

RESOLUTION No. 2005-18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DESERT HOT SPRINGS, ADOPTING ZONING MAP AMENDMENT NO. 05-04, GENERAL PLAN AMENDMENT NO. 08-04, ENVIRONMENTAL ASSESSEMENT NO. 17-04, MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM AND TENTATIVE TRACT MAP NO. 32421, TO SUBDIVIDE APPROXIMATELY 30.24+/- GROSS ACRES INTO 126 SINGLE-FAMILY RESIDENTIAL LOTS PLUS 18 LETTERED LOTS FOR ROADWAYS, LANDSCAPING, PARK AND STORM WATER RETENTION, SUBJECT TO THE CONDITIONS OF APPROVAL, LOCATED ON THE SOUTH SIDE OF TWO BUNCH PALMS, APPROXIMATELY 1,187 FEET WEST OF PALM DRIVE.

WHEREAS, GHA Enterprises (the "Applicant"), has filed an application with the City of Desert Hot Springs (the "City") for Tentative Tract Map (No. 32421) to subdivide 30.24± gross acres into 126 residential lots (the "Project"), located approximately 1,187 feet West of Palm Drive, between Cuyameca Drive and Cactus Drive [Assessor Parcel Nos. 656-020-017 and 038] within the City of Desert Hot Springs, California (the "Site"); and

WHEREAS, notice of a public hearing of the City Council of the City of Desert Hot Springs to consider Applicant's applications was given in accordance with applicable law; and

WHEREAS, on April 5, 2005 a public hearing on the requested applications was held by the City Council; and

WHEREAS, after careful consideration of the staff report and all of the information, evidence, and testimony presented at its public hearing, the City Council finds as follows:

General Plan Amendment Findings:

1. That the proposed amendment is consistent with the adopted General Plan as it would implement: General Plan Residential Policy 1 by encouraging in-fill development on subdivided land located adjacent to existing residential areas; and would also implement Housing Element Goal 1 by allowing for a variety of housing types that meet the diversity of needs within the City of Desert Hot Springs; and
2. That the proposed amendments will not be detrimental to the public health, safety or welfare, or be materially injurious to properties or improvements in the vicinity. When future development on the property is undertaken it will be constructed according to all applicable sections of the California Building Code, California Fire Code and Municipal Code thus precluding adverse impacts resulting from the development on the project site. Furthermore, any future development will be conditioned through the City's review process in a manner that will ensure compatibility with development in the area as well as adjoining properties; and
3. That the proposed amendment helps to maintain the appropriate balance of land uses within the City; and
4. That the subject parcel is physically suitable (including, but not limited to access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested land use designation and the anticipated land use development. Development will transpire under the auspices of the Municipal Zoning Code and conditions of project approval. These documents will ensure that adequate utilities (sewer, water, etc.), drainage facilities, police and fire protection, and vehicular circulation will be available to serve the area affected by the

proposed amendments when development occurs.

Tentative Tract Map Findings:

