Mayor Mallotto
Mayor Pro Tem O'Keefe
Council Member Downs
Council Member Fromberg Edelstein
Council Member Weill

Thursday, March 5, 2026, 1:00 PM
City Council Chamber
69-825 Highway 111
Rancho Mirage, CA 92270

REGULAR MEETING OF THE RANCHO MIRAGE CITY COUNCIL AND COMMUNITY SERVICES DISTRICT, ENERGY AUTHORITY, HOUSING AUTHORITY, JOINT POWERS FINANCE AUTHORITY, LIBRARY AND OBSERVATORY, AND REDEVELOPMENT SUCCESSOR AGENCY BOARDS

AGENDA

1. GENERAL

1.A. Call to Order

1.B. Flag Salute

1.C. Roll Call: Downs, Fromberg Edelstein, Weill, O'Keefe, Mallotto

2. PRESENTATIONS

2.A. Presentation of "The Traveling 911 Memorial Painting"

2.B. Presentation by Friends of the Children - Coachella Valley

3. COUNCIL MEMBER COMMENTS/REPORTS

4. CITY MANAGER COMMENTS/REPORTS

5. CONSENT CALENDAR (A-G)

5.A. Waive Full Reading of Ordinances

— RECOMMENDED ACTION: Waive Full Reading of Any Ordinance Introduced or Adopted Pursuant to this Agenda.

5.B. February 19, 2026, Regular City Council Meeting Minutes

— RECOMMENDED ACTION: Approve the February 19, 2026, Regular City Council Meeting Minutes as presented.

5.C. February 20, 2026, Special City Council Meeting Minutes

— RECOMMENDED ACTION: Approve the February 20, 2026, Special City Council Meeting Minutes as presented.

5.D. February 24, 2026, Special City Council Study Session Meeting Minutes

— RECOMMENDED ACTION: Approve the February 24, 2026, Special City Council Study Session Meeting Minutes as presented.

5.E. Authorization to Establish the Electrify Rancho Mirage Program

— RECOMMENDED ACTION: Adopt Resolution No. 2026-(Next-in-Order), Establishing the Electrify Rancho Mirage Program and Authorizing the City Manager, or Designee, to Implement Program Guidelines and Provide Rebates.

5.F. Contracts

— RECOMMENDED ACTION: Approve the terms of the contracts as presented and authorize the City Manager to execute the subject contracts.

5.G. Demands

— RECOMMENDED ACTION: Approve the demands as presented.

6. PUBLIC HEARINGS

6.A. Environmental Assessment Case No. EA25-0009, Street Name Change Case No. STN25-0001, and Preliminary Development Plan Case No. PDP25-0004 (Linea North) – Applicant: Prest Vuksic Greenwood Architects for Linea Rancho Mirage 2, LLC. Consideration of 9 Single-Family Residences and Private Street Name Change (Bellavia Court North to Via Linea). Located Approximately 1,200 Feet East of the Bob Hope Drive and Ginger Rogers Road Intersection (APNs 685-350-001 Through -009, and -012)

— RECOMMENDED ACTION: 1) Find that Preliminary Development Plan Case No. PDP25-0004 is within the scope of the previously adopted Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162; find that Street Name Change Case No. STN25-0001 is exempt pursuant to CEQA Guidelines Section 15061(b)(3); and authorize the filing of a Notice of Determination; 2) Approve Street Name Change Case No. STN25-0001 to change the private street name from “Bellavia Court North” to “Via Linea,” based on the content and findings in the staff report; and, 3) Approve Preliminary Development Plan Case No. PDP25-0004, subject to the Conditions of Approval and based on the content and findings in the staff report.

7. ACTION CALENDAR

7.A. Intention to Annex Territory Comprising 5.06 Acres to Community Facilities District No. 1 in Connection with Tentative Parcel Map No. 38978 (APNs 685-280-007 and 685-280-008)

— RECOMMENDED ACTION: Adopt Resolution No. 2026-(Next-in-Order), Declaring the City’s Intention to Annex Territory to Community Facilities District No. 1 and to Levy a Special Tax therein for Additional Police and Fire Services, Preliminarily Approve a Map of the Area Proposed to be Annexed, and Schedule a Public Hearing to Consider the Annexation and the Levy of the Special Tax for Annexation No. 205.

7.B. Intention to Annex Territory Comprising 5.06 Acres to Community Facilities District No. 1 in Connection with Tentative Parcel Map No. 39233 (72111 Clancy Lane)

— RECOMMENDED ACTION: Adopt Resolution No. 2026-(Next-in-Order), Declaring the City's Intention to Annex Territory to Community Facilities District No. 1 and to Levy a Special Tax therein for Additional Police and Fire Services, Preliminarily Approve a Map of the Area Proposed to be Annexed, and Schedule a Public Hearing to Consider the Annexation and the Levy of Special Tax for Annexation No. 206.

8. NON-AGENDA PUBLIC COMMENTS

An opportunity for the public to speak on issues not on the agenda for a maximum of three (3) minutes per speaker.

9. CLOSED SESSION

9.A. Closed Session Agenda

— 1) CONFERENCE WITH LEGAL COUNSEL - POTENTIAL INITIATION OF LITIGATION Pursuant to Government Code Section 54956.9(d)(4). One Potential Case.

9.B. Recess to Closed Session

9.C. Reconvene Open Session

9.D. Closed Session Announcements

10. ADJOURNMENT

PUBLIC NOTICES

Agenda Materials: Any staff reports for agenda items considered in open session, as well as agenda materials for open session items provided to a majority of the legislative body(ies) following distribution of the agenda, are available for inspection in the City Clerk's Office at Rancho Mirage City Hall, located at 69-825 Highway 111, Rancho Mirage, CA 92270, during normal business hours.

Americans with Disabilities Act (ADA): If you are an individual with a disability and need a reasonable modification or accommodation pursuant to the ADA, please contact the City Clerk's Office at (760) 324-4511 Ext. 488, or via e-mail to CityClerk@RanchoMirageCA.gov, prior to the meeting. Providing notice at least 48 hours in advance of the meeting is suggested, so a determination may be made as to whether the request is feasible.

Livestream: This meeting may be viewed via Livestream on the City's website at www.RanchoMirageCA.gov.

Public Comments: Written public comments may be submitted to the City Clerk via email to CityClerk@RanchoMirageCA.gov or mail/delivery to ATTN: City Clerk, City of Rancho Mirage, 69-825 Highway 111, Rancho Mirage, CA 92270. Please submit written public comments at least three (3) hours in advance of the meeting to ensure they may be fully considered. Written public comments received during the meeting will be distributed to the legislative body(ies) and made available to the public following the meeting.

Oral public comments/testimony may be provided in person at the meeting during the non-agenda public comment period and during the public comment/testimony period for each agenda item. Public comments are limited to three (3) minutes per speaker. Please fill out a Request to Speak slip prior to the start of the meeting and submit it to the City Clerk. You will be called upon to speak at the appropriate time. Please submit a separate slip for each item on which you wish to speak.

Declaration of Posting: *I, Kristie Ramos, City Clerk of the City of Rancho Mirage, do hereby declare that the foregoing meeting agenda was posted on the City of Rancho Mirage website at www.RanchoMirageCA.gov, on the Rancho Mirage City Hall bulletin board at 69-825 Highway 111, Rancho Mirage, CA 92270, and at the Rancho Mirage Library & Observatory at 71-100 Highway 111, Rancho Mirage, CA 92270, at least 72 hours in advance of the meeting.*

Kristie Ramos

Date Posted: February 27, 2026

City Council Staff Report

February 19, 2026, Regular City Council Meeting Minutes

DATE	ITEM #
March 5, 2026	CONSENT CALENDAR - 5B.
Presented To	**Presented By**
Mayor and City Council	Kristie Ramos, City Clerk

RECOMMENDED ACTION

Approve the February 19, 2026, Regular City Council Meeting Minutes as presented.

Attachments

Attachment 1 - Draft 02/19/2026 Regular City Council Meeting Minutes

ATTACHMENT 1

Mayor Mallotto
Mayor Pro Tem O'Keefe
Council Member Downs
Council Member Fromberg Edelstein
Council Member Weill

REGULAR MEETING OF THE RANCHO MIRAGE CITY COUNCIL AND COMMUNITY SERVICES DISTRICT, ENERGY AUTHORITY, HOUSING AUTHORITY, JOINT POWERS FINANCE AUTHORITY, LIBRARY AND OBSERVATORY, AND REDEVELOPMENT SUCCESSOR AGENCY BOARDS

69-825 Highway 111, Rancho Mirage, CA 92270

Thursday, February 19, 2026, 1:00 PM

DRAFT MINUTES

1. GENERAL

1.A. Call to Order

Mayor Mallotto called the meeting to order at 1:00 P.M.

1.B. Flag Salute

Mayor Pro Tem O'Keefe led the flag salute.

1.C. Roll Call: Downs, Fromberg Edelstein, Weill, O'Keefe, Mallotto

All City Council Members were present.

2. PRESENTATIONS

2.A. Leadership Coachella Valley Update

Vice President Ryland Penta and Board Secretary Gerry Neighbors provided an overview of the Leadership Coachella Valley organization.

3. COUNCIL MEMBER COMMENTS/REPORTS

Mayor Mallotto addressed expectations and guidelines for public comments.

Colin Kirkpatrick, City Attorney, spoke regarding the process for removing disruptive members of the public pursuant to the Brown Act.

Council Member Fromberg Edelstein spoke on the legacy of the late Reverend Jesse Jackson.

Council Member Downs provided updates on the Omni Rancho Las Palmas Resort & Spa golf course renovation project and the Coachella Valley (CV) Rail project. He also expressed support for mayoral rotation systems as opposed to directly elected mayors.

Council Member Weill echoed Council Member Downs' comments in support of mayoral rotation. He also announced the upcoming Rancho Mirage Night with the Coachella Valley Firebirds and recognized Terri Ketover for being honored with the

Women of Wonder Award from Variety Children's Charity of the Desert.

Mayor Mallotto congratulated the Rancho Mirage Chamber of Commerce on its annual Rammys Outstanding Business Awards & Installation Dinner and reported on her attendance at the Rancho Mirage Day Power Baseball event.

4. CITY MANAGER COMMENTS/REPORTS

None.

5. CONSENT CALENDAR

Isaiah Hagerman, City Manager, presented the Consent Calendar items.

The following individuals provided public comments: Christian Donovan and Brad Anderson.

MOVED/SECONDED BY DOWNS/WEILL TO APPROVE THE CONSENT CALENDAR AS PRESENTED. MOTION CARRIED 5/0.

5.A. February 5, 2026, Regular City Council Meeting Minutes

— RECOMMENDED ACTION: Approve the February 5, 2026, Regular City Council Meeting Minutes as presented.

5.B. Annual Review of the Statement of Investment Policy

— RECOMMENDED ACTION: Adopt Resolution No. 2026-(Next-in-Order), Adopting the City's Statement of Investment Policy.

(Adopted Resolution No. 2026-09)

5.C. Contracts

— RECOMMENDED ACTION: Approve the terms of the contracts as presented and authorize the City Manager to execute the subject contracts.

5.D. Demands

— RECOMMENDED ACTION: Approve the demands as presented.

6. PUBLIC HEARINGS

6.A. Annexation No. 204 to Community Facilities District No. 1 (in Connection with Preliminary Development Plan Case No. PDP25-0003) - Global Wildlife Discovery Museum. Location: On Highway 111, South of the Atrium Shopping Center

— RECOMMENDED ACTION: Adopt Resolution No. 2026-(Next-in-Order), (Next-In-Order) Calling an Election on Levying a Special Tax within the Area Proposed to be Annexed to Community Facilities District No. 1 (Annexation No. 204), Declaring the Election Results, Approving the Annexation of the Territory and Directing the Recordation of the Amendment of the Notice of Special Tax Lien.

Jacob De La Cruz, Financial Analyst, presented the staff report.

No public testimony was provided.

Kristie Ramos, City Clerk, declared the election results as follows: the ballot for seven (7) of the eligible votes was received on February 16, 2026, and was in favor. The ballot for the one (1) additional eligible vote was also received on February 16, 2026, and was also in favor. Therefore, votes cast in favor equal 100% of total votes cast.

MOVED/SECONDED BY DOWNS/WEILL TO ADOPT RESOLUTION NO. 2026-10, CALLING AN ELECTION ON LEVYING A SPECIAL TAX WITHIN THE AREA PROPOSED TO BE ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 1 (ANNEXATION NO. 204), DECLARING THE ELECTION RESULTS, APPROVING THE ANNEXATION

OF THE TERRITORY AND DIRECTING THE RECORDATION OF THE AMENDMENT OF THE NOTICE OF SPECIAL TAX LIEN. MOTION CARRIED 5/0.

7. ACTION CALENDAR

7.A. Campaign Contribution Limits for City Council Candidates

— RECOMMENDED ACTION: Adopt Resolution No. 2026-(Next-in-Order), Establishing No Campaign Contribution Limits for City Council Candidates.

Kristie Ramos, City Clerk, presented the staff report.

The following individual provided public comments: Brad Anderson.

A discussion ensued.

MOVED/SECONDED BY DOWNS/WEILL TO INCLUDE A $7,500 CAMPAIGN CONTRIBUTION LIMIT AND DELAY A FINAL DECISION TO THE NEXT REGULAR CITY COUNCIL MEETING TO ALLOW TIME FOR STAFF TO DEVELOP ENFORCEMENT LANGUAGE. MOTION CARRIED 5/0.

8. NON-AGENDA PUBLIC COMMENTS

The following individuals provided non-agenda public comments: Susan Ragsdale, Wally Melendez, and Brad Anderson.

9. CLOSED SESSION

9.A. Closed Session Agenda

— 1) CONFERENCE WITH LEGAL COUNSEL - POTENTIAL INITIATION OF LITIGATION Pursuant to Government Code Section 54956.9(d)(4). One Potential Case.

Colin Kirkpatrick, City Attorney, annouced that the City Council would recess to Closed Session to confer with legal counsel regarding one potential initiation of litigation item, pursuant to Government Code Section 54956.9(d)(4).

The following individual provided public comment: Brad Anderson.

9.B. Recess to Closed Session

Mayor Mallotto recessed the meeting to Closed Session at 2:03 P.M.

9.C. Reconvene Open Session

Mayor Mallotto reconvened the meeting at 3:07 P.M., with all City Council Members present.

9.D. Closed Session Announcements

Colin Kirkpatrick, City Attorney, announced that no reportable action was taken during Closed Session.

10. ADJOURNMENT

Mayor Mallotto adjourned the meeting at 3:07 P.M.

City Council Staff Report

February 20, 2026, Special City Council Meeting Minutes

DATE	ITEM #
March 5, 2026	CONSENT CALENDAR - 5C.
Presented To	**Presented By**
Mayor and City Council	Kristie Ramos, City Clerk

RECOMMENDED ACTION

Approve the February 20, 2026, Special City Council Meeting Minutes as presented.

Attachments

Attachment 1 - Draft 02/20/2026 Special City Council Meeting Minutes

ATTACHMENT 1

Mayor Mallotto
Mayor Pro Tem O'Keefe
Council Member Downs
Council Member Fromberg Edelstein
Council Member Weill

SPECIAL MEETING OF THE RANCHO MIRAGE CITY COUNCIL AND COMMUNITY SERVICES DISTRICT, ENERGY AUTHORITY, HOUSING AUTHORITY, JOINT POWERS FINANCE AUTHORITY, LIBRARY AND OBSERVATORY, AND REDEVELOPMENT SUCCESSOR AGENCY BOARDS

69-825 Highway 111, Rancho Mirage, CA 92270

Friday, February 20, 2026, 3:00 PM

DRAFT MINUTES

1. GENERAL

1.A. Call to Order

Mayor Mallotto called the meeting to order at 3:00 P.M.

1.B. Flag Salute

Council Member Weill led the flag salute.

1.C. Roll Call - Downs, Fromberg Edelstein, Weill, O'Keefe, Mallotto

All City Council Members were present.

2. PUBLIC COMMENTS

Public comments were heard during consideration of the action item.

3. ACTION ITEMS

3.A. Imperial Irrigation District (IID) Substation Funding and Reservation of Capacity Agreement

— RECOMMENDED ACTION: Approve the Funding and Reservation of Capacity Agreement for Cook Street Substation, the 16,550kVA (16.55 MVA) allocation, and authorize the City Manager or designee to execute the Agreement, subject to revisions approved by all other parties and approved by the City Manager in consultation with the City Attorney.

Isaiah Hagerman, City Manager, presented the staff report.

The following individual provided public comments: Brad Anderson.

A discussion ensued.

MOVED/SECONDED BY DOWNS/FROMBERG EDELSTEIN TO APPROVE THE FUNDING AND RESERVATION OF CAPACITY AGREEMENT FOR COOK STREET SUBSTATION, THE 16,550KVA (16.55 MVA) ALLOCATION, AND AUTHORIZE THE CITY MANAGER OR DESIGNEE TO EXECUTE THE AGREEMENT, SUBJECT TO REVISIONS

APPROVED BY ALL OTHER PARTIES AND APPROVED BY THE CITY MANAGER IN CONSULTATION WITH THE CITY ATTORNEY. MOTION CARRIED 5/0.

4. ADJOURNMENT

Mayor Mallotto adjourned the meeting at 3:13 P.M.

Date Approved by City Council:

City Council Staff Report

February 24, 2026, Special City Council Study Session Meeting Minutes

DATE	ITEM #
March 5, 2026	CONSENT CALENDAR - 5D.
Presented To	**Presented By**
Mayor and City Council	Kristie Ramos, City Clerk

RECOMMENDED ACTION

Approve the February 24, 2026, Special City Council Study Session Meeting Minutes

Attachments

Attachment 1 - Draft 02/24/2026 Special City Council Study Session Meeting Minutes

ATTACHMENT 1

Mayor Mallotto
Mayor Pro Tem O'Keefe
Council Member Downs
Council Member Fromberg Edelstein
Council Member Weill

SPECIAL STUDY SESSION MEETING

**OF THE RANCHO MIRAGE CITY COUNCIL
AND COMMUNITY SERVICES DISTRICT, ENERGY AUTHORITY,
HOUSING AUTHORITY, JOINT POWERS FINANCE AUTHORITY, LIBRARY
AND OBSERVATORY, AND REDEVELOPMENT SUCCESSOR AGENCY BOARDS**

69-825 Highway 111, Rancho Mirage, CA 92270

Tuesday, February 24, 2026, 11:00 AM

DRAFT MINUTES

1. GENERAL

1.A. CALL TO ORDER

Mayor Mallotto called the meeting to order at 11:00 A.M.

1.B. FLAG SALUTE

Kristie Ramos, City Clerk, led the flag salute.

1.C. ROLL CALL - Downs, Fromberg Edelstein, Weill, O'Keefe, Mallotto

All City Council Members were present.

2. PUBLIC COMMENTS

The following individual provided public comments: Brad Anderson.

3. DISCUSSION ITEMS

3.A. Visit Greater Palm Springs Update

The following Visit Greater Palm Springs (VGPS) staff members provided a VGPS annual update: Scott White, President/CEO; Colleen Pace, Chief Sales & Marketing Officer; and Sean Smith, Director of Economic Development.

A discussion ensued.

The following individual provided public comments: Brad Anderson.

4. ADJOURNMENT

Mayor Mallotto adjourned the meeting at 12:00 P.M.

Date Approved by the City Council:

City Council Staff Report

Authorization to Establish the Electrify Rancho Mirage Program

DATE	ITEM #
March 5, 2026	CONSENT CALENDAR - 5E.
Presented To	**Presented By**
Mayor and City Council	Jessica Pulliam, Deputy of Sustainability

RECOMMENDED ACTION

Adopt Resolution No. 2026-(Next-in-Order), Establishing the Electrify Rancho Mirage Program and Authorizing the City Manager, or Designee, to Implement Program Guidelines and Provide Rebates.

DISCUSSION

The Rancho Mirage Energy Authority (RMEA) was established in 2017 and began serving customers in 2018. Since that time, RMEA programs have provided millions in direct customer savings, distributed over one million in rebates, and resulted in measurable reductions in greenhouse gas (GHG) emissions. These accomplishments reflect the City's leadership in sustainability and the effectiveness of local clean energy programs.

Community GHG inventories consistently identify transportation and electricity use as the leading contributors to local emissions. Passenger vehicles, trucks, and the City's aging fleet remain significant sources of pollution. Reducing transportation emissions and implementing energy efficiency upgrades are critical steps to improving air quality, lowering grid demand, and enhancing community resilience.

The State of California has also made electrification a certainty. Under the California Air Resources Board's Advanced Clean Fleets (ACF) Rule, public agencies are required to ensure that, as of 2024, at least 50% of new fleet purchases are zero-emission, and by 2027, 100% of new carpool purchases must be zero-emission vehicles.

At the federal level, tax incentives for EV adoption have expired, removing a major financial tool that had helped reduce upfront costs for households and public agencies. Without action, Rancho Mirage risks slower progress in fleet transition and electrification.

To address these challenges, staff recommends establishing the *Electrify Rancho Mirage Program*, a comprehensive initiative modeled after successful CCA programs and rebates. The Rancho Mirage program would include:

Strategic Infrastructure Rebate

The Strategic Infrastructure Investment Reserve, which currently has approximately three million dollars, was established by RMEA to provide funding for projects that increase the type and/or amount of clean energy being provided.

It is proposed that these funds be directed toward a portfolio of projects administered through RMEA that support both the fund's purpose and the community's adopted sustainability and energy action goals. Eligible uses include energy and efficiency studies to identify opportunities for renewable energy integration and to identify and reduce waste, support for the transition of municipal fleet vehicles from combustion to electric, expansion of the EV charging network to make adoption easier for the community, and other clean energy or efficiency projects at critical and essential infrastructure sites such as emergency response centers, community facilities, and fire stations, with rebates provided up to the cost of eligible measures.

Energy efficiency projects and the reduction of waste directly support the purpose of the Reserve by lowering demand on the grid, which allows a greater portion of RMEA's clean energy supply to serve customers. In this way, efficiency measures and electrification work together to expand the effective delivery of clean energy.

With implementation, Rancho Mirage will become the first city in the Coachella Valley to operate its City Hall campus, including administrative facilities, code, inspections, and associated vehicle operations, on 100% clean renewable energy.

Through this focused approach, Rancho Mirage will reduce emissions and strengthen the resilience of essential community facilities.

FISCAL IMPACT

Funding for the Electrify Rancho Mirage Program will come from the existing RMEA Strategic Infrastructure Investment Reserve.

Attachments

Attachment 1 - Draft Resolution

ATTACHMENT 1

RESOLUTION NO. 2026-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO MIRAGE, CALIFORNIA, ESTABLISHING THE ELECTRIFY RANCHO MIRAGE PROGRAM AND AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO IMPLEMENT PROGRAM GUIDELINES AND PROVIDE REBATES

WHEREAS, the City of Rancho Mirage ("City") is a charter city and recognized as a political subdivision of the State of California for certain purposes; and

WHEREAS, the City Council ("City Council") of the City of Rancho Mirage ("City") adopted Ordinance No. 1125 declaring its intent to establish Rancho Mirage Energy Authority ("RMEA") pursuant to the community choice aggregation ("CCA") provisions of California law; and

WHEREAS, the City Council approved an implementation plan ("Implementation Plan") for RMEA, and the California Public Utilities Commission certified the Implementation Plan on July 31, 2018; and

WHEREAS, RMEA was registered as an energy provider on May 1, 2018; and

WHEREAS, RMEA was established to provide clean, reliable, and cost-effective energy to the community, and has since delivered millions in customer savings, rebates, and measurable reductions in greenhouse gas emissions; and

WHEREAS, the Strategic Infrastructure Investment Reserve (the "Reserve") was created to provide funding for projects that increase the type and/or amount of clean energy being provided, and the Reserve currently holds approximately three million dollars ($3,000,000); and

WHEREAS, the transportation sector and building energy use are among the largest contributors to local greenhouse gas emissions and air pollution, and accelerating electrification is critical to advancing the community's adopted sustainability and energy action goals; and

WHEREAS, federal incentives for electric vehicle adoption expired on September 30, 2025, removing a major financial tool for public agencies and increasing the importance of local action to sustain momentum; and

WHEREAS, the City Council desires to establish the *Electrify Rancho Mirage Program* to provide rebates and project support for municipal fleet transition, EV charging expansion, energy efficiency studies, and other clean energy improvements at critical and essential infrastructure sites.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO MIRAGE HEREBY RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

Section 1. **Recitals; Findings.**

That based upon and in consideration of staff reports, presentations, public testimony and comment received prior to and at the City Council regular meeting whereby this Resolution was approved, and such other matters presented to the City Council during the public testimony on this matter, the City Council finds and declares the foregoing recitals to be true, correct and incorporates the same as substantive findings herein.

Section 2. **Program Establishment.**

The *Electrify Rancho Mirage Program* is hereby established, effective March 5, 2026, to provide rebates and project funding that advance electrification, clean energy adoption, and community sustainability goals.

Section 3. **Strategic Infrastructure Rebates.**

Funding for EV charging expansion, energy efficiency studies, municipal fleet transition, and other clean energy improvements at critical and essential infrastructure sites shall be available beginning in Fiscal Year 2026-2027. Rebates may be provided for eligible projects at the time of rebate request, with funding drawn from the Strategic Infrastructure Investment Reserve. The City Council hereby authorizes such use of the Reserve in an amount not to exceed three million dollars ($3,000,000). The City Manager, or designee, shall have authority to determine eligibility and to issue rebates for qualifying projects up to the full three-million-dollar ($3,000,000) Reserve allocation.

Section 4. **Implementation Authority.**

The City Manager, or designee, is authorized to implement program guidelines, determine eligibility, issue rebates, and administer the use of funds consistent with this Resolution.

Section 5. **Effective Date.**

That this Resolution shall take effect upon its adoption.

Section 6. **Certification.**

That the City Clerk shall certify the passage of this Resolution and enter it into the book of original resolutions.

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PASSED, APPROVED, and ADOPTED on this ___ day of _____, 2026.

CITY OF RANCHO MIRAGE

_____
Lynn Mallatto, Mayor

ATTEST:

_____
Kristie Ramos, City Clerk

APPROVED AS TO FORM:

_____
Colin D. Kirkpatrick, City Attorney

City Council Staff Report

Contracts

DATE	ITEM #
March 5, 2026	CONSENT CALENDAR - 5F.
Presented To	**Presented By**
Mayor and City Council	Kofi Antobam, Director of Administrative Services

RECOMMENDED ACTION

Approve the terms of the contracts as presented and authorize the City Manager to execute the subject contracts.

DISCUSSION

Attached hereto is a contracts list that staff is requesting the City Council to approve. These are contracts for Fiscal Year 2025-2026 for services for which costs and terms were negotiated.

Attachments

Attachment 1 - Contract List

ATTACHMENT 1

Contracts List

#	Name	Terms	Scope	Effective Date	Expiration Date	Compensation	Sole Source Yes/No	Department	Staff
1	Flock Safety	24 Months	Amendment - Automatic License Plate Recognition (ALPR) system.	3/5/2026	3/31/2028	$220,000.00	Yes	Public Safety	Tyler Fowlkes
2	Coachella Valley Association of Governments	3.5 Months	Opioid Abatement Services.	3/5/2026	6/30/2026	$125,000.00	N/A	City Manager	Jessica Pulliam

CITY OF RANCHO MIRAGE ©

CONTRACT SUMMARY

FROM: Tyler Fowlkes, Senior Management Analyst

DATE: March 5, 2026

SUBJECT: Flock Safety – 24 Month Contract Renewal

Background:

The Sheriff's Department in Riverside County has been utilizing an Automatic License Plate Recognition (ALPR) system for several years to assist in crime prevention. This system employs cameras that capture images of vehicle license plates, which are then converted into readable letters and numbers. The data is cross-referenced with law enforcement databases to identify vehicles of interest. If a match is found, the system immediately alerts the deputies in the field, enabling them to take appropriate action.

The City has partnered with Flock Safety to utilize license plate reader technology, which has significantly supported Sheriff's personnel in their crime-prevention efforts. The City has an existing contract with Flock Safety for the licensing of 30 ALPR cameras for a 24-month term, which is scheduled for automatic renewal in July 2026 unless the City opts out. Staff recommend allowing the contract to be renewed automatically for an additional 24-month term, as the technology plays a vital role in enhancing the City's public safety efforts.

Fiscal Impact:

Annual licensing fees to operate 30 Flock Safety camera systems will total $110,000 per year, amounting to $220,000 over the 24-month term. The expense has been budgeted and will be charged to the City's public safety budget under account number 10141000-7400.

CITY OF RANCHO MIRAGE ©

CONTRACT SUMMARY

FROM: Jessica L. Pulliam, MPA- Deputy of Sustainability

DATE: March 5, 2026

SUBJECT: Consideration of Opioid Abatement Funding

Background:

The City of Rancho Mirage receives opioid settlement funds as a result of nationwide opioid litigation. These funds are legally restricted to opioid remediation and abatement activities. Guidance from the California Department of Health Care Services (DHCS) requires that no less than fifty percent (50%) of settlement funds be used for **High-Impact Abatement Activities (HIAA)** that directly address opioid-related harms.

To ensure compliance with state requirements and to effectively address opioid impacts within the community, the City has evaluated regional service delivery options that provide targeted outreach, intervention, and recovery coordination while maintaining accountability.

Information:

The proposed Professional Services Agreement would fund opioid-related outreach, intervention, case management, recovery navigation, and referral services consistent with **Exhibit E of the National Opioid Settlement Agreement** and **DHCS-approved High-Impact Abatement Activities (HIAA)**.

Services would include rapid-response outreach to individuals at risk of opioid misuse or overdose, naloxone distribution, coordination with law enforcement and emergency responders for diversion and referral, recovery and housing navigation, and program evaluation. Services would be delivered regionally within the Coachella Valley, with performance metrics reported collectively.

Fiscal Impact:

The total cost of the agreement is **$125,000**, funded entirely through opioid settlement funds. No General Fund resources are required. Approval would authorize the City Manager, or designee, to execute a Professional Services Agreement.

City Council Staff Report

Demands

DATE	ITEM #
March 5, 2026	CONSENT CALENDAR - 5G.
Presented To	**Presented By**
Mayor and City Council	Kofi Antobam, Director of Administrative Services

RECOMMENDED ACTION

Approve the demands as presented.

Attachments

Attachment 1 - Demands

ATTACHMENT 1

CITY OF RANCHO MIRAGE

We hereby accept as files checks issued thru February 27, 2026

City Funds **$ 1,127,840.53**

ordered paid as stated below.

Date: March 5, 2026 _____

Mayor

DEMANDS\GEN

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
9646	02/20/2026	EFT	3377	SAMSON MONTE BRANDON MEIDL HUGO M	INV-0157	02/16/2026		02202026	5,870.00
Invoice: INV-0157						ELECTRICAL MAINTENANCE			
				5,870.00	10132000 7618	TRAFFIC SIGNAL MAINT/ELEC			
						CHECK	9646 TOTAL:		5,870.00
9647	02/20/2026	EFT	3365	CONNOR HORN	1025	02/12/2026	20260140	02202026	3,000.00
Invoice: 1025						SOCIAL MEDIA REELS			
				3,000.00	107 7478	MARKETING PROGRAM			
						CHECK	9647 TOTAL:		3,000.00
9648	02/20/2026	EFT	73	ESGIL, LLC	3240740	02/03/2026	20260049	02202026	10,762.28
Invoice: 3240740						PLAN REVIEW SERVICES PE 1/31/2026			
				10,762.28	10122000 7400	PROFESSIONAL/TECHNICAL			
						CHECK	9648 TOTAL:		10,762.28
9649	02/20/2026	EFT	1929	FARMER BROTHERS CO.	70673274	02/13/2026		02202026	515.81
Invoice: 70673274						COFFEE SUPPLIES			
				515.81	24281000 8000	SUPPLIES			
						CHECK	9649 TOTAL:		515.81
9650	02/20/2026	EFT	28	HIGH TECH IRRIGATION INC	856463	02/10/2026		02202026	313.66
Invoice: 856463						SURGE ARRESTOR			
				313.66	201 8004	REPAIR & MAINT SUPPLIES			
						CHECK	9650 TOTAL:		313.66
9651	02/20/2026	EFT	2738	HR GREEN PACIFIC INC	198649	02/11/2026	20260044	02202026	226.50
Invoice: 198649						SURVEY/CIVIL ENGINEERING PLAN REVIEW PE 1/31/2026			
				226.50	10131000 7400	PROFESSIONAL/TECHNICAL			
						CHECK	9651 TOTAL:		226.50
9652	02/20/2026	EFT	2785	JENNIFER S. YOUNT	02726RP	02/10/2026	20260129	02202026	500.00
Invoice: 02726RP						AMPHITHEATER AND COUNCIL EVENTS 2/7/2026			
				500.00	10172000 7494	AMPHITHEATER PROGRAMMING			
				JENNIFER S. YOUNT	022126PMMF	02/10/2026	20260129	02202026	750.00
Invoice: 022126PMMF						AMPHITHEATER AND COUNCIL EVENTS 2/21/2026			
				750.00	107 7478	MARKETING PROGRAM			

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
						CHECK	9652	TOTAL:	1,250.00
9653	02/20/2026	EFT	2228	GOVERNMENTJOBS.COM, INC	INV-153735	02/14/2026		02202026	4,705.07
Invoice: INV-153735						NEO GOV SOFTWARE SUBSCRIPTION PE 6/30/2026			
					4,705.07 10154000 7400	PROFESSIONAL/TECHNICAL			
						CHECK	9653	TOTAL:	4,705.07
9654	02/20/2026	EFT	295	OVERDRIVE INC	01187CO26044776	02/10/2026		02202026	669.16
Invoice: 01187CO26044776						EBOOKS & AUDIOBOOKS			
					669.16				
					E LB_ELECT -UNDEFINED -UNDEFINED -UNDEFINED				
					24281000 7912	FOUNDATION - COLLECTION			
				OVERDRIVE INC	01187CO26053316	02/18/2026		02202026	278.98
Invoice: 01187CO26053316						EBOOKS & AUDIOBOOKS			
					278.98				
					E LB_ELECT -UNDEFINED -UNDEFINED -UNDEFINED				
					24281000 7912	FOUNDATION - COLLECTION			
						CHECK	9654	TOTAL:	948.14
9655	02/20/2026	EFT	558	PFM ASSET MGMT LLC	15149828	02/18/2026		02202026	80.38
Invoice: 15149828						INVESTMENT SERVICES PE 1/31/2026			
					80.38 276 7400	PROFESSIONAL/TECHNICAL			
				PFM ASSET MGMT LLC	15149827	02/18/2026		02202026	3,438.93
Invoice: 15149827						INVESTMENT SERVICES PE 1/31/2026			
					3,438.93 10151000 7400	PROFESSIONAL/TECHNICAL			
						CHECK	9655	TOTAL:	3,519.31
9656	02/20/2026	EFT	12	PUBLIC ENTITY RISK MANAGEMENT AUT	INV509	02/13/2026		02202026	11,500.00
Invoice: INV509						LIABILITY TRUST ACCT DEPOSIT Q3 FY 2025-2026			
					11,500.00 101 1025	CASH WITH PERMA			
						CHECK	9656	TOTAL:	11,500.00
9657	02/20/2026	EFT	50	RANCHO MIRAGE CHAMBER OF COMMERCE	116720	02/17/2026		02202026	8,000.00
Invoice: 116720						STATE OF HEALTHCARE SPONSORSHIP 3/4/2026			
					8,000.00 10157000 7872	PUBLIC RELATIONS			
						CHECK	9657	TOTAL:	8,000.00

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
9658	02/20/2026	EFT	2972	SCA OF CA, LLC	CA25006353	02/15/2026	20260088	02202026	8,973.90
Invoice: CA25006353						CITYWIDE STREET SWEEPING 2/2026			
				8,973.90 248 7615		STREET SWEEPING			
						CHECK 9658 TOTAL:			8,973.90
9659	02/20/2026	EFT	1897	SHORT EDITION	9717-REISSUE	10/31/2025		02202026	4,968.00
Invoice: 9717-REISSUE						SHORT STORY KIOSKS FY 2025/2026			
				4,968.00 244 7639		COMPUTER MAINTENANCE			
						CHECK 9659 TOTAL:			4,968.00
9660	02/20/2026	EFT	2709	SHUSTER ADVISORY GROUP LLC	10692	01/31/2026		02202026	1,000.00
Invoice: 10692						ADVISORY FEE 1/2026			
				1,000.00 10154000 7400		PROFESSIONAL/TECHNICAL			
						CHECK 9660 TOTAL:			1,000.00
9661	02/20/2026	EFT	317	SIGNATURE PARTY RENTALS, LLC	472192	02/09/2026	20260147	02202026	3,985.11
Invoice: 472192						AMPHITHEATER EVENT RENTALS - 2/5/2026			
				3,985.11 10172000 7494		AMPHITHEATER PROGRAMMING			
						CHECK 9661 TOTAL:			3,985.11
9662	02/20/2026	EFT	640	STEVEN B QUINTANILLA,	69242	02/16/2026		02202026	1,204.00
Invoice: 69242						LEGAL SERVICES 1/31/2026			
				1,204.00 28000000 7400		PROFESSIONAL/TECHNICAL			
				STEVEN B QUINTANILLA,	4733-4737	02/17/2026		02202026	1,275.00
Invoice: 4733-4737						LEGAL SERVICES 12/2025			
				1,275.00 10114000 7400		PROFESSIONAL/TECHNICAL			
				STEVEN B QUINTANILLA,	4738-4761	02/17/2026		02202026	63,651.00
Invoice: 4738-4761						LEGAL SERVICES 1/2026			
				59,366.50 10114000 7400		PROFESSIONAL/TECHNICAL			
				2,004.50 24281000 7400		PROFESSIONAL/TECHNICAL			
				1,640.00 28000000 7400		PROFESSIONAL/TECHNICAL			
				640.00 600 7400		PROFESSIONAL/TECHNICAL			
						CHECK 9662 TOTAL:			66,130.00
9663	02/20/2026	EFT	1388	TERRYBERRY COMPANY	U00612	12/18/2025		02202026	572.92
Invoice: U00612						EMPLOYEE SERVICE AWARDS			
				572.92 10151000 7869		EMPLOYEE EVENTS			
				TERRYBERRY COMPANY	U02350	12/23/2025		02202026	217.21

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
Invoice: U02350					EMPLOYEE SERVICE AWARDS				
				217.21 10151000 7869	EMPLOYEE EVENTS				
				TERRYBERRY COMPANY	U04302	12/31/2025		02202026	902.26
Invoice: U04302					EMPLOYEE SERVICE AWARDS				
				902.26 10151000 7869	EMPLOYEE EVENTS				
						CHECK	9663 TOTAL:		1,692.39
9664	02/20/2026	EFT	2889	VINTAGE ASSOCIATES INC	239602	12/31/2025	20260100	02202026	182.42
Invoice: 239602					MAINLINE REPAIR 12/19/2025				
				182.42 201 7612	MAINTENANCE				
						CHECK	9664 TOTAL:		182.42
9665	02/20/2026	EFT	2027	WASHINGTON SPEAKERS BUREAU, INC.	INV0009001	02/12/2026		02202026	2,859.92
Invoice: INV0009001					2026 RMWF TRAVEL REIMBURSEMENT - ADM W H MCRAVEN				
				2,859.92 244 7910	FOUNDATION - PROGRAMS				
						CHECK	9665 TOTAL:		2,859.92
9666	02/20/2026	EFT	1542	WAXIE SANITARY SUPPLY	83779451	02/12/2026		02202026	96.94
Invoice: 83779451					JANITORIAL SUPPLIES				
				96.94 21891000 8000	SUPPLIES				
				WAXIE SANITARY SUPPLY	1032042	02/13/2026		02202026	425.72
Invoice: 1032042					JANITORIAL SUPPLIES - CITY HALL				
				425.72 10133300 8000	SUPPLIES				
				WAXIE SANITARY SUPPLY	83788485	02/18/2026		02202026	484.71
Invoice: 83788485					JANITORIAL SUPPLIES				
				484.71 21891000 8000	SUPPLIES				
						CHECK	9666 TOTAL:		1,007.37
9667	02/20/2026	EFT	1848	EMPLOYEE BENEFIT SPECIALISTS, INC	144903	02/17/2026		02202026	380.70
Invoice: 144903					ADMIN FEE 2/2026				
				380.70 10151000 7400	PROFESSIONAL/TECHNICAL				
						CHECK	9667 TOTAL:		380.70
9668	02/20/2026	EFT	2855	SIEMENS MOBILITY INC	5610007545	02/13/2026	20260011	02202026	4,870.93
Invoice: 5610007545					TRAFFIC SIGNAL MAINTENANCE				
				4,870.93 10132000 7618	TRAFFIC SIGNAL MAINT/ELEC				

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
						CHECK	9668 TOTAL:		4,870.93
242514	02/20/2026	PRTD	3102	ALLEGION ACCESS TECHNOLOGIES LLC	90128088	02/17/2026	20260019	02202026	5,558.40
	Invoice: 90128088					AUTOMATIC DOOR MAINTENANCE - CITY HALL			
					5,558.40 10133300 7612	MAINTENANCE			
				ALLEGION ACCESS TECHNOLOGIES LLC	90128089	02/17/2026	20260019	02202026	4,168.80
	Invoice: 90128089					AUTOMATIC DOOR MAINTENANCE CONTRACT PE 12/31/2026			
					4,168.80 24281000 7612	MAINTENANCE			
						CHECK	242514 TOTAL:		9,727.20
242515	02/20/2026	PRTD	2888	UNIVERSAL BUILDING MAINTENANCE, L	18125137	02/12/2026	20260111	02202026	112.50
	Invoice: 18125137					JANITORIAL SERVICES 2/2026			
					112.50 10172000 7494	AMPHITHEATER PROGRAMMING			
				UNIVERSAL BUILDING MAINTENANCE, L	18125136	02/12/2026	20260111	02202026	100.00
	Invoice: 18125136					JANITORIAL SERVICES 2/2026			
					100.00 107 7872	PUBLIC RELATIONS			
				UNIVERSAL BUILDING MAINTENANCE, L	18125138	02/12/2026	20260111	02202026	200.00
	Invoice: 18125138					JANITORIAL SERVICES 2/2026			
					200.00 10172000 7494	AMPHITHEATER PROGRAMMING			
						CHECK	242515 TOTAL:		412.50
242516	02/20/2026	PRTD	1592	AMAZON CAPITAL SERVICES, INC.	11H1-YWTF-WCHK	02/01/2026		02202026	2,168.17
	Invoice: 11H1-YWTF-WCHK					BOOKS, CDS, PROGRAM SUPPLIES, SRC, FAMILY NIGHT			
					423.32 24281000 7912	FOUNDATION - COLLECTION			
					850.64 24281000 8000	SUPPLIES			
					326.90 24281000 8028	COMPUTER ENHANCEMENT			
					12.91 24281000 8012	SMALL TOOLS, FURN & EQUIP			
					222.78				
					E LB_ELECT -UNDEFINED -UNDEFINED -UNDEFINED				
					24281000 7912	FOUNDATION - COLLECTION			
					217.76				
					E LB_FAMNITE-UNDEFINED -UNDEFINED -UNDEFINED				
					24281000 7914	FOUNDATION - READING CLUB			
					46.22				
					E LB_SRC -UNDEFINED -UNDEFINED -UNDEFINED				
					24281000 7919	FOUNDATN-LITERARY LEGACY			
					67.64				
					E LL_YODER -UNDEFINED -UNDEFINED -UNDEFINED				
					24281000 7919	FOUNDATN-LITERARY LEGACY			
						CHECK	242516 TOTAL:		2,168.17

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
242517	02/20/2026	PRTD	1561	BMW MOTORCYCLES OF RIVERSIDE	6040683/1	01/27/2026	02202026		559.08
	Invoice: 6040683/1					SERVICE - 2026 SHERIFF MOTORCYCLE			
				559.08 10141000 7624		VEHICLE MAINTENANCE			
				BMW MOTORCYCLES OF RIVERSIDE	6040640/1	01/23/2026	02202026		470.00
	Invoice: 6040640/1					SERVICE - 2023 SHERIFF MOTORCYCLE			
				470.00 10141000 7624		VEHICLE MAINTENANCE			
				BMW MOTORCYCLES OF RIVERSIDE	5049866	01/28/2026	02202026		492.64
	Invoice: 5049866					ACCESSORY MOUNT - SHERIFF MOTORCYCLE			
				492.64 10141000 7624		VEHICLE MAINTENANCE			
				BMW MOTORCYCLES OF RIVERSIDE	5049920	02/04/2026	02202026		478.45
	Invoice: 5049920					ACCESSORY MOUNT - SHERIFF MOTORCYCLE			
				478.45 10141000 7624		VEHICLE MAINTENANCE			
						CHECK	242517 TOTAL:		2,000.17
242518	02/20/2026	PRTD	11	COACHELLA VALLEY ASSOCIATION	83179	02/01/2026	02202026		8,700.00
	Invoice: 83179					TUMF FEES 01/26			
				8,580.00 702 2460		TUMF DEPOSITS			
				120.00 10151000 8701		MISC ADJUSTMENT			
						CHECK	242518 TOTAL:		8,700.00
242519	02/20/2026	PRTD	3301	SOCIETY FOR THE PRESERVATION & EN	2026 RMWF	11/20/2025	02202026		1,000.00
	Invoice: 2026 RMWF					2026 RANCHO MIRAGE WRITERS FESTIVAL 1/28/2026			
				1,000.00 244 7887		SPECIAL EVENTS			
						CHECK	242519 TOTAL:		1,000.00
242520	02/20/2026	PRTD	311	COACHELLA VALLEY CONSERVATION COM	83180	02/01/2026	02202026		5,108.40
	Invoice: 83180					MSHCP FEES 01/26			
				5,160.00 702 2473		MSHCP FEES			
				-51.60 101 4222		PROFESSIONAL SERