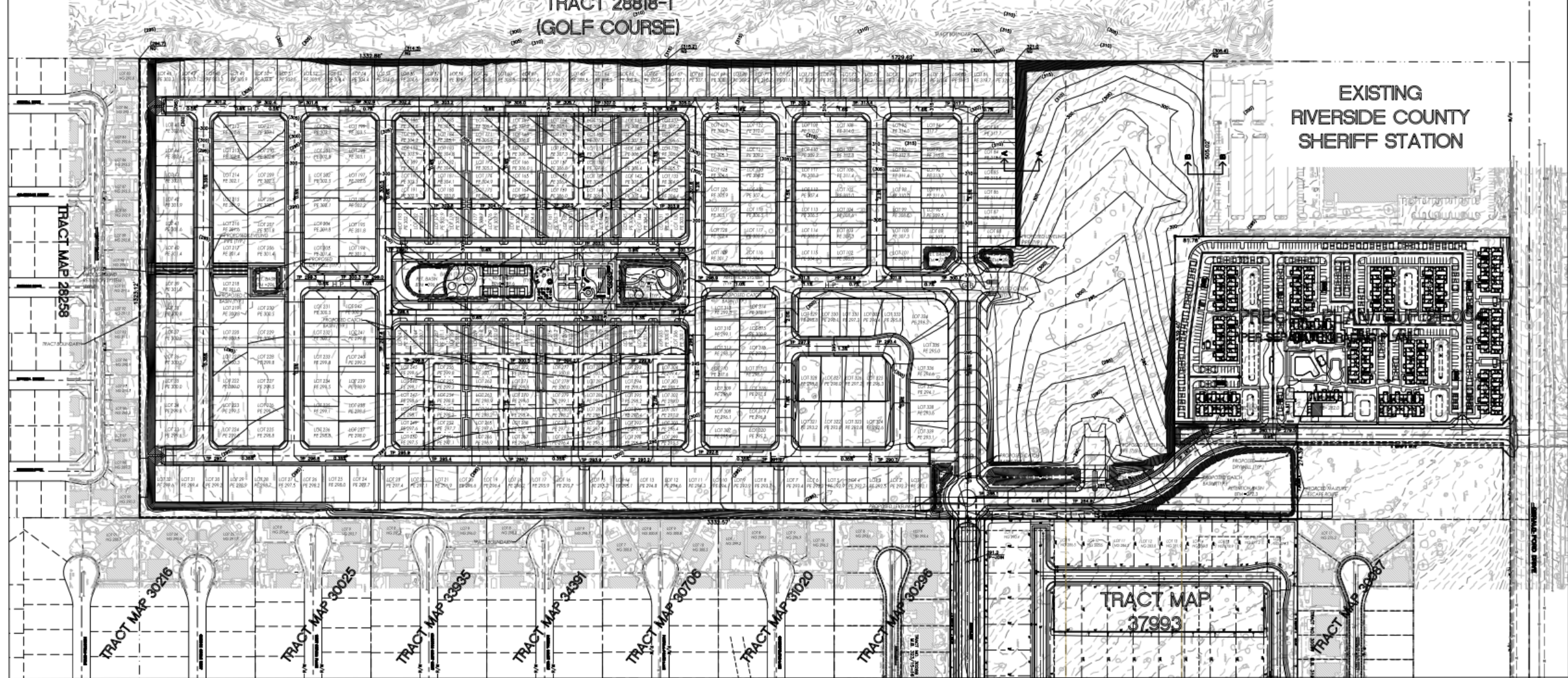
Photo 7. Drift fencing extending across much of the site center.



Photo 5. Dune / blow-sand from site overtopping the golf course wall on west boundary.



Photo 3. Edge effects along the west site boundary.



