



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

February 14, 2017

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Director
Ed Cooper

John Guerin
Paul Rull
Barbara Santos

Mr. David Leonard, Contract Planner
City of Cathedral City Planning Department
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –
DIRECTOR'S DETERMINATION**

File No.: ZAP1044PS17
Related File No.: SPA97-55C (Specific Plan Amendment), TTM37124
(Tentative Tract Map – Condominium Purposes)
APN: 677-050-023

Dear Mr. Leonard:

As authorized by the Riverside County Airport Land Use Commission (ALUC) pursuant to a specific delegation of authority issued at its February 9, 2017, meeting, I have reviewed City of Cathedral City Case No. SPA 97-55C (Specific Plan Amendment), a proposal to amend the text of the Rio Vista Village Specific Plan (RVVSP) to establish design standards for the R-2 Zone within that Specific Plan, which is located southerly of Interstate 10 Freeway, northerly of Verona Road, westerly of Landau Boulevard, and easterly of Rio Guadalupe Road.

Additionally, under the delegation of ALUC pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed Tentative Tract Map No. 37124, a proposal to divide 8.56 acres located northerly of Verona Road, westerly of Landau Boulevard, and southerly of Rio Largo Drive into condominium lots for a 58-unit single-family detached cluster development.

The site is located within Airport Compatibility Zone E of the 2005 Palm Springs Airport Influence Area (AIA). Within Compatibility Zone E of the 2005 Palm Springs Airport Compatibility Plan, residential density is not restricted.

The elevation of Runway 13R-31L at Palm Springs International Airport at its northerly terminus is approximately 474.4 feet above mean sea level (AMSL). At a distance of 11,800 feet from the runway to the project property line, Federal Aviation Administration Obstruction Evaluation Services review would be required for structures exceeding a top point elevation of 592.4 feet AMSL. As the site elevation is 450 feet AMSL and building height is 35 feet, this level will not be exceeded and FAA review will not be required.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2005 Palm Springs Airport Land Use Compatibility Plan, subject to the following conditions:

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

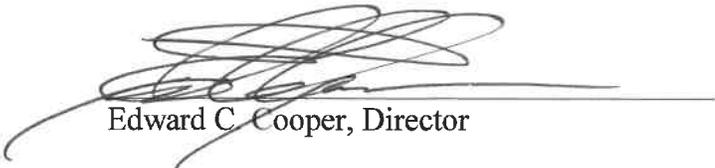
CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, artificial marshes, recycling centers containing putrescible wastes, and construction and demolition debris facilities.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached "Notice of Airport in Vicinity" shall be provided to all potential purchasers of the proposed dwelling units and any tenants therein.
4. Any new retention or detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893, or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

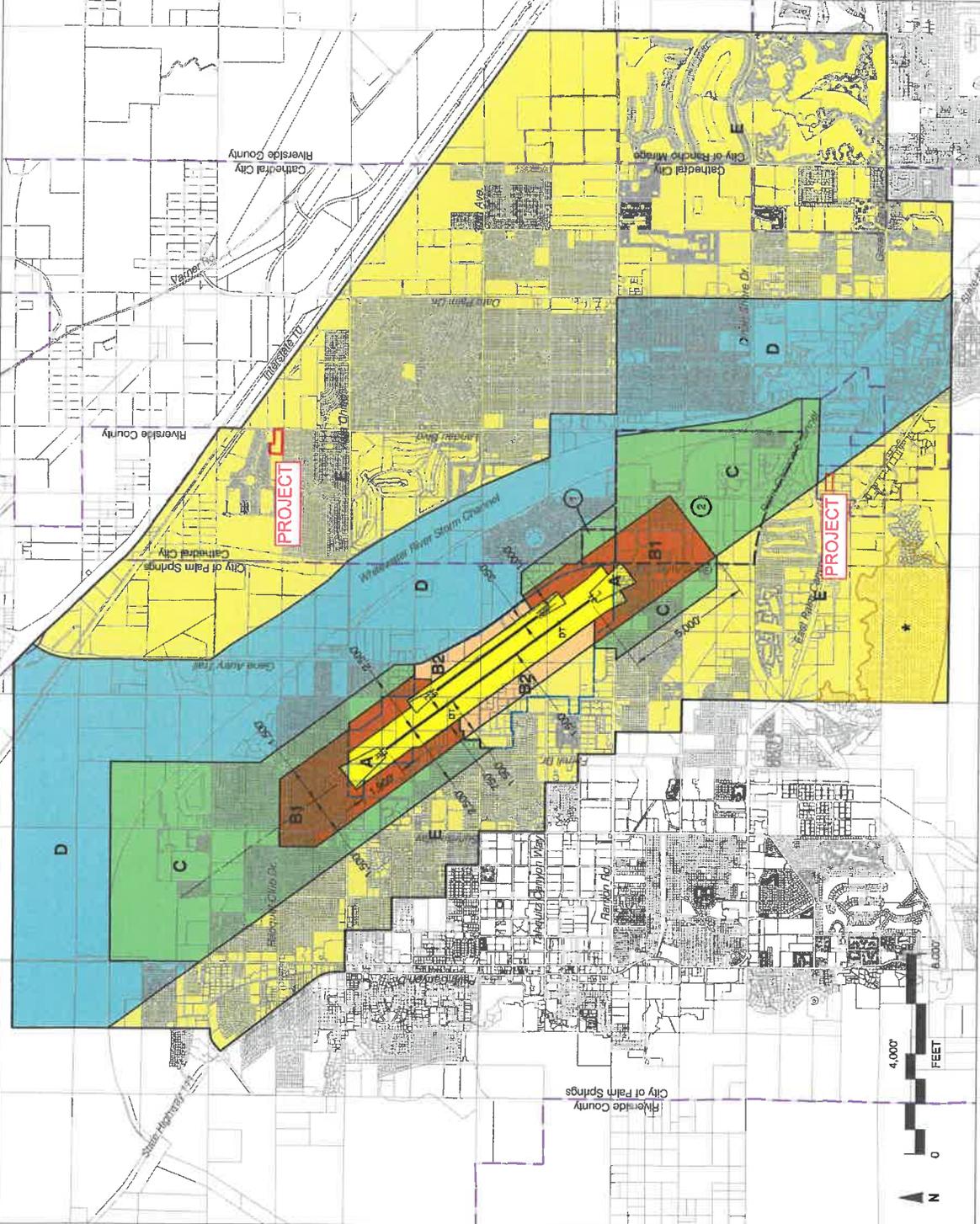
Attachment: Notice of Airport in Vicinity

cc: Verano Recovery, LLC Attn: Mohamad Younes (applicant/property owner)
Mr. Thomas Nolan, Executive Director, Palm Springs International Airport
ALUC Case File

Y:\AIRPORT CASE FILES\Palm Springs\ZAP1044PS17\ZAP1044PS17.LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



Legend

- Compatibility Zones**
- Zone A
 - Zone B1
 - Zone B2
 - Zone C
 - Zone D
 - Zone E
- Height Review Overlay Zone
- Boundary Lines**
- Airport Property Line
 - City Limits

Notes

All dimensions measured from runway ends and centerlines.

DT = Displaced Threshold

See Chapter 2, Table 2A for compatibility criteria associated with this map.

☉ See Policy PS.2.1.

