



CITY OF PALM DESERT
DEPARTMENT OF DEVELOPMENT SERVICES
 73510 Fred Waring Drive, Palm Desert, California 92260
 Phone (760) 776-6483 • Fax (760) 776-6417 • planning@palmdesert.gov

PRECISE PLAN APPLICATION

Applicant Name: _____

Phone: _____

Mailing Address: _____ Fax: _____

City: _____ State: _____ Zip: _____ Email: _____

Property Owner Name: _____

Phone: _____

Mailing Address: _____ Fax: _____

City: _____ State: _____ Zip: _____ Email: _____

Representative: _____

Phone: _____

Mailing Address: _____ Fax: _____

City: _____ State: _____ Zip: _____ Email: _____

Please Send Correspondence to (Check One): Applicant Property Owner Representative

Property Address(es): _____

Assessor Parcel No(s): _____

Existing Zoning: _____ **General Plan Designation:** _____

Project Request (Describe the Specific Nature of Approval Requested – Attach Additional Sheets if needed):

Property Owner Authorization: The undersigned states that they are the owner(s) of the property described and herein give authorization for the filing of the application.

Print Name: _____ **Signature:** _____ **Date:** _____

Applicant/Representative Signature: By signing this application, I certify that the information provided is accurate. I understand that the City might not approve what I am applying for and/or might require conditions of approval.

Print Name: _____ **Signature:** _____ **Date:** _____

OFFICE USE ONLY

Project No: PP _____

Date Received: _____

Received By: _____

Case Planner: _____

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The following instructions are intended to provide the necessary information and procedures to submit and facilitate the processing of a Precise Plan Application. Adherence to these instructions will ensure that the application can be processed in the most expeditious manner possible.

SECTION I – APPLICATION SUBMITTAL REQUIREMENTS

APPLICATION SUBMITTAL REQUIREMENTS - FIRST SUBMITTAL (COMPLETED BY APPLICANT AND VERIFIED BY STAFF INTAKE)		
Submitted	Complete	
		Each item listed below is required for submittal unless a waiver is granted by Planning Division Staff. Any waiver must be confirmed by initialing the form by the staff person granting the waiver. Refer to Section B for the minimum required information on each item.
APPLICATION INFORMATION		
		Planning Application Form
		Site Photographs
		Environmental Assessment Review Form
PROJECT EXHIBITS		
		Index Sheet
		Site Plan Sheet
		Architectural Elevations and Renderings
		Floor plans
		Roof Plan
		Cross Sections
		Color and Materials Boards
		Exterior Lighting Plan
		Landscape Plan
		Preliminary Precise Grading Plan
PRIMARY REPORTS AND STUDIES		
		Preliminary Title Report
		Project Specific Water Quality Management Plan Checklist Form
		Preliminary Water Quality Management Plan (WQMP) / Best Management Practices (BMP)
		Preliminary Hydrology Report
		Public Hearing Notice Mailing Labels
FEES		
		Filing Fees Paid

(Continued on next page)

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Submitted	Complete	SUPPLEMENTAL REPORTS AND STUDIES (Unless determined as part of a pre-application review meeting with Planning Division staff, the requirement of the following reports and studies will be determined after review of the submitted project description and Environmental Information Form)
		Traffic Impact Analysis
		Community Engagement Plan
		Biological Report
		Cultural Artifacts/Archeological Report
		Paleontological Report
		Geotechnical Report
		Noise Study
		Water Supply Assessment
		Energy Capacity Analysis
		FAA Part 77 / Riverside County Airport Land Use Commission Approval

SUBMITTAL REQUIREMENTS - PRIOR TO THE PUBLIC HEARING (ARCHITECTURAL REVIEW COMMISSION AND/OR PLANNING COMMISSION)				
Submitted	Complete	The following items shall be submitted when the project is scheduled for Architectural Review Commission (ARC). All items must be received a minimum of 10 business days prior to the scheduled date of the ARC meeting.	Number of physical copies	Electronic Submittal
		California Environmental Quality Act (CEQA) Filing Fees	1	N/A
		Public Notification Package	1	1
		Written summary of community engagement meeting	1	1
		Bound 11" by 17" color copy of complete plan set	10	1
		Physical Color and Material Board	1	1

SECTION II – SUBMITTAL ITEMS CHECKLIST

1. FILING FEES

Application related filing fees are to be paid at the time of application. As part of the submittal process the receipt showing payment of fees which will be copied and submitted along with the other application materials. CEQA related fees are to be identified and paid at the time the application is deemed complete.