1. If the General Plan Amendment is granted the proposed subdivision, together with the provisions for its design and improvements, would be consistent with the General Plan (as amended) which currently designates the project site as Residential-Medium (R-M) to Residential-High (R-H) Density. If the General Plan Amendment is approved the project would have a zoning designation of Residential-Medium (R-M) Density, as proposed, would be consistent with that designation in that the entire project is a subdivision developed for detached, single-family residences only. The proposal is on property that has been planned for single-family residential development so this request is consistent with the overall goals for the area. Furthermore, the request complies with the overall density limitation for the zoning on the property.
2. The design or improvement of the proposed subdivision is consistent with the City's Municipal Zoning Code. The proposed subdivision contains lots that meet the minimum lot size, the overall density is less than designated in the General Plan; the streets, both on and off site, are required to meet the minimum standards of the City; sewer and water will be provided to the property and meet the standards of the Mission Springs Water District; storm water facilities must meet the requirements of the City and/or Riverside County Flood Control; all utilities must meet the requirements of the applicable utility provider; and the project must meet the development parameters established in the General Plan and the Zoning Ordinance.
3. That the rather limited conditions and/or requirements imposed upon the proposed subdivision would not render unfeasible the development of housing for all segments of the economic community on the site. In considering its actions, the City has given due consideration of the public service needs of its residents and the available fiscal and environmental resources.
4. The proposed Tentative Map design will permit to the extent feasible, passive or natural heating and cooling opportunities to each of the proposed parcels. Development of said parcels will transpire under the auspices of the Municipal Zoning Code and other such documents that will include such elements (setbacks, clustering, etc.) to promote optimum spacing of structures and uniform building heights that will provide opportunities for the use of solar energy.
5. That unless otherwise waived by the City, as part of the development approval process the Tentative Tract Map has been conditioned to comply with the City's local requirements for park and recreation dedications (Quimby Act).
6. That the proposed design or improvements of the proposed Map comply with all applicable sections and requirements of the City's Subdivision Code.

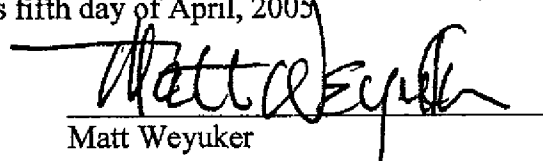
Environmental:

1. The Project will have no significant effect on the environment. A Mitigated Negative Declaration and Mitigation Monitoring Program was prepared for the Project and publicly noticed, in accordance with applicable law.


NOW, THEREFORE, the City Council of the City of Desert Hot Springs resolves as follows:

1. That the aforementioned findings are hereby approved.
2. That the City Council has independently reviewed and considered Environmental Assessment No. 17-04 and the Mitigated Negative Declaration, which reflects the independent judgment of the City and determines that the Initial Study adequately addresses the impacts of the Project and that the issuance of a Mitigated Negative Declaration is appropriate (see Exhibit B).
3. That the City Council **APPROVE** Environmental Assessment (No. 17-04) and the Mitigated Negative Declaration for Tentative Tract Map No. 32421, as shown in Exhibit "B", which Declaration is on file with the City of Desert Hot Springs Planning Department, and is incorporated herein by reference.
4. That the City Council **APPROVE** the Mitigation Monitoring Program for the Project as shown in Exhibit "C" hereto and by this reference incorporated herein.
5. That the City Council **APPROVE** Tentative Tract Map No. 32421, a request to subdivide 30.24± gross acres into 126 residential lots, located approximately 1,187 feet west of Palm Drive, between Cuyameca Drive and Cactus Drive [Assessor Parcel Nos. 656-020-017 and 038] within the City of Desert Hot Springs, California, subject to the conditions of approval, shown in Exhibit "A", hereto and by this reference incorporated herein.
6. That the City Council of the City of Desert Hot Springs hereby **APPROVES** General Plan Amendment No. 08-04 and Zoning Map Amendment No. 05-04, amending the official General Plan/Zoning Map of the City of Desert Hot Springs, as shown in Exhibit "E" hereto and by this reference incorporated herein, subject to conditions of approval, shown in Exhibit "A" of Resolution No. 2005-18.

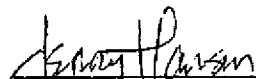
PASSED, APPROVED AND ADOPTED this fifth day of April, 2005


Matt Weyuker
Mayor


ATTEST:


Rossie Stobbs
City Clerk

APPROVED AS TO CONTENT


Jerry Hanson
City Manager

APPROVED AS TO LEGAL FORM


Patricia A. Larson
City Attorney

CERTIFICATION


I, Rossie Stobbs, City Clerk, hereby certify that the foregoing resolution was duly adopted by the City Council of the City of Desert Hot Springs at a regular meeting thereof, held on the fifth day of April, 2005 by the following vote of the Council:

AYES: Mayor Weyuker, Vice Mayor Stephens, Councilmembers Bosworth, Hohenstein and Pieper.