Riverside County
 Airport Land Use Commission
 Riverside County
 Airport Land Use Compatibility Plan
 Policy Document
 (Adopted March 2005)

Map PS-1
Compatibility Map
 Palm Springs International Airport

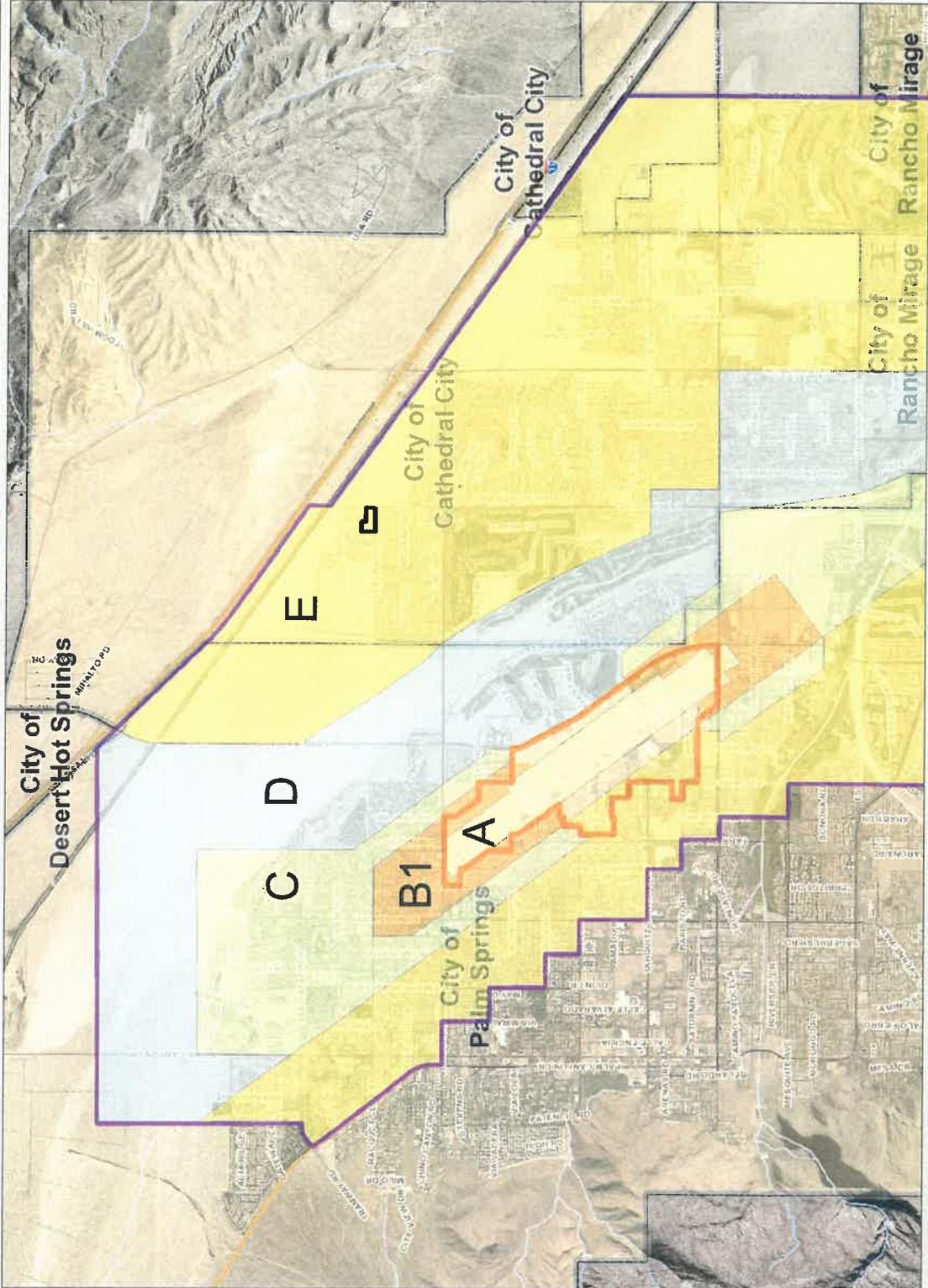
My Map



Legend

- Airports: Airports
- AIA: AIA
- Airport Compatibility:
 - OTHER ZONE:
 - A:
 - A-EXC1:
 - B1:
 - B1-APZ I:
 - B1-APZ I-EXC1:
 - B1-APZ II:
 - B1-APZ II-EXC1:
 - B1-EXC1:
 - B2:
 - B2-EXC1:
 - C:
 - C1:
 - C1-EXC1:
 - C1-EXC3:
 - C1-EXC4:
 - C1-HIGHT:
 - C2:
 - C2-EXC1:
 - C2-EXC2:
 - C2-EXC3:
 - C2-EXC5:
 - C2-EXC6:
 - C2-HIGHT:

Notes



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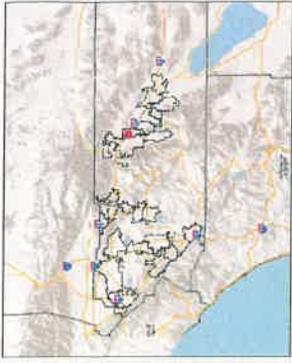
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My Map