REQUIRED AT TIME OF APPLICATION SUBMITTAL

Precise Plan Application Fee: [Fees | City of Palm Desert](#)

REQUIRED AT TIME APPLICATION IS DEEMED COMPLETE

Environmental Documentation Preparation: Amount*, if any, is dependent on the Environmental Assessment and will be based on the full cost of preparing the required documentation (Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report). Dependent on the document, a minimum deposit amount will be required which is based on the estimated full cost of reviewing the required documentation. Please note, the amount of the deposit is an estimate, an additional deposit amount may be required to cover the actual costs of the documentation preparation if the fees exceed the initial deposit amount. After all costs have been applied to the deposit(s) remaining funds, if any, will be refunded accordingly The required environmental documentation as

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well as the amount of the required minimum deposit amount will be identified in the City's Letter of Completion issued at the time the application is deemed complete. If it is determined the project qualifies for an exemption from CEQA, no preparation fee is required.

REQUIRED AT TIME APPLICATION IS SCHEDULED FOR PUBLIC HEARING

CEQA Filing Fee: Contact Planning Division for updated fee**

State Department of Fish & Game Fee: This fee will be identified in the City's Letter of Completion issued at the time the application is deemed complete. If the project is deemed to be exempt from CEQA there will not be a fee.**

* Payable to the City of Palm Desert

** Separate check payable to the County of Riverside

2. APPLICATION

The Planning Application form must be completed including the project description, requested information, and ownership signatures.

3. SITE PHOTOGRAPHS

The submittal shall include high-resolution photographs taken a minimum of 30 days prior to the application submittal, showing the existing site condition, panoramic views, and site-specific characteristics and/or unique features.

4. ENVIRONMENTAL ASSESSMENT FORM

All project requests shall submit a completed environmental assessment form.

5. PROJECT EXHIBITS/PLAN SET

A complete Plan Set shall be submitted to the Planning Division. All digital submittals shall be submitted through the City's planning permit portal in pdf format. Information on where and how to submit can be found here: [Planning Permit Portal](#)

Physical submittals shall be submitted upon request. Full size plans, when required, shall be neatly folded so that the size does not exceed 9" by 12" and shall have the title block facing outwards. Plans which do not adhere to these requirements shall be rejected.

Required Order of Plan Set Contents:

1. Index Sheet
2. Site Plan Sheet
3. Architectural Elevations and Renderings
4. Floor plans
5. Roof Plan
6. Cross Sections
7. Landscape Plan
8. Color and Materials Board
9. Exterior Lighting Plan
10. Preliminary Grading Plan

Additional items may be required upon request from City of Palm Desert staff to better assess conformance with all standards. These items include, but are not limited to: Line of sight diagrams, finish details, material specifications, screening information, etc. These additional items will be requested during the project's completeness review.

Each exhibit shall be prepared to include the following information at minimum:

A. Index Sheet – This exhibit summarizes the project information and shall include the following:

- Title Block
- Name of Project
 - Plan Sheet Identification Number
 - Initial date of drawing and any subsequent revisions
 - Name, address, and phone number of the property owner, applicant, and/or authorized agent