NAYS: None.

ABSTAIN: None.

ABSENT: None.



Rossie Stobbs
City Clerk

Exhibit A

Conditions of Approval For Tentative Tract Map No. 32421

General

- 1) The final plat of any phase shall be in substantial compliance with the approved tentative tract map, as show in Exhibit D, and shall comply with all conditions of approval as provided herein.
- 2) This entitlement shall expire two (2) years from the date of approval, unless extended, pursuant to the City of Desert Hot Springs Subdivision regulations and the State Subdivision Map Act.
- 3) The Applicant/developer shall deliver to the Development Services Department a cashier's check, money order, or other acceptable form of payment made payable to the Riverside County Clerk in the amount of \$1,314.00 to enable the City of file a Notice of Determination with a Mitigated Negative Declaration required pursuant to Public Resources Code Section 21108(b) and California Code of Regulations Section 15075. Any additional fees that may be attributed to the required filing of environmental documents shall be paid by the Applicant/developer. If within said 48-hour period Applicant/developer has not delivered to the Development Services Department the check as required above, the approval for the project granted shall be void by reason of failure of condition (Fish and Game Code Section 711.4(c)).
- 4) Applicant/developer shall indemnify, protect, hold harmless and defend the City and any agency or instrumentality thereof, an/or any of its officers, employees and agents from any and all claims, actions, or proceedings against the City to attack, set aside, void, annul, seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voter of the City, concerning the entitlement application. City shall promptly notify both the applicant and landowner of any claim, action, or proceeding to which this condition is applicable and shall further cooperate fully in the defense of the action. The City reserves its right to take any and all action the City deems to be in the best interest of the City and its citizens in regard to such defense.
- 5) Within fifteen (15) days of final approval by the City Council, the applicant shall submit in writing, a statement indicating that he/she has read and agrees to the conditions imposed herein. This authorization shall become void, and any privilege, permit, or other authorization granted under these entitlements (i.e. TPM No. 32421) shall be deemed to have elapsed if compliance with this condition has not been undertaken within the specified time limits.
- 6) The Applicant/Developer shall maintain the subject property after the start of construction and until the project is completed, free of weeds, debris, trash or any other offensive, unhealthful and dangerous material. If after five (5) days' notice by certified mail, the Applicant/developer does not comply with the before mentioned criterion, the City Council may either cancel

building or grading permits and/or enter the subject property with City forces and remove all subject violations, bill the applicant and/or put a lien on the subject property.

- 7) All lots within Tract 32421 shall be designed so as to be in substantial compliance with the Pad Elevations (PE) as indicated on the approved tentative tract map as shown in Exhibit D, unless otherwise approved by the City Engineer.
- 8) The Applicant/developer shall comply with all mitigation measures contained in the Mitigation Monitoring Program, as shown in Exhibit C.
- 9) Prior to final plat approval of any phase, all improvements must be either constructed or bonded for consistency with the requirements of the City and as approved by the City Engineer.
- 10) Prior to the final plat approval for any phase, digital plans and specifications and one set of reproducible documents satisfactory to the City Engineer shall be provided to the City. The submittals shall include the property plans, grading plans, improvement plans and all utility plans.
- 11) Final proposed street names must be submitted to the City Engineer's office and the Fire Department for review and approval.
- 12) Developer shall provide all dedications and easements to the satisfaction of the City of Desert Hot Springs and the City Engineer.
- 13) The Developer shall pay all established service, permit, impact and other applicable fees required by the City of Desert Hot Springs.
- 14) The owner of the property shall participate in the provision of funding to maintain police and fire protection services by voting to approve a special tax for the parcels created by this subdivision approval. The tax shall be the per parcel annual amount (with appropriate future cost of living adjustment) as established at the time of voting by the City Council. The election to provide for the tax shall be completed prior to filing the final map, but the tax shall not be imposed until the issuance of Certificates of Occupancy or final building inspection. If any new development, including new residential units, is completed prior to the tax being effective for the first fiscal year, the owner of the property, as shown on the latest assessment role, shall pay the tax for the remainder of such fiscal year on a pro-rated basis to the City, no later than the receipt of Certificate of Occupancy or final building permit inspection. The property owner shall be responsible for paying the cost of holding the election, payable at the time the election is requested by the owner.
- 15) Within 30-days of approval the applicant shall remove any discarded green waste, tires, household debris, and/or construction rubble from the project site. If after five (5) days' notice by certified mail, the Applicant/developer does not comply with the before mentioned condition, the City Council may enter the subject property with City forces and remove all subject violations, bill the applicant and/or put a lien on the subject property.
- 16) If after five (5) days' notice by certified mail, the Applicant/developer does not comply with the before mentioned criterion, the City Council may either cancel building or grading permits and/or enter the subject property with City forces and remove all subject violations, bill the applicant and/or put a lien on the subject property.