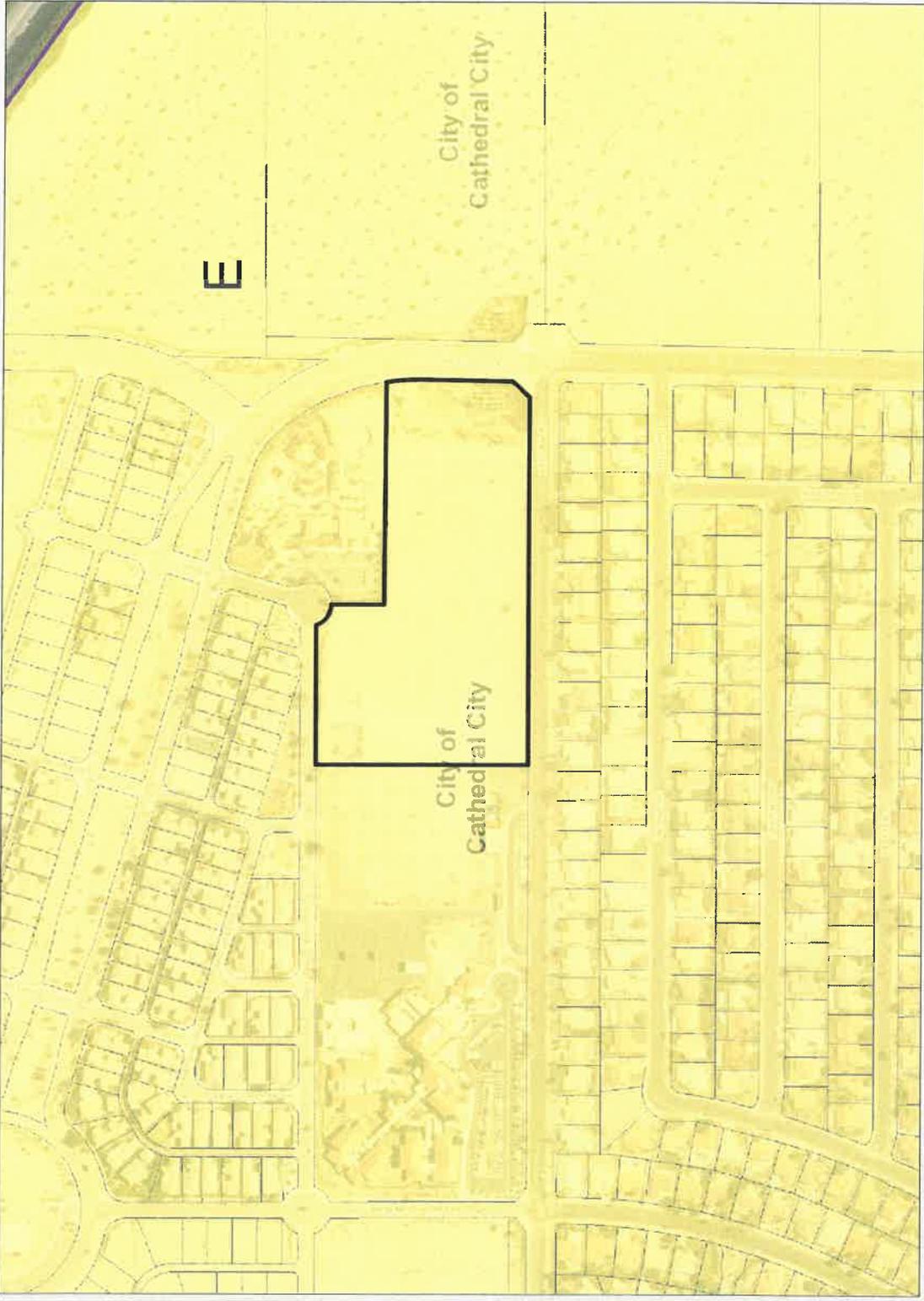


Legend

- Display Parcels
- Airports
- AIA

Airport Compatibility

- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6



Notes

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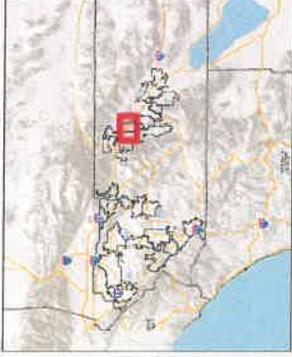
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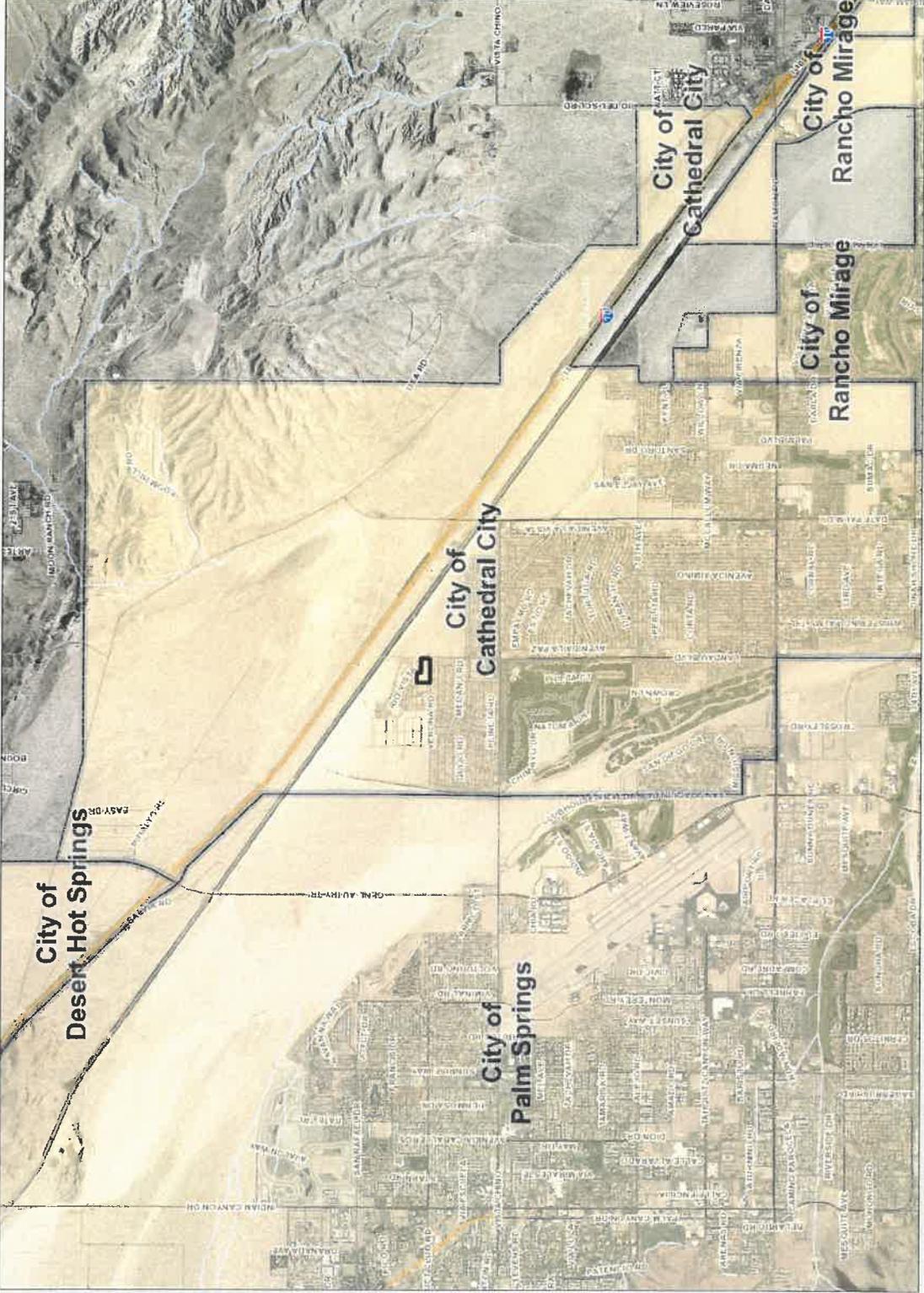
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My Map



- Legend**
- City Boundaries
 - Cities
 - highways_large
 - INTERCHANGE
 - INTERSTATE
 - USHWY
 - majorroads
 - counties
 - cities