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- Name, address, and phone number of the person preparing the exhibit
- Exhibit Amendment block, which shall be used to notate any changes to the proposed project during the review process.
- Data Table
 - Project Address and/or cross streets
 - Assessor's Parcel Number(s) (book, page, and parcel number)
 - Complete legal description of property
 - Existing General Plan Designation (and proposed, if applicable)
 - Existing Zoning Designation (and proposed, if applicable).
 - Existing Specific Plan (and proposed, if applicable).
 - Existing and Proposed Land Use
 - Total Gross Site Area identified in square-feet and in acres
 - Total Net Site Area identified in both square-feet and in acres
 - Total Building Area identified in both square-feet and as a ratio of net site area (Floor Area Ratio - F.A.R)
 - Total number of dwelling units, or lots, and the total number of each type or space, unit, or lot for residential and/or mixed-use development
 - Total Building Footprint expressed in both square-feet and as a percentage of net site area (Lot Coverage Percentage)
 - Total Parking Area identified in both square feet and as a percentage of net site area (Parking Coverage)
 - Total Landscape Area in both square feet and as a percentage of net site area (Landscape Coverage)
 - Identification of parking ratios required by City Code and total parking provided
 - Number of Accessible Parking Spaces required and provided
 - Number of Electric Vehicle Spaces required and provided
 - Greatest number of stories and square feet of floor area per floor
 - Greatest height of any building expressed in feet.
 - Occupancy classification (per California Building Code)
 - Names of utility purveyors and school district(s) including providers of water, sewer, gas, electricity, telephone, and cable television. If within a water or sewer provider's jurisdictional boundary indicate if service is available at the project site; and if not, how far water lines or sewer lines must be extended to provide service (distance in feet/miles shown on site plan.)
 - Type of construction (per California Building Code)
- List of Plan Sheets
- Vicinity map showing site relationship to major roads, highways, and access road(s). (Proposed and existing paved roads shall be indicated by heavy lines or noted as paved.)

B. Site Plan Sheet

- Title block located in the lower right-hand corner of the map which contains the following information and is readily visible when folded:
 - Name of project
 - Plan name and sheet identification number
 - Initial date of drawing and any subsequent revisions
 - Name, address, and phone number of the property owner, applicant, and or authorized agent
 - Name, address, and phone number of the person preparing the exhibit
 - Exhibit Amendment block, which shall be used to notate any changes to the proposed project during the review process.
- Graphic Scale (Engineering Scale not to exceed 1" = 30')
- North arrow
- Location(s) and Dimension(s) of all:
 - Property lines
 - Required and actual setbacks for building to property lines and between buildings
 - Location of all structures
 - Fully dimensioned subject parcel boundaries
 - Access and driveway dimensions

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- Structures and building footprints, including any building projections.
- Landscape areas and planters
- Drive aisles, parking stalls, and loading areas
- Typical parking space, parking dimensions including striping. All open parking stalls shall be clearly outlined with a minimum of 4-inch wide double (“hairpin”) lines on the surface of the parking facility.
- Pedestrian pathways, including ADA horizontal path of travel
- Parking bumper or tire guard locations where parking is adjacent to any property line, public walkway, street, alley, or accessible path of travel
- Trash enclosures
- Storage areas
- Location and total of all short-term and long term-bicycle parking
- On-site fuel tanks (above or below ground)
- Fire hydrants onsite and within 500’ of the project site
- Walls and fences including details of proposed materials, height, and setbacks from adjacent street curbs and/or property lines.
- Public improvements, include cross sections
- Structures, driveways, parking areas, trees and property lines within 50’ of project site perimeter boundary
- Names, locations, rights-of-way widths, and improvements of adjacent existing and proposed streets and the approximate grades of proposed and existing streets and approximate street centerline radii of curbs. Any proposed private streets shall be noted on the site plan exhibit. Location, widths, and improvements of existing and proposed public utility, easements, transmission lines, power and telephone poles, and underground utilities on or abutting the property.
- Name, location and dimension of all adjacent public and private streets
- Type, height, and location of all street, parking, and pedestrian lights
- Identification of General Plan and Zoning land use designations and existing land use of all adjacent properties
- Identify onsite circulation route(s), including drive aisle widths and interior and exterior turning radius dimensions at entries and drive aisles, for delivery and emergency vehicle access
- If the project includes any phasing of development the proposed phases, including public improvements, shall be identified on a separate site plan sheet with a table showing acreage, building square footage, number and type of units, and number of parking spaces per phase.