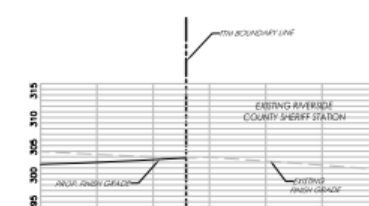
ESTIMATED EARTHWORK QUANTITIES

	CUY (CUY)	FSU (CUY)
RAW QUANTITIES	205,523	179,887
SHRINKAGE	16,898	15,148
RAW ADJUSTED	333,564	235,136
SHRINKAGE	41,142	41,142
OVER-EX (PHOS)	292,833	292,833
OVER-EX (PHOS) SHRINKAGE	19,824	19,824
OVER-EX (PHOS) SHRINKAGE	3,486	3,486
EXPORT	846,131	846,204
TOTAL EARTHWORK	945,131	945,204

EARTHWORK NOTE: ASSUMED EARTHWORK ANALYSIS FACTORS:

THE FOLLOWING FACTORS WERE USED IN THE PREPARATION OF THE EARTHWORK ANALYSIS:	
SHRINKAGE:	15%
SUBSIDENCE:	0.2"
OVEREXCAVATION:	3'
DISTURBED AREA:	93 ACRES
ALL OF THE FACTORS WERE OBTAINED FROM PETRA GEOSCIENCES, INC PROJECT NO. 20-446, DATED MARCH 4, 2021.	
SHRINKAGE:	20% - 22%
SUBSIDENCE:	0.2" - 0.22"
OVER EXCAVATION:	4.0'






























EXISTING TOPOGRAPHY WAS PROVIDED BY INLAND AERIAL SURVEYS, INC., DATED NOVEMBER 28, 2016.

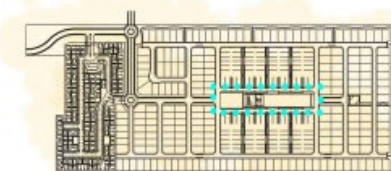




Amenity Center

L-5.02

PLANT SCHEDULE CENTER		
TREES	BOTANICAL / COMMON NAME	SIZE
	Acacia senaria Mulga	24' BKH
	Eucalyptus sideroxylon Texas Ebony	24' BKH
	Grevillea banksii Desert Ironwood	24' BKH
	Prostanthera 'Flowerin' TM Flowering Thyme, Mungali	24' BKH
	Tasmanian Iron Tree Tipton Tree	24' BKH
	Vaccinium floribundum Sweet Scent TM Pudlow Sweet Acacia	24' BKH
SHRUBS	BOTANICAL / COMMON NAME	DETENTION BASIN
	Chamaecyparis humilis Mediterranean Fox Palm	15 gal
	Phoradendron discolorum 'Zahel' Zahel Table Palm	14 BTH
	Washingtonia filifera California Fan Palm	14 BTH
	Washingtonia robusta Robust Fan Palm	12'-14' BTH
SHRUBS	BOTANICAL / COMMON NAME	SHRUBS
	Agave schottlandii 'Robbery' Robbery Murphy's Century Plant	 Ruscus splendens Griffith
	Aloe barbadensis Bathurst Aloe	 Gonolobus hirsutus San Marcos Mimosa
	Baccharis 'Star' TM Star Thompson Coyote Brush	 Hesperaloe parviflora Desert Firecracker
	Callistemon citrinus 'Little John' Little John Weeping Bottlebrush	 Hesperaloe parviflora 'Desert Firecracker' Desert Firecracker Red Yucca
	Callistemon citrinus 'Little John' Little John Weeping Bottlebrush	 Hesperaloe parviflora 'Yellow-Flooding' Yellow-Flooding Yucca
	Cortesia macrocarpa 'Showered Beauty' Showered Beauty Noddy Palm	 Lantana 'Chapel Hill Yellow' Chapel Hill Yellow Lantana
	Cortesia macrocarpa 'Green Capel' Green Capel Noddy Palm	 Lycophotia longicaulis Rio Bravo Noddy Palm
	Dalea elaeagnifolia 'Sierra Dusk' TM Sierra Gold Dalea	 Sarcocolla stricta 'Yam' Yam
	Dioscorea wheeleri Deep Desert Spurge	 Tecomaria stans Gold Star
	Eriogonum hyemale 'Blue Bell' Blue Bells Oregano	



Scale 1" = 20'