0 7,132 14,264 Feet



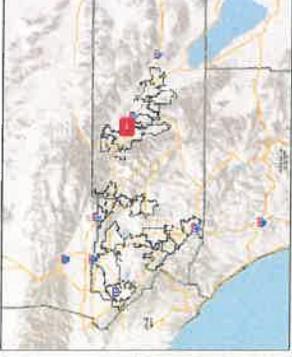
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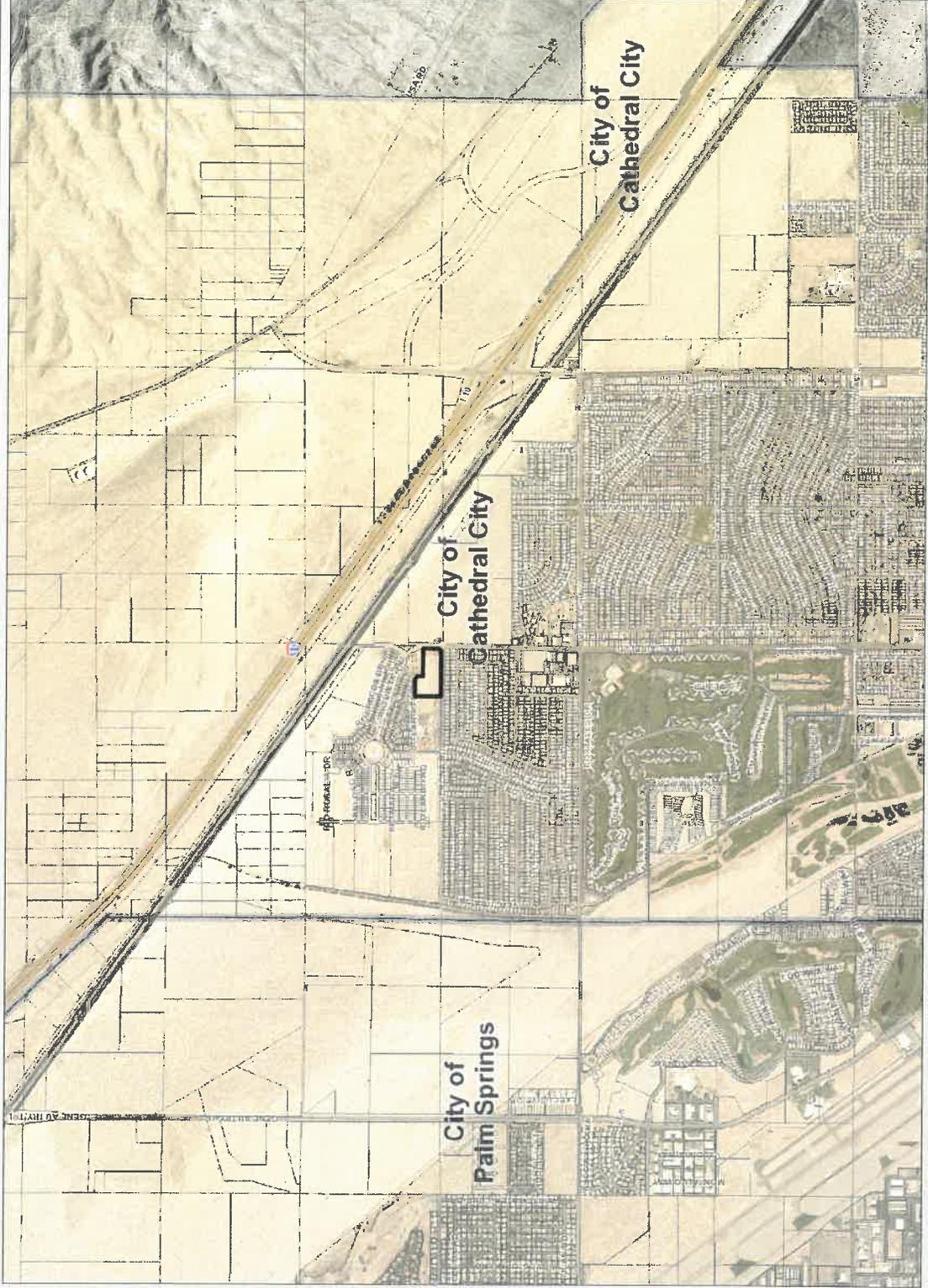
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My Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - roads
 - Major Roads
 - Arterial
 - Collector
 - Residential
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers



Notes

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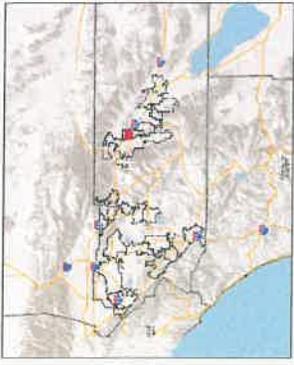
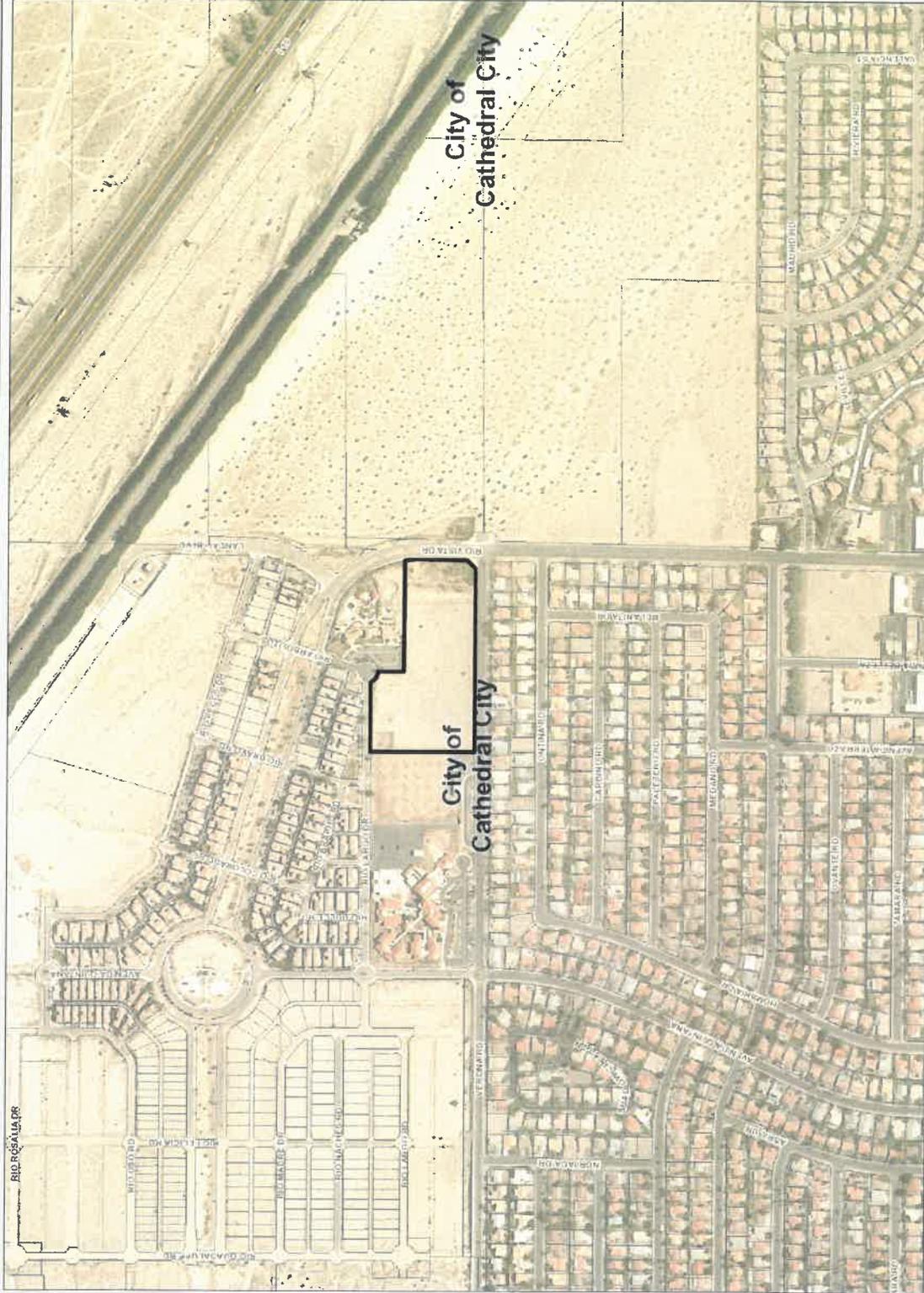
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My Map



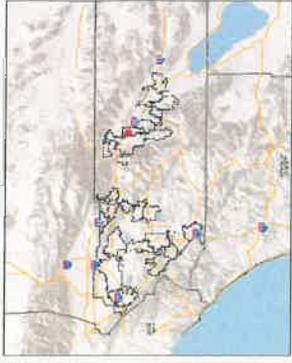
- Legend**
- Display Parcels
 - City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

Notes

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My Map



- Legend**
- Display Parcels
 - City Boundaries
 - Cities
 - roads
 - highways
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
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446 Feet