C. Architectural Elevations and Renderings

- Title Block
 - Name of project
 - Plan Sheet Identification Number
 - Scale of Exhibit
 - Initial date of drawing and any subsequent revisions
 - Name, address, and phone number of the person preparing the exhibit
 - California License Stamp
 - Exhibit Amendment block, which shall be used to notate any changes to the proposed project during the review process.
- Accurately scaled two-dimensional color illustrations of all sides of each proposed (and existing, if to remain) building and accessory structures (trash enclosure, wall/fence, carport and parking shade structure, gazebo, water feature, etc.). Each illustration shall:
 - Identify which building elevation is illustrated with direction labeled as north, south, east, west
 - Be drawn to scale at not smaller than 1/4"=1' (for large projects not smaller than 1/8"=1' with 1/4"=1' details)
 - Show and note all building features including but not limited to materials, wall signs, air conditioning equipment, solar equipment, or other equipment mounted on exterior walls or roofs.
 - Total Height of Building to top of parapet or top of roof ridge
 - Total Height of Building to any tower elements (towers, spires, cupolas, chimneys, etc)
 - Height of each building floor for multi-story buildings

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- Height of building from top of eave to top of roof (for pitch buildings)
- Show screening for all roof-mounted equipment
- Clearly show proposed grade elevations, height and width dimensions
- No landscaping, figures, or other presentation decorations shall be illustrated on the building elevations.
- Show shadow lines and necessary details to illustrate changes in building planes, recesses, and projections
- Accurately scaled perspective illustration of the proposed project as seen from the center of each adjacent street. Landscaping depicted on perspective illustrations shall be representative of the preliminary landscaping plan with five (5) years of growth.

D. Floor Plans

- Title Block
 - Name of project
 - Plan Sheet Identification Number
 - Scale of Exhibit
 - Initial date of drawing and any subsequent revisions
 - Name, address, and phone number of the person preparing the exhibit
 - California License Stamp
 - Exhibit Amendment block, which shall be used to notate any changes to the proposed project during the review process.
- Graphic scale (not smaller than the 1/4"=1')
- North arrow (typically with North facing the top of the drawing)
- Dimensions of interior rooms
- Dimensions of all exterior components
- Label all rooms. Allocation and use of all interior and exterior space, including areas for waiting, gathering, eating, storage, or display of merchandise
- Location of all walls, doors, and window openings
- Reference to any cross-section details

E. Roof Plan

- Title Block
 - Name of project
 - Plan Sheet Identification Number
 - Scale of Exhibit
 - Initial date of drawing and any subsequent revisions
 - Name, address, and phone number of the person preparing the exhibit
 - California License Stamp
 - Exhibit Amendment block, which shall be used to notate any changes to the proposed project during the review process.
- Graphic scale (not smaller than the 1/4"=1')
- North arrow (typically with North facing the top of the drawing)
- Roof Plan Sheet be prepared by a qualified professional as stipulated by the California Business and Professions Code which shall include the following information:
 - Indication of roof pitch
 - Line of exterior walls
 - Type and color of roofing material
 - All roof mounted equipment location, height, and type and height of screening material
 - All skylights and solar panels
 - Any patio, deck, or other usable areas and associated structures
 - Indicate height of all tops of parapets and height changes
 - Location of roof-mounted equipment
 - Location of ladder for roof access

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- Dimension of parapet returns
- Location of roof drainage
- Construction flashing details

F. Cross Sections

- Title Block
 - Name of project
 - Plan Sheet Identification Number
 - Scale of Exhibit
 - Initial date of drawing and any subsequent revisions
 - Name, address, and phone number of the person preparing the exhibit
 - California License Stamp
 - Exhibit Amendment block, which shall be used to notate any changes to the proposed project during the review process.
- Cut through the project site and any street surrounding the property to indicate height of street curbs, adjacent finished pad heights, foundation, finish floor, top of parapets, and roof-mounted equipment for the proposed structure or structures.
- Section views to illustrate architectural details shown on the building elevation including labeled dimensions.
- Section showing any window recessing
- Sections of any street-facing elevations

G. Conceptual Landscape Plan

- Title block located in the lower right-hand corner of the map which contains the following information and is readily visible when folded:
 - Name of the project
 - Plan name and sheet identification number
 - Initial date of drawing and any subsequent revisions
 - Name, address, telephone number, signature and credentials stamp and license
 - Name, address, telephone number of person preparing exhibit.
 - Name, address, and telephone number of owner, applicant, and/or agent
 - California License Stamp
 - Exhibit Amendment block, which shall be used to notate any changes to the proposed project during the review process.
- Graphic scale (engineering scale not to exceed 1" = 40')
- North arrow (with North at the top of the drawing)
- Landscape exhibit showing all the following:
 - Property lines
 - Structures
 - Drive aisles, parking areas, and loading areas
 - Indicate and label existing trees and vegetation to remain or to be removed.
 - Pedestrian pathways (including width dimensions and identification of surface materials)
 - Trash enclosures
 - Storage areas
 - Walls and fences including height and material
 - Perimeter treatment of property (fences, walls, vegetation screens, etc.)
 - Adjacent public and private streets (including street names)
 - Structures, driveways, parking areas, and property lines within 50' of project site perimeter boundary
 - Location of all street, parking, and pedestrian lights
 - All water features (including dimensions)
 - Location of all landscape areas including the location, type, and size of all proposed plants and ground cover materials, by utilizing graphic symbols.

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- Landscape legend which contains a key to the graphic symbols used in the drawing. A separate symbol shall identify each proposed plant or tree variety by name (common and botanical) and size. The legend shall also include the following information:
- Plant symbol, genus, species, common name, spacing, size, quantity, water use per applicable WUCOLS III zone (High, Medium, Low, and Very Low)
- Total square feet of a proposed landscape area and the percentage of the landscape area within the total project area
- Total square feet of the proposed turf area and the percentage of the turf area within the total landscape area.
- References to landscape lighting type, location, and quantity
- Dimensions and spacing of any proposed landscape planters
- A reference to the proposed type of irrigation system (spray, emitter, and/or drip)
- A reference to the Final Landscape Plan's required compliance with the City of Palm Desert Water Efficient Landscape Ordinance and the Coachella Valley Water District Landscaping and Irrigation System Design Ordinance
- A shading plan which shows the total shading of parking areas at 10 years of maturity Per PDMC 25.52 and provides a shading summary identifying the total parking area, parking area shaded by carports, total uncovered parking area, and landscaping shading required for uncovered areas.

H. Color and Materials Board:

- The intent of the Materials Sample Board is to provide an accurate representation of the major exterior materials to be used on the project including colors and textures. Physical materials shall be mounted to a board or sheet (maximum size of 8" x 13" by 3/8" thick) containing precise color swatches and material samples that shall show the following:
 - Samples of roofing materials (a photo sample may be used prior to scheduling a hearing with the Architectural Review Commission).
 - Samples of all siding materials (a photo sample may be used prior to scheduling a hearing with the Architectural Review Commission).
 - Samples of all paint colors (actual manufacturer's sample with color name and identification number, copies, photos or digital print outs will not be accepted)
 - Samples of window frames (a photo sample may be used upon prior to scheduling a hearing with the Architectural Review Commission).
 - Samples of awning materials (a photo sample may be used upon prior to scheduling a hearing with the Architectural Review Commission).
 - Samples of decorative paving treatments (a photo sample may be used upon prior to scheduling a hearing with the Architectural Review Commission).

I. Exterior Lighting Plan:

- Title block located in the lower right-hand corner of the map which contains the following information and is readily visible when folded:
 - Name of the project
 - Plan name and sheet identification number
 - Initial date of drawing and any subsequent revisions
 - Name, address, telephone number, signature and credentials stamp and license
 - Name, address, telephone number of person preparing map.
 - Name, address, and telephone number of owner, applicant, and/or agent
 - California License Stamp
 - Exhibit Amendment block, which shall be used to notate any changes to the proposed project during the review process.
- Photometric Site Plan:
 - A photometric lighting plan prepared by the project engineer showing point-by-point lighting levels for the entire lot and ten feet beyond the project boundaries. The point-by-point photometric plan shall provide lighting levels at a maximum of ten-foot intervals. Photometric calculations shall use a .85 light loss factor for all photometric plans.
 - Photometric calculations providing the following statistics:

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- Average to minimum foot-candles;
 - Maximum to minimum foot-candles;
 - Average foot-candles; and
 - Minimum foot-candles
- Type of illumination, height, and location of all exterior lighting fixtures located on the project site
- A description of the outdoor light fixtures including a manufacturer cut sheet, product specifications, and shielding information for each lighting fixture
 - Lumen output of all lighting fixtures
 - Color temperature of all lighting fixtures