- 17) Prior to any proposed garage conversion, owner must come in for Planning Department approval to verify that all modifications are compatible with the home and project site.

Note: The City is not in the position to enforce conditions or requirements from outside agencies. Therefore, the following are requirements from other agencies that are provided here as a courtesy and a matter of information. The applicant/developer will be responsible to provide documentation to the City that the requirements from other agencies have been completed to the satisfaction of the respective agency.

MSWD - Water

- 18) Comply with all rules, laws, ordinances and regulations of MSWD at time of water service application.
- 19) Make application for water service with payment of all fees, charges and deposits. Example: Single Family Dwelling-Water Connection \$3,307.00 + ¾" meter Drop-In fee of \$380.00.
- 20) The existing 12" ACP water line in Two Bunch Palm Trail will be a point of connection for the distribution system.
- 21) Construct 8" (minimum) Ductile Iron Pipe distribution system throughout tract.
- 22) The District prefers to have its facilities in public right-of-way and not on easements.
- 23) Submit hydraulic calculations indicating the availability of the required fire flow as determined by the appropriate authority.

MSWD - Sewer

- 24) Comply with all rules, laws, ordinances and regulations of MSWD at time of sewer service application.
- 25) Make application for sewer service with payment of all fees charges and deposits. Example: Single Family Dwelling-Sewer Connection Fee \$2,080.00.
- 26) 12" VCP sewer line in Palm Drive will be a point of connection for Tract Map No. 32421. Sewer should be extended through Park Lane. Minimum 20' – feet easement will be required.
- 27) Construct 8" (minimum) Vitrified Clay Pipe (VCP) collection system throughout the tract.
- 28) Provide permanent access to all sewer facilities.

Schools

- 29) The developer shall be required to pay applicable school fees prior to issuance of any building permits.

Agricultural Commissioner

30. Several plant species were found to be in violation of quarantines governing the Coachella Valley. Since the noted plant material conceivably carries insects and diseases that would devastate the Coachella Valley's citrus, date, grape, vegetable or filed group industry, the following plant material IS DENIED ENTRY into the Coachella Valley unless it is purchased from a California Desert Nursery.
- a. Common name – Pigmy Date Palm

Engineering

- 31) Prior to the installation of any improvements in the public right-of-way (ROW), an encroachment permit must be obtained from the City Engineer.
- 32) Any required water and sewer facilities must be constructed and paid for by the developer/subdivider per the standards of the Mission Springs Water District (MSWD) and will require inspection by MSWD.
- 33) The developer/subdivider shall provide and install all required streets and related improvements (e.g., sidewalks, etc.), within and outside the subdivision, in compliance with the policies and procedures of the Development Department/City Engineer, and the serving utility company. These improvement requirements shall be completed or bonded prior to recordation of the final map.
- 34) All grading plans and improvement plans shall be coordinated for consistency prior to the issuance of any permits.
- 35) Street improvements for the public streets shall conform to the typical sections as depicted on the Tentative Tract Map and to the satisfaction of the City Engineer. Improvement Plans shall be submitted for review and approval by the City Engineer.
- 36) All Private Streets must meet the minimum 36' requirement from curb face to curb face.
- 37) The stacking requirement for the main entrance on Two Bunch Palms will be required to be a minimum of 75' from curb face to gate/fence entrance.
- 38) The entrance and exit will be required to be a minimum of 20' near the turnabout and median.
- 39) The developer will be required to use standard 6" face curb with 24" gutter per City Standard Detail DHS 200. Wedge and rolled curb are allowed within private developments only.
- 40) The Developer will be required to pay a 25% fair share cost to the installation of a traffic signal at Two Bunch Palms Trail and West Drive by the issuance of the 50th building permit of this tract map.
- 41) Street Improvements on Cactus Drive will need to be improved from the edge of existing pavement to the new curb face. Sidewalk will also be required on Cactus from Two Bunch Palms to the Project entrance.

- 42) The developer/subdivider shall install streetlights in all adjacent and interior streets to the satisfaction of the City Engineer. All street lighting shall conform to the City of Desert Hot Springs Night Sky Ordinance.
- 43) The proposed development shall comply with the current S.U.S.M.P. requirements to the satisfaction of the City Engineer and the State of California Regional Water Quality Control Board to prevent and control entry of pollutants of storm runoff into the City's storm drain system.
- 44) A Soils and Geologic report shall be submitted for review and approval by the City Engineer prior to the issuance of permits.
- 45) An Assessment District, Homeowner's Association (HOA), or other responsible entity shall be established to assure the perpetual maintenance of all on-site flood control facilities prior to the issuance of Conditions of Occupancy.
- 46) Prior to the issuance of permits, the developer/subdivider shall obtain permits or "will serve" clearances from all required utility agencies.
- 47) A preliminary title report and guarantee is required and such document shall show all fee interest holders; all interest holders whose interest could ripen into a fee; all trust deeds, together with the name of the trustee; and all easement holders. The account for this title report should remain open until the final map is filed with the County Recorder.
- 48) The developer's engineer or surveyor shall set durable monuments to the satisfaction of the City Engineer in conformance with Section 66495 of the Subdivision Map Act.
- 49) All easements existing at the time of the Tentative Tract Map approval must be accounted for on the approved Tentative Tract Map. This includes the location, owner, purpose, and recording reference for all existing easements.
- 50) Easements shall be provided on the Tentative Tract Map for drainage facilities and public utilities to the satisfaction of the City Engineer.
- 51) All residential pads shall drain to the street or drainage device acceptable to the City Engineer.
- 52) All work within the public right-of-way shall be in accordance with applicable standards of the County of Riverside, Standard Specifications for Public Works Construction (Green Book, latest edition), City of Desert Hot Springs City Standards (as applicable), and the Work Area Traffic Control Handbook (WATCH), and further that construction equipment ingress and egress be controlled by a plan approved by the City Engineer.
- 53) All proposed public utility facilities shall be placed underground. The developer/subdivider is responsible for complying with the requirements of this Section, and shall make the necessary arrangements with the utility companies for the granting of easements and installation of such facilities. Exceptions to the underground requirements are as follows:
 - A. Transformers, pedestal-mounted terminal boxes, meter cabinets and concealed ducts may be placed above ground if within the subdivision and are used solely in connection with the underground transmission or distribution lines;
 - B. Poles supporting street lights, and the electrical lines within the poles, may be situated

above the surface of the ground;

- C. The City Council may waive any requirement of this Section if topographical; soil or other similar physical conditions make such underground installation unreasonable or impractical;
 - D. Any Parcel Map with a maximum of 4 residential parcels, no parcel of which has previously been exempted from this Section; and where at least 50% of the surrounding area within a radius of 500 feet has been previously developed without undergrounding utilities;
 - F. The requirement to underground shall apply to all utility lines traversing a subdivision, or installed along either side of the streets and alleys adjoining the subdivision, except for electrical lines of 33 KVA or more. Where 1 line is exempt, all parallel lines on that same pole shall be exempt.
- 54) Developers/subdividers shall make the necessary arrangements with cable television operators to comply with the following requirements with respect to cable television installation in residential subdivisions:
- A. Pre-wire all residential structures;
 - B. Connect laterals to each residential structure with a minimum of 2 outlets wired in each structure; and
 - C. Install flush mounts or pedestals as required by the cable television operator which will service the subdivision.
- 55) The developer/subdivider, as a condition of approval of a tentative map, shall provide and install adequate water supply facilities, either within and/or outside the subdivision, in compliance with the requirements of the applicable water district. Design and installation plans shall be subject to approval by the City Engineer and/or water district. Any water wells which are required to be abandoned by conditions of approval or state law shall be abandoned in a manner approved by the City Engineer and the State Department of Water Resources. The location of any well shall be delineated on the final map, and well logs, if available, shall be submitted to the City and/or water district.
- 56) Improvement plans and necessary letters of credit, cash and/or bonds to secure the construction of all streets, storm drain, water, sewer, and grading shall be submitted and approved by the City Engineer prior to the recordation of the Final Tract Map.
- 57) The developer/subdivider shall repair or replace, to the satisfaction of the City Engineer, any public improvements damaged during the construction of this development.
- 58) The developer/subdivider shall obtain written permission from the adjacent property owners allowing the proposed grading and/or construction of any temporary facilities within the abutting property prior to the issuance of permits. The maintenance mechanism for those improvements shall be identified. If prior to grading permits or written permission cannot be obtained, the grading shall be modified such that no off-site grading occurs.
- 59) The developer/subdivider shall obtain a drainage easement or easements from the adjacent property owner(s) to accommodate any proposed off-site drainage.
- 60) Lots within and/or outside of the subdivision that have had soil disturbed during construction shall be covered with protective landscaping materials, subject to the approval of the City Engineer and in accordance with the City's PM₁₀ control plan.
- 61) Prior to and during construction, streets and disturbed open areas within and/or outside of the

subdivision shall be treated by watering or other approved method to prevent fugitive dust.

- 62) The developer/subdivider shall "offer" to the City of Desert Hot Springs, by a Certificate on the Final Tract Map, dedication of full street right-of-way for all public streets (If not a HOA) within the proposed development.
- 63) The developer/subdivider shall file security to guarantee completion of public improvements with the improvement agreement as follows:
- A. A faithful performance security in an amount deemed sufficient by the City Engineer to cover up to 100% of the total estimated cost of all required improvements, including bonding requirements for grading as outlined in the Municipal Code;
 - B. A labor and material security to cover up to 50% of the total estimated cost of all required improvements;
 - C. A grading security as required by the Municipal Code;
 - D. A monumentation security in an amount stipulated by the City Engineer to cover the cost of placing lot corners and other related monuments;
 - E. If the required subdivision improvements are financed and installed pursuant to special assessment proceedings, upon the furnishing by the contractor of the faithful performance and labor and material security required by the special assessment act being used, the City may reduce the improvement security of the subdivider by an amount corresponding to the amount of the security furnished by the contractor; and
 - F. Notwithstanding the above, the subdivider may satisfy the requirement for security of certain improvements by providing proof that same has been posted with another public agency subject to the approval of the City Engineer.
- 64) Security may be 1 of the following types subject to the approval of the City Engineer and City Attorney as to form:
- A. Bonds. All bonds shall be executed by a surety company authorized to transact business as a surety, and have an agent for service in California, together with an acceptable policy holder's rating. The bond(s) shall contain the nearest street address of the institution providing the bond(s).
 - B. Cash Deposits. In lieu of the faithful performance and labor and material bonds, the subdivider may submit cash deposits or negotiable bonds of a kind approved for securing deposits of public monies under the conditions hereinafter described.

Disbursements from cash deposits shall be made in compliance with a separate agreement between the subdivider and the City. A bookkeeping fee of 1% of the total amount deposited with the City for each cash deposit shall be submitted with each security. Disbursements from a cash deposit in any instance shall not be permitted unless and until authorized in writing by the Director.
 - C. Letter of Credit. In lieu of faithful performance and labor and material bonds or cash deposits, the subdivider may submit a letter of credit subject to the California Commercial Code and under the conditions hereinafter described. The letter of credit shall be issued by a financial institution organized and doing business in, and subject to regulation by, the State of California or federal government, in a form, content, and duration as approved by the City Attorney, and shall pledge that the funds necessary to meet the performance are on deposit and guaranteed for payment and agree that the funds designated by the instrument shall become secured trust funds for the purposes set forth in the instrument. The letter of credit shall contain

the nearest street address of the institution providing the instrument.

Drainage and Flood Control

- 65) All storm water systems to serve the project shall be in compliance with the requirements of the City of Desert Hot Springs, and the City Engineer.
- 66) Prior to construction of any phase, the storm water plans shall be reviewed and approved by the City Engineer, the City of Desert Hot Springs. The applicant/developer shall provide proof of review and approval by the Riverside County Flood Control District (if applicable) to the Planning Department prior to any work being done.
- 67) All storm water improvements shall be constructed or bonded prior to submittal of the final map and approved by the City Engineer.
- 68) The developer shall submit a final hydraulic report prepared by a licensed engineer to the City Engineer for review and approval. The 10-year peak flows and the 100 year storm shall at a minimum be analyzed regarding the on-site facilities and the affected off-site facilities. The developer shall be responsible for construction or mitigating the requirements of the hydraulic report to the satisfaction of the City Engineer prior to approval of a final plat.
- 69) A detailed drainage plan for the proposed development with hydrology and hydraulic calculations and demonstrating control and detention of 100-year frequency storm flows on-site shall be submitted to the City Engineer for review and approval prior to the issuance of permits.
- 70) The Tentative Map will be required to contain on site retention through retention basins, storm drain systems, or other method of detention.
- 71) Adequate on-site flood control easements and storm water detention facilities shall be provided over the natural drainage courses and proposed drainage improvements. The easements and detention facilities shall be designed to contain a 100-year frequency storm flow and ensure that post development on-site runoff does not exceed pre-development on-site runoff.

Grading and Site Work

- 72) All grading plans for the project shall be in compliance with the requirements of the City of Desert Hot Springs and the City Engineer. These requirements may include geotechnical, soils, dust control, erosion control, or other submittals to the satisfaction of the City Engineer. Dust Control Plans (PM-10) must be submitted to South Coast Air Quality Management District for approval and prior to issuance of a grading permit.
- 73) Prior to any grading activities, all plans and specifications shall be submitted by a professional engineer and approved by the City of Desert Hot Springs and the City Engineer.
- 74) All grading improvements and site work shall be constructed or bonded prior to submittal of the final map and approved by the City of Desert Hot Springs and the City Engineer.
- 75) Rough grading plans, and precise grading plans shall be submitted for review and approval by the City Engineer prior to the issuance of permits.

- 76) All Pad Elevations that exceed 6 feet from neighboring Pad Elevations will be required to show section views and height of the retention walls, slopes, and block wall offsets.
- 77) Any slopes exceeding 3' will need to have an in ground water system and be planted with plant material to be approved by the Planning Department prior to Certificates of Occupancy per the City of Desert Hot Springs Zoning Ordinance 159.28.100.