223

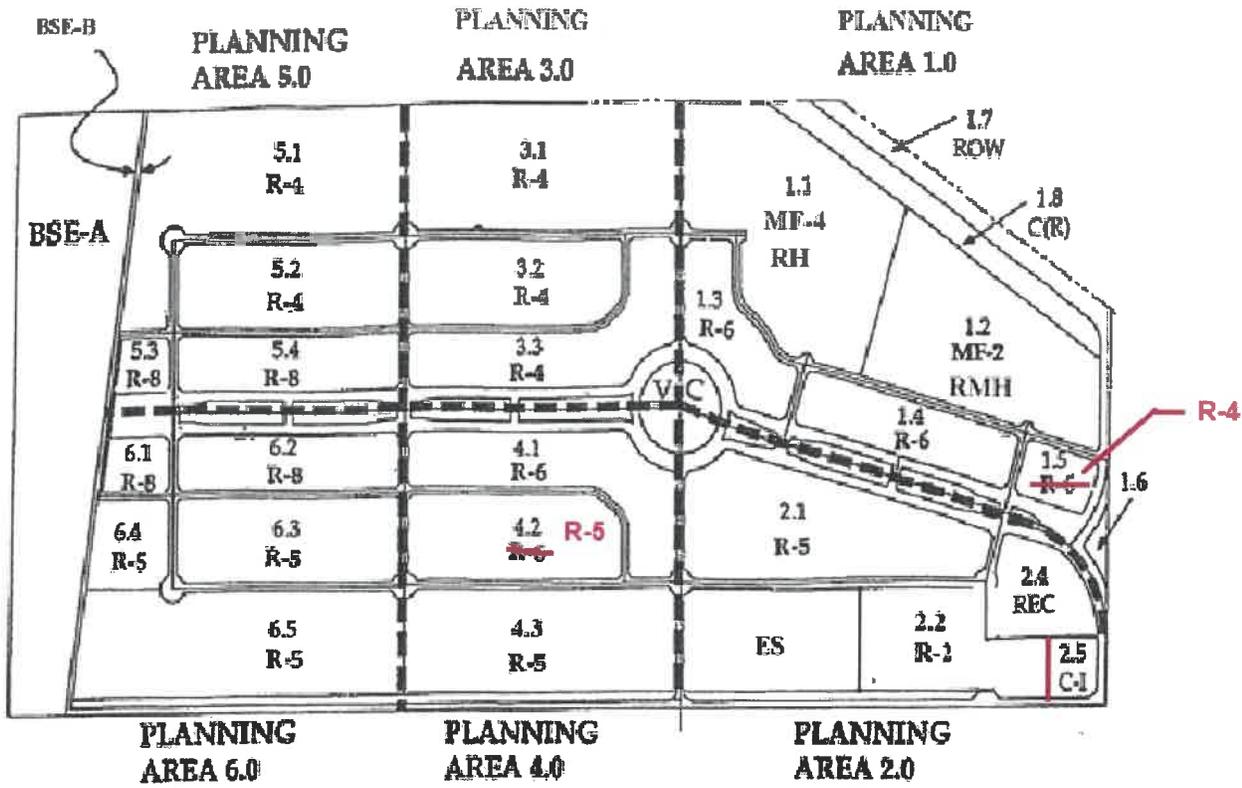
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4.5 CIRCULATION PLAN

Rio Vista Village is intended to be pedestrian friendly while providing safe streets for automobiles and service traffic. The hierarchy of streets is simple and limited. The use of service lanes (alleys) is encouraged, but not required. However, to reduce the impact of curb cuts and driveways accessing local streets, any lot with less than 50 feet of frontage must utilize a service lane for vehicular access to on-site parking. The exception to this rule are small lots plotted in a cluster concept.

4.5.1 The design and layout of streets shall be on an interconnected grid system in which residents have a number of alternative routes from their dwelling to the other areas within the village boundaries. The street sizes and uses shall conform to the Circulation Plan and related street sections. All in-tract streets shall be 30 foot Local Streets *with an exception for Cluster SFD Residential Development where the minimum local street width, public or private, is 26 feet when no street parking is allowed.* Refer to Section 6, Implementation Plan of this document for additional detail on the financing, construction and phasing of circulation system improvements.



SECTION 5.0

DEVELOPMENT PLAN REGULATIONS

5.1.5 DEFINITIONS AND USE OF TERMS: The use of new urbanism and neo-traditional planning concepts requires some new descriptive language. The application of the specific plan regulations in this section use the following terms.

TERM	APPLICATION
Common Drive: is 24 feet wide paved driveway to access the garages for two or more detached residential units. Common Drive is also classified as "Emergency Access	and Fire Lanes" in which parking is prohibited." Is commonly used in Cluster SFD Residential Development

5.2 GENERAL RESIDENTIAL SITE DEVELOPMENT STANDARDS

The following standards establish the permitted densities, setbacks, heights and massing requirements for the design of individual homes and multi-family attached dwellings on parcels within the project. ~~with the exception for the R-2 – Cluster SFD Residential Development in Planning Area 2.2. For Cluster SFD Residential Site Development Standards, refer to Section 5.8~~

B. CLUSTER SFD: Small lots with detached dwellings arranged in non-traditional clusters, frequently using private auto courts or common drives and arranged without requiring frontage along public streets. For Cluster SFD Residential Site Plan Development Standards, refer to section 5.8.

5.2.2 SETBACK REQUIREMENTS FOR RESIDENTIAL SITES. (For R-2 – Cluster SFD Residential Development Setback Requirements, refer to Section 5.8.1),

5.3 SPECIAL RESIDENTIAL SITE DEVELOPMENT STANDARDS. The following standards deal with areas of concern regarding the implementation of new urbanism concepts and for complying with applicable local ordinances. (For R-2 – Cluster SFD Residential Development Special Residential Site Development Standards, refer to Section 5.8.3),

5.3.8 SECOND DWELLING UNITS: An additional dwelling is permitted on any lot served by a service lane on which the following standards shall apply.

- A Second dwelling units may only be developed on lots with single family detached homes in land use designations "R".
- B Only lots served by a service lane may develop second dwelling units.
- C The second dwelling unit may be used for rental purposes or for the exclusive use of the residents of the primary dwelling. When used as a rental unit, the second dwelling unit is required to be maintained and managed in accordance with the CC&Rs of the Rio Vista Village Community Association.
- D The second dwelling unit may be attached or detached from the primary

dwelling unit. When detached, the separations between structures shall be a minimum of 10 feet. All other setbacks and site development standards shall apply as though the second dwelling unit were attached to the primary structure.

- E A one car carport or garage is required for the resident of the second dwelling unit. This carport or garage must have a secure separation from the service lane a minimum of 8 feet high and lockable.
- F Second dwelling units must have a separate entry from the primary dwelling, whether attached or detached, and directly accessible to the designated on-site parking space.
- G Second dwelling units constructed above the garage must have at least one window from a living area overlooking the service lane.
- H Second dwelling units must be provided with a private outdoor open space of 90 square feet with a minimum dimension of 6 feet.
- ~~I~~ ~~Second dwelling units require a Conditional Use Permit.~~

5.7 SPECIAL RECREATION SITE DEVELOPMENT STANDARDS. *(For R-2 – Cluster SFD Special Recreation Site Development Standards, refer to Section 5.8.9),*

5.8 GENERAL RESIDENTIAL SITE DEVELOPMENT STANDARDS FOR R-2-CLUSTER SFD DEVELOPMENT

CLUSTER SFD: Small lots with detached dwellings arranged in nontraditional clusters, frequently using private auto courts or common drives and arranged without regard for frontage on public streets. The following standards establish the permitted densities, setbacks, heights and massing requirements for the design of individual homes and multi-family attached dwellings on parcels within the project

5.8.1 SETBACK REQUIREMENTS FOR RESIDENTIAL SITES

- A STANDARD FRONT SETBACK: 8 feet if fronting on Private Local Street and 2 feet if fronting on a Common Drive.
- B REDUCED FRONT SETBACK: Not Applicable
- C STANDARD SIDE SETBACK: 5 feet.
- D SIDE SETBACK WITH DRIVEWAY: Not Applicable
- E SHARED SIDE SETBACK: 5 feet.
- F ZERO SIDE SETBACK: Zero feet: no projections, encroachments or openings permitted.
- G CORNER SIDE SETBACK: 10 feet.
- H REDUCED SIDE SETBACK: Not Applicable
- I REAR SETBACK WITH SERVICE LANE: Not Applicable
- J REAR SETBACK: 10 feet.

K ENCROACHMENTS AND MISCELLANEOUS PROVISIONS

- (1) Fireplaces, bays, cornices, eaves and other similar architectural features may project a maximum of 24 inches into required setbacks.
- (2) Shading devices may project a maximum of 24 inches into required front setbacks, a maximum of 24 inches elsewhere unless waived by the Director of Community Development with validating documentation.
- (3) Garden walls in front setbacks are not permitted.
- (4) Pools and spas must provide a minimum of 5 feet of lateral clearance to any adjacent lot line.
- (5) Solar walls may be constructed to a two story height anywhere within the building envelope.
- (6) A 3-inch thick, 30 inch by 48 inch concrete slab must be provided along the rear fence/wall directly accessible from the private local street or from the common drive for the placement of trash receptacles. In addition, a 24 inch by 36 inch concrete pad shall be provided in front of the unit next to the Garage for placing the trash receptacles during the trash pickup day.

5.8.2 SPACE BETWEEN BUILDINGS: For purposes of developing Cluster SFD Residential Development projects that do not follow the standard block pattern, adjacent buildings shall be presumed to have a ~~property line/lot line~~ between them **for the purpose of measuring setbacks. The minimum building separations shall be 10 feet.**

- A ~~— The standards for setbacks shall define the required building separations. Buildings with entries facing each other across an open space, courtyard or plaza shall be deemed to be facing front to front and each shall meet front setback criteria.~~
- B ~~— If only one of two facing structures has an entry, it shall respond to front setback criteria, the other building shall meet side setback criteria.~~

5.8.3 SPECIAL RESIDENTIAL SITE DEVELOPMENT STANDARDS FOR CLUSTER SFD RESIDENTIAL DEVELOPMENT PROJECTS

The following standards deal with areas of concern regarding the implementation of new urbanism concepts and for complying with applicable local ordinances.

5.8.3.1 COMMON OPEN SPACE: **Common open space requirements are deemed met under the Rio Vista Village Specific Plan. Additional common open space shall be provided only for the purpose of to establishing pedestrian circulation links to areas within and beyond the project boundary. an amount of common open space that exceeds the requirement and approval of this specific plan which will constitute approval of the common open space requirement. Individual projects will not be required to provide additional calculations validating common open space provisions.**

5.8.3.2 PRIVATE OPEN SPACE: ~~However,~~ **Each** single family dwelling site in a Cluster SFD project must contain a minimum of 300 SF of contiguous private open space with a minimum dimension of 10 feet.

5.8.3.3 ~~SERVICE LANES~~ **COMMON DRIVES:** Use Private Street

- A. ~~Service lanes~~ **Common drives serving are not applicable for** Cluster SFD Residential Development **shall be in the form of a private drive having a minimum width of 24-26 feet curb to curb where no street parking is allowed. Garages shall be setback a minimum of 25 feet.**

- B. Private Street shall have a minimum width of 26 feet and shall be signed as 'Emergency Access and Fire Lane-No Parking'. Emergency gated access shall be required that will enable access onto a public street other than the primary access road.

5.8.3.4 PARKING REQUIREMENTS:

- A Each single family dwelling must be provided with a two car garage.
- B If a standard single family lot pattern is used that accommodates on-street parking, no additional guest parking is required. When a the non-traditional lot block pattern is used, one additional off-street parking space for every two units is required, to be allocated in proximity to dwelling units, and provided onsite.
- C Aggregate parking areas for more than 10 cars must be landscaped so that a minimum of 50% of the paved area is shaded at noon, June 21, within 5 years of issuance of the Certificate of Occupancy. Carports provided for parking where covered parking is not required may be used to meet this requirement.

5.8.3.5 GARAGE ACCESS AND ACCESSIBILITY:

- A Garage may be accessed from either a common drive or directly from the private or public local street.
- B No direct access to Rio Vista Boulevard is permitted.
- C In all cases, from the garage door to the opposite side of the common drive minimum of 25 feet of clear backup space must be provided.
- D Garages on interior lots directly accessing a local street must provide 25 feet of clear back-up space immediately in front of the garage door and occurring behind the front setback line the full width of the garage. The last 24 inches of the required 25 feet as well as the sides of the backup area may be in landscape material.
- E. Garages must be equipped with automatic roll up doors and flanked by at least one wall-mounted carriage light.

5.8.3.6 HEIGHT: No dwelling shall exceed 35 feet or two stories in height measured to the peak of a sloping roof or the parapet of a flat roof.

5.8.3.7 RESIDENTIAL LANDSCAPE REGULATIONS: The following regulations apply to common residential areas. All proposed landscape species must be identified in the Lush and Efficient Gardening in the Coachella Valley produced by CVWD.

- A Local Private Street Treatments
 - (1) Local streets aligned along a project boundary shall include minimum 15 gallon trees spaced at- 50 feet on center.
 - (2) Where dwelling units are oriented to the local street, minimum 15 gallon trees shall be planted at a ratio of 1:1.5 per dwelling unit along the street block.
 - (3) Punctuated by Alternative varieties of trees, minimum 15 gallon size, (Jacaranda, Mimosa, etc), various shall be planted at local streets will become gateways into distinct neighborhoods. These trees shall be placed on a similar grid pattern, to those identified for the Mesquite grove.
 - (4) Parkway Street trees, minimum 15 gallon size, shall be planted in any island the parkway portion of the public use easement

- (5) A -three (3) foot landscape setback shall be provided between the sidewalk and the dwelling unit to be planted in groundcover, 4 feet on center and having a maximum plant height at maturity not exceeding 12 inches, with a two-inch thick layer of decomposed granite having a common accent color.
- (6) Guest parking areas shall have a landscape island for every seven spaces and planted with one minimum 15 gallon tree. Guest parking nodes having more than 10 spaces shall have minimum 15 gallon trees planted 25 feet on center within the five foot landscape setback.

5.8.4 SPECIAL RECREATION SITE DEVELOPMENT STANDARDS.

5.8.4.1 PARKING REQUIREMENTS:

- A The parking requirements of the Zoning Code shall apply with regard to the number of parking stalls required, sizes and parking area layout standards.
- B Aggregate parking areas for more than 10 cars must be landscaped so that a minimum of 50% of the paved area is shaded at noon, June 21, within 5 years of issuance of the Certificate of Occupancy.
- C Carports provided for parking where covered parking is not required may be used to meet this requirement.

5.8.4.2 OPEN SPACE: Open space must be landscaped, including paving, plant material, arbors, treillage, water features and seating areas. Since open space is a critical ingredient of community level recreation facilities, no mandatory area is required.

5.8.4.3 TRASH ENCLOSURES AREAS: All portions of the site devoted to trash collection must be screened from the view of all adjacent properties.

5.8.4.4 SITE LIGHTING: Site lighting shall conform to the applicable regulations of the City.

5.8.4.5 SIGNAGE: On-site signage shall conform to the requirements of the sign regulations of the City and according to the recommendations of the Community Character Criteria.

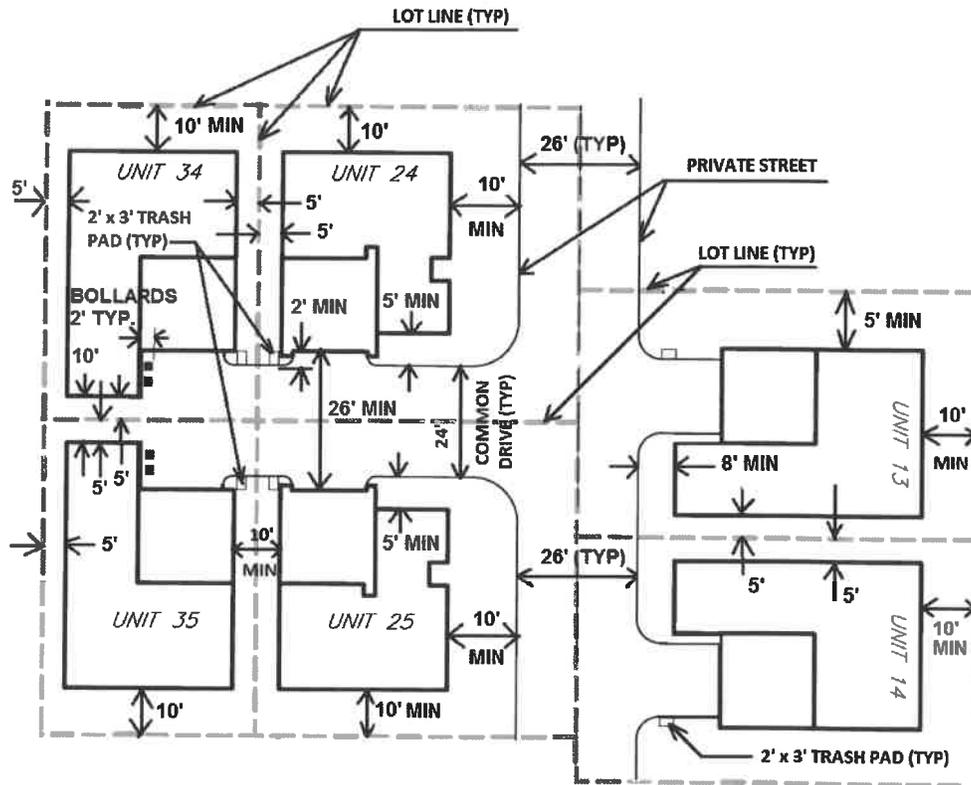


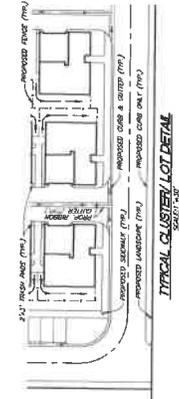
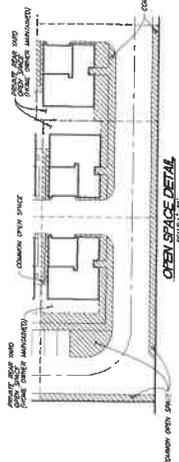
EXHIBIT "A"
 TYPICAL CLUSTER SFD RESIDENTIAL DEVELOPMENT LAYOUT

TENTATIVE TRACT MAP 37124 FOR CONDOMINIUM PURPOSES

CATHEDRAL CITY, CALIFORNIA

MAY 2016

EXHIBIT "A" SITE PLAN



MB 41/67-71



OWNER/DEVELOPER
PACIFIC COMMUNITIES, INC.
14000 CANTON DRIVE, SUITE 110
CANTON, CALIFORNIA 92521
TEL: (951) 885-3811 FAX: (951) 885-3811

ENGINEER
S&B ASSOCIATES, INC.
2000 W. 10TH STREET, SUITE 110
CANTON, CALIFORNIA 92521
TEL: (951) 885-3811 FAX: (951) 885-3811

ASSESSORS PARCEL NO.
87-000-021

LAND USE
CONDOMINIUM DEVELOPMENT

LEGAL DESCRIPTION
LOT 185-192, TRACT 28589-1, CATHEDRAL CITY, CALIFORNIA

EXISTING GENERAL PLAN DESIGNATION
R-1

EXISTING SPECIFIC PLAN DESIGNATION
SP-1

NUMBER OF UNITS
185

AVERAGE PER. SIZE
1,850 SQ. FT.

EARTHWORK QUANTITIES
TOTAL CUT: 10,000 CU. YD.
TOTAL FILL: 5,000 CU. YD.

LEGEND
 - PROPOSED CHANGING
 - EXISTING CHANGING
 - EXISTING CONCRETE
 - EXISTING ASPHALT
 - EXISTING GRAVEL
 - EXISTING SAND
 - EXISTING GRADE
 - EXISTING CURB
 - EXISTING SIDEWALK
 - EXISTING DRIVE
 - EXISTING LOT LINE
 - EXISTING PROPERTY LINE
 - EXISTING EASEMENT
 - EXISTING UTILITY
 - EXISTING TREE
 - EXISTING FENCE
 - EXISTING WALL
 - EXISTING POLE
 - EXISTING SIGN
 - EXISTING LIGHT
 - EXISTING SIGN
 - EXISTING LIGHT

AREA TABULATIONS

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENT
1	CONCRETE	1,200,000	6.5%
2	ASPHALT	1,500,000	8.2%
3	GRAVEL	1,000,000	5.5%
4	SAND	500,000	2.8%
5	GRADE	10,000,000	55.0%
6	CURB	100,000	0.5%
7	SIDEWALK	200,000	1.1%
8	DRIVE	500,000	2.8%
9	LOT LINE	100,000	0.5%
10	PROPERTY LINE	100,000	0.5%
11	EASEMENT	100,000	0.5%
12	UTILITY	100,000	0.5%
13	TREE	100,000	0.5%
14	FENCE	100,000	0.5%
15	WALL	100,000	0.5%
16	POLE	100,000	0.5%
17	SIGN	100,000	0.5%
18	LIGHT	100,000	0.5%
19	OTHER	100,000	0.5%
20	TOTAL	18,500,000	100.0%

UTILITIES
 WATER: CATHEDRAL VALLEY WATER DISTRICT
 SEWER: CATHEDRAL VALLEY WASTE TREATMENT PLANT
 GAS: SOUTHERN CALIFORNIA GAS
 CABLE: SBC COMMUNICATIONS
 TELEPHONE: SBC COMMUNICATIONS

LOT SUMMARY

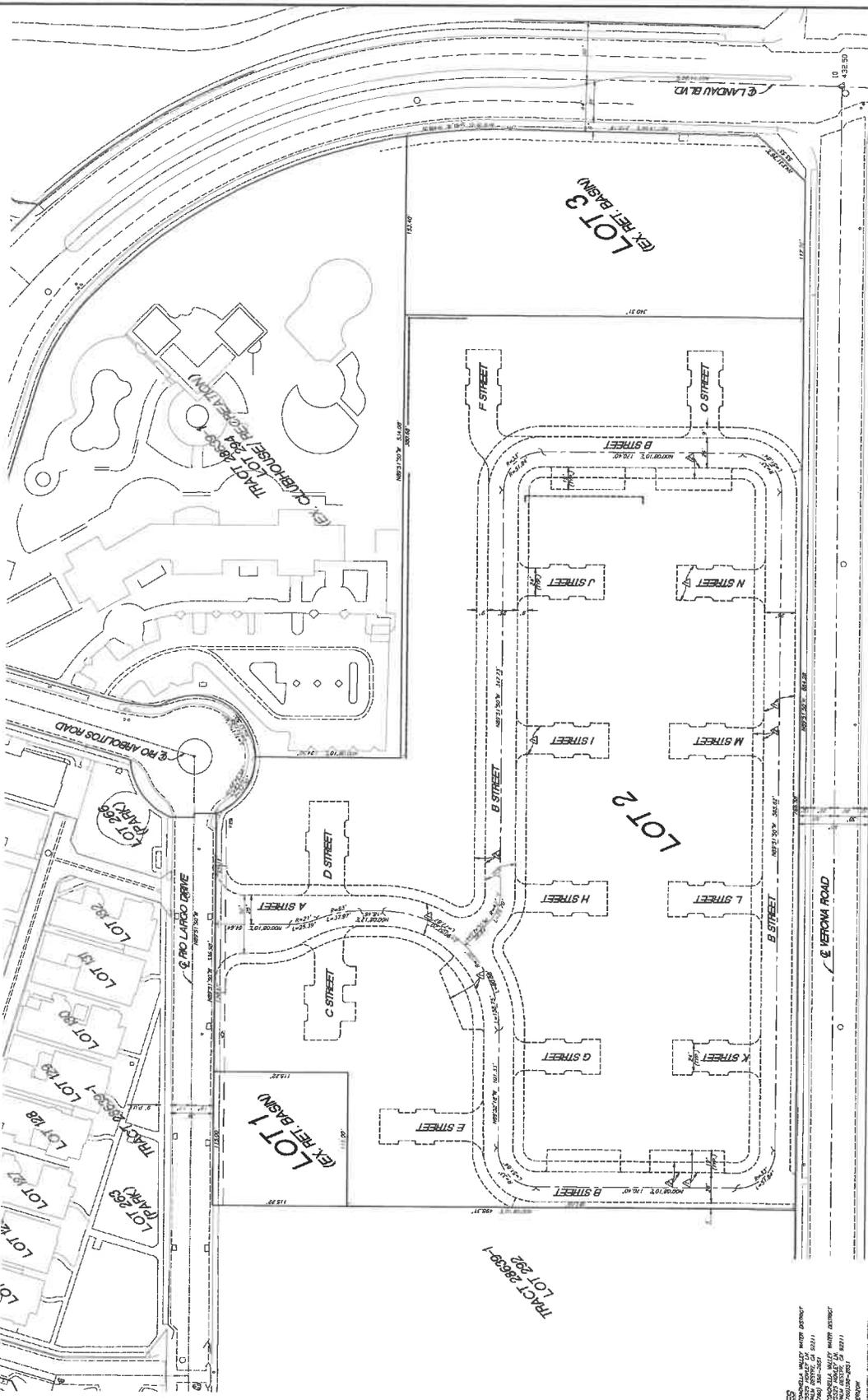
LOT NO.	AREA (SQ. FT.)	PERCENT
185	1,850	0.01%
186	1,850	0.01%
187	1,850	0.01%
188	1,850	0.01%
189	1,850	0.01%
190	1,850	0.01%
191	1,850	0.01%
192	1,850	0.01%
TOTAL	18,500	0.1%

AREA TOTALS
 CONCRETE: 1,200,000 SQ. FT.
 ASPHALT: 1,500,000 SQ. FT.
 GRAVEL: 1,000,000 SQ. FT.
 SAND: 500,000 SQ. FT.
 GRADE: 10,000,000 SQ. FT.
 CURB: 100,000 SQ. FT.
 SIDEWALK: 200,000 SQ. FT.
 DRIVE: 500,000 SQ. FT.
 LOT LINE: 100,000 SQ. FT.
 PROPERTY LINE: 100,000 SQ. FT.
 EASEMENT: 100,000 SQ. FT.
 UTILITY: 100,000 SQ. FT.
 TREE: 100,000 SQ. FT.
 FENCE: 100,000 SQ. FT.
 WALL: 100,000 SQ. FT.
 POLE: 100,000 SQ. FT.
 SIGN: 100,000 SQ. FT.
 LIGHT: 100,000 SQ. FT.
 OTHER: 100,000 SQ. FT.

SDP ASSOCIATES
 1000 ANDERSON BLVD, SUITE 100
 CANTON, CALIFORNIA 92521
 TEL: (951) 885-3811 FAX: (951) 885-3811

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TENTATIVE TRACT MAP 37124 FOR CONDOMINIUM PURPOSES CATHEDRAL CITY, CALIFORNIA MAY 2016



OWNER/DEVELOPER
S&M ASSOCIATES, INC.
3224 CANYON CREST DRIVE #148
CATHEDRAL CITY, CALIFORNIA 92314
TEL: (760) 328-3300 FAX: (760) 328-3314

ENGINEER
S&M ASSOCIATES, INC.
3224 CANYON CREST DRIVE #148
CATHEDRAL CITY, CALIFORNIA 92314
TEL: (760) 328-3300 FAX: (760) 328-3314

ASSESSOR'S PARCEL NO.
67-000-001

LAND USE
CONDOMINIUM DEVELOPMENT

NUMBER OF LOTS
3

LEGAL DESCRIPTION
TRACT MAP 37124, PARCELS 1, 2 & 3
COUNTY OF SAN DIEGO, CALIFORNIA

NUMBER OF OPEN SPACE LOTS
0

EXISTING GENERAL PLAN DESIGNATION
R-1

EXISTING SPECIFIC PLAN DESIGNATION
NONE

LEGEND

--- PROPOSED DRIVE
--- EXISTING DRIVE
--- PROPOSED SIDEWALK
--- EXISTING SIDEWALK
--- PROPOSED BIKEWAY
--- EXISTING BIKEWAY
--- PROPOSED FENCE
--- EXISTING FENCE
--- PROPOSED CURB
--- EXISTING CURB
--- PROPOSED CONCOURSE CURB LINE
--- EXISTING CONCOURSE CURB LINE

LOT	AREA (SQ. FT.)	AREA (SQ. YD.)	PERCENT OF TOTAL AREA
1	1,071,891	124,830	12.48%
2	6,460,111	746,812	74.68%
3	1,447,177	165,253	16.84%
TOTAL	8,979,179	1,036,895	100.00%

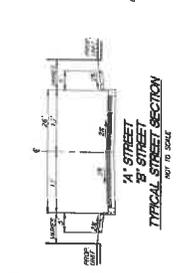
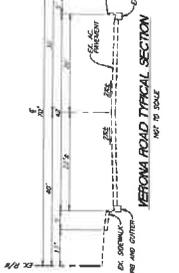
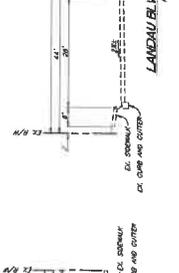
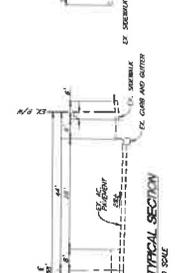
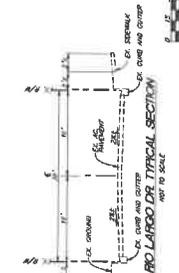
UTILITIES

WATER: CATHEDRAL CITY WATER DEPARTMENT
SEWER: CATHEDRAL CITY SEWER DEPARTMENT
GAS: CATHEDRAL CITY GAS DEPARTMENT
ELECTRIC: CATHEDRAL CITY ELECTRIC DEPARTMENT
TELEPHONE: CATHEDRAL CITY TELEPHONE DEPARTMENT
CABLE: CATHEDRAL CITY CABLE DEPARTMENT

EASEMENT NOTES

1. EASEMENT FOR ACCESS AND PUBLIC UTILITIES SHALL BE AS SHOWN ON THE PLANS.
2. EASEMENT FOR ACCESS AND PUBLIC UTILITIES SHALL BE AS SHOWN ON THE PLANS.
3. EASEMENT FOR ACCESS AND PUBLIC UTILITIES SHALL BE AS SHOWN ON THE PLANS.

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SCALE: 1" = 30'