J. Preliminary Precise Grading Plan:

- Title block located in the lower right-hand corner of the map which contains the following information and is readily visible when folded:
 - Name of the project
 - Plan name and sheet identification number
 - Initial date of drawing and any subsequent revisions
 - Name, address, telephone number, signature and credentials stamp and license
 - Number of person preparing map.
 - Name, address, and telephone number of owner, applicant, and/or agent
 - California License Stamp
 - Exhibit Amendment block, which shall be used to notate any changes to the proposed project during the review process.
- A Grading Exhibit showing all of the following:
 - Names of utility purveyors and school district(s) including providers of water, sewer, gas, electricity, telephone, and cable television. If within a water or sewer provider's jurisdictional boundary indicate if service is available at the project site; and if not, how far water lines or sewer lines must be extended to provide service (distance in feet/miles.)
 - Vicinity map showing major street names, other reference points, and landmarks
 - North arrow
 - Scale, not less than 1"=30'
 - General drainage pattern of area to include site and adjacent properties within 100' (use arrows to show drainage flow to and from site)
 - Names, locations, rights-of-way widths, and improvements of adjacent existing and proposed streets and the approximate grades of proposed and existing streets and approximate street centerline radii of curbs. If private streets are proposed, they shall be so noted on the site plan exhibit.
 - List and accurately show all easements of record (by map or instrument number)
 - Existing topography of the property, with the source(s) of the contour lines identified. The contour lines shall extend 300 feet beyond the exterior boundaries of the subject property when adjacent property is unimproved or vacant. When adjacent property is improved or not vacant, contour lines shall extend beyond the exterior boundaries of the subject property a distance sufficient to determine compatibility with adjacent property. Maximum contour interval should be five feet.
 - Existing contours lines with adjacent top of curb elevations of existing or proposed streets
 - Proposed locations of structures and drives
 - Any access agreements and easements
 - Pad elevations of finished floors for proposed structures and existing structures
 - Spot elevations (proposed finished elevations) sufficient to demonstrate that streets, driveways, parking lots, and drainage grades meet minimum requirements. Spot elevations may be necessary at street cul-de-sacs; beginning and end of all driveways, parking lot outer limits, entrance and end points, and at all grade breaks.
 - Finished grades
 - Adjacent pad heights for adjacent structures and grades
 - Elevations of existing street centerline
 - Any perimeter walls and fences that affect drainage

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- All relevant dimensions relation to the location of existing and proposed utilities, service lines, and easements
- Preliminary grading including all cut/fill, slopes to scale with setbacks from structures and property lines, the elevations of all individual building pads, the elevations at the perimeter of the subject property, conceptual drainage facilities (including the location of terraces, terrace drains, down drains, brow ditches, V-ditches, and lot to lot drainage facilities), existing topography, and the relationship to adjoining land and development, and any existing grading. Provide an estimated total amount of grading cut and fill (in cubic yards), and if not balanced on site, identify the anticipated source/destination of the import/export of soils materials and the anticipated route of travel.
- Size, grate elevation, invert elevation of all inlets or outlets, and drainage swales
- Pipe materials, slopes, and sizes

6. PRIMARY REPORTS AND STUDIES

Preliminary Title Report: A preliminary title report dated within 30 days of the application submittal date shall be provided.

Project Specific Water Quality Management Plan Checklist: A completed Project Specific Water Quality Management Plan (WQMP) Checklist Form for the Whitewater River Watershed. If the Checklist Form concludes a WQMP is required, a Preliminary Project Specific Water Quality Management Plan will be required as well.

Preliminary Water Quality Management Plan: The Colorado River Regional Water Quality Control Boards have adopted Board Orders in compliance with the Federal National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Clean Water Act requirements. These Board Orders regulate the discharge of pollutants from the Whitewater Regional MS4 permit and requires the City of Palm Desert to implement measures to mitigate the water quality impacts of new developments within its jurisdiction. In compliance with these Board Orders, projects submitted for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP) or with the Standard Stormwater Mitigation Plan (SSMP). The WQMP/SSMP addresses post-development water quality impacts from new development and redevelopment projects.

To comply with the WQMP/SSMP, a developer must submit a "Project Specific" WQMP/SSMP in compliance with the latest adopted Board Order. This report is intended to, a) identify potential post project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (Best Management Practices - BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as an appendix to the WQMP/SSMP. Projects requiring Project Specific WQMPs or Project Specific SSMPs will need to include a PRELIMINARY Project Specific WQMP/SSMP along with the subdivision application package. The format of the PRELIMINARY report would mimic the format/template of the final report but would be at a much lesser level of detail. For example, points a, b, and c above would be covered, rough calculations supporting sizing would be included, and footprint/locations for the BMPs would be identified on the tentative exhibit.

Hydrology Report: A preliminary hydrology report including a hydraulics plan shall be submitted as part of the application submittal packet. Analysis by a Civil Engineer regarding the sizing of proposed storm water facilities, and the review of whether adequate capacity of the downstream outfall facilities closest to the project site exists or were designed to take the storm water run-off volume for the project after development.

Public Hearing Notice Mailing Labels

The applicant shall provide the Department of Development Services with three (3) copies of adjacent owners and their addresses for all parcels within 300 feet, or 1,000 feet of the project site. Projects that are greater than 5-acres in area must provide 1,000 foot mailing labels per local ordinance. The three (3) lists shall be typed on self-adhesive mailing address labels. The lists shall also include the owner of the property under consideration.

7. SUPPLEMENTAL REPORTS AND STUDIES

Traffic Impact Analysis: Unless specifically waived by the Land Development Engineering Division, a traffic analysis prepared in accordance with the latest adopted County of Riverside Transportation Analysis Guidelines shall be submitted as part of the application submittal packet. The Land Development Engineering Division is to be

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contacted with any questions as to whether a memo or study is required per the Scoping Letter to establish the site-specific requirements of the memo or study. The analysis shall evaluate project impacts of Vehicle Miles Traveled (VMT) and Level of Service (LOS) using the latest guidelines adopted by the Land Development Engineering Division.

Community Engagement Plan: All development projects which are five (5) acres or more shall be required to submit a community engagement plan. The Community Engagement Plan shall be prepared by the applicant in accordance with the requirements of Palm Desert Municipal Code Chapter 25.60.160 and shall include:

- Applicant's method(s) of communication with the public.
- Proposed date, time and location(s) of public outreach. A minimum of one meeting with the public is required. Staff must be in attendance to observe and summarize concerns raised during the meeting. Follow-up meetings may be required as requested by the Director of Development Services.
- Written publications distributed to the public that includes any informational items of the project.
- Prior to scheduling public hearings before the project, the applicant must

Biological Report: In accordance with the General Plan Environmental Impact Report (EIR), project applicant(s) shall retain a qualified biologist to perform a biological resources evaluation for private and public development projects to determine the presence or absence of non-covered special-status plant species with the potential to occur in and adjacent to (within 100 feet, where appropriate) the proposed impact area, including construction access routes. It is required that such surveys be conducted at the proper time of year when rare or endangered species are both evident and identifiable. The report shall be prepared consistent with the requirements of the Coachella Valley Multiple Species Habitat Conservation Plan.

For projects in which special-status species are found, likely to occur, or where the presence of the species can be reasonably inferred, the City shall require feasible mitigation of impacts to ensure that the project does not contribute to the decline of affected special-species populations in the region to the extent that their decline would impact the viability of the regional population in accordance with General Plan EIR Mitigation Measure 4.5-1.

Tables 4.5-1, 4.5-2, and 4.5-3 of the Environmental Impact Report (EIR) list all federally, and state-listed species with the potential to occur in the City.

Cultural Artifacts/Archeological Report: For projects that require excavation activity (e.g., clearing/grubbing, grading, trenching, or boring) into native soil and that have the potential to exhibit native ground surface within or in the immediate vicinity of the excavation footprint, project applicants will be required to conduct archaeological resources assessments to identify and mitigate potential impacts to archaeological resources.

A Phase 1 Assessment typically consists of identifying known archaeological resources through a records search and consultation with Native American tribes, a pedestrian survey of the project site, a review of the land use history, and coordination with knowledgeable organizations or individuals. If warranted, additional analyses such as archaeological test excavations and/or remote sensing methods can be implemented to identify resources. In conjunction with these assessments, future project applicants will be required to implement mitigation measures 4.6-2a through MM 4.6-2d of the Palm Desert General Plan EIR.