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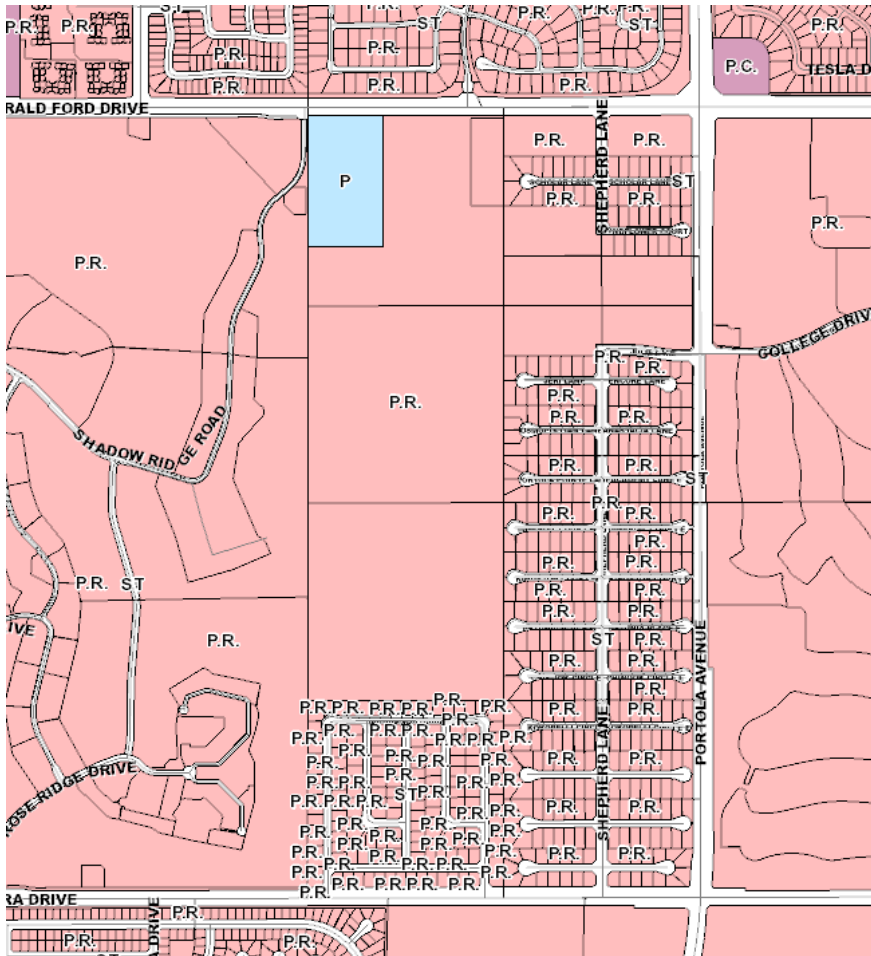
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Location

Existing and Surrounding Land Uses



	Existing Uses	General Plan	Zoning
Project Site	Vacant	Town Center Neighborhood (TCN) 7-40 Dwelling Units Per Acre	Planned Residential – 22 dwelling units per acre (PR-22)
North	Single-family residential / Sheriff Station	Conventional Suburban Neighborhood (CSN) / Public Facility/Institutional (PFI)	PR-5 / Public Institution (P)
South	Single-family residential	CSN	PR-5
East	Single-family residential	CSN	PR-5
West	Timeshare and Golf Course	Resort & Entertainment (R&E)	PR-5

Background

Property is owned by the Successor Agency to the Palm Desert Redevelopment Agency (SARDA).

December 2020 – The City entered into an exclusive negotiating agreement with the project applicant on a portion of the site

- Master planned residential development

August 2021 – The City Council approved the Vitalia Apartments in a separate action.

May 2022 – Applicant submitted application.

October 2022 – Planning Commission recommends approval of the project to Planning Commission.

Specific Plan

Establishes 50'-0" buffer around the eastern and southern edges of the site within Planning Area 5.

Limits homes to single-story along buffer area within Planning Area 3.

Limits buildings to two-story along the street and single-family residential within Planning Area 2.

Block views of Sheriff Station within PA 2 and PA 3.

Pedestrian network.

Coordinated Landscape.

Analysis

Specific Plan satisfies State and local requirements.

Mitigated Negative Declaration complies with CEQA

Tentative Tract Map complies with requirements of Refuge Plan.