Paleontological Report: A paleontological report is required if after adequate review of the proposed project, through either the City's pre-application review service or formal application process, it is determined by the Planning Division Staff that this information is required for compliance with the California Environmental Quality Act. The report shall be prepared by a qualified professional.

Geotechnical Report: A geotechnical report is required if after adequate review of the proposed project, through either the City's pre-application review service or formal application process, it is determined by the Planning Division Staff that this information is required for compliance with the California Environmental Quality Act. Depending on site conditions and location, the inclusion of a rockfall/slope analysis may be required.

Noise Study: A noise study is required if after adequate review of the proposed project, through either the City's pre-application review service or formal application process, it is determined by the Planning Division Staff that this information is required for compliance with the California Environmental Quality Act or as part of the operations of the proposed project. The study shall be prepared in accordance with Planning Division guidelines.

**CITY OF PALM DESERT
PRECISE PLAN APPLICATION**

Water Supply Assessment (WSA): When required in accordance with California Water Code Section 10910 et seq., applicants shall submit a WSA prepared in accordance with the requirements of State Law and the Coachella Valley Water District.

Energy Capacity Analysis: It is highly recommended for Applicant to complete a "Completion of a Customer/Project Information Sheet" (CPIS) from Southern California Edison (SCE) and submit to SCE. Proof of CPIS submittal is recommended at time of Precise Plan application and may be required as a condition of approval of the project. Projects within the service area of the Imperial Irrigation District (IID) are recommended to contact IID to discuss their project energy needs.

SECTION III – PROCEDURES

1. Schedule a time to discuss the preliminary project plans and zoning with Planning Division staff and other City departments for project requirements, including necessary application submittals. The General Plan should be consulted for land use and street improvements.
2. Submit a completed Precise Plan application, with all required signatures, application fee, an Environmental Assessment Form, , 300-foot or 1,000 foot radius map and mailing labels, and any other applications (i.e. Design Review, Conditional Use Permit, Tentative Tract Map).
3. Staff will review the application and determine if it is complete within 30 days from the date the project is submitted. The application will not be processed if it is incomplete. After the application is deemed complete, the project is circulated to other City departments and local agencies for comments and conditions.
4. City staff will present the project(s) to the Architectural Review Commission (held on the 2nd and 4th Tuesday of each month) after staff's initial 30-day review period when comments have been received from other departments and agencies. The Architectural Review Commission hearing may be delayed if the project is deemed incomplete within the 30-day review period or if any changes are required because of conditions of approval that affect the site plan, architecture, and/or if the project does not meet one (1) or more required zoning development standards.
5. After the project receives Design Review approval from the Architectural Review Commission, Planning staff will prepare a staff report and schedule the project for the Planning Commission (held on the 1st and 3rd Tuesday of each month). Planning staff will publish and mail a legal notice to adjacent property owners/tenants 10 to 21 days before the meeting and advertise the public hearing . There is a 15-day appeal period from the day of a decision taken by the Planning Commission.
6. If the project involves a Change of Zone, General Plan Amendment, Development Agreement, exceptions, or if the project is appealed or called up for review, City staff will schedule a public hearing with the City Council (held on the 2nd and 4th Thursday of each month). Staff will prepare a staff report, and publish and mail a legal notice to adjacent property owners/tenants 10-21 days before the meeting. This process is approximately two to four (2-4) weeks after the Planning Commission decision and approximately eight (8) to 12 weeks after the project has been submitted.
7. After the Building and Safety Department reviews the final working drawings, staff presents the construction plans to the designated Architectural Review Commission Subcommittee to confirm substantial conformance with the originally approved design.

**CITY OF PALM DESERT
BUILDING AND SAFETY DEPARTMENT
SITE ADDRESSING REQUEST FORM**

Please complete this Site Addressing Request Form, with a copy of the tentative or recorded tract map showing the Planning Department and Fire Department approvals for street names.

Date Submitted: _____

Assessor Parcel Number: _____

Tract Number: _____

Lot Number(s): _____

Current Owner Name: _____

Owner Address: _____

City/State/Zip: _____

Phone No: _____

Contact Person Name: _____

Contract Person Phone No: _____

**Please Return Form To: Building and Safety Department
 (760) 776-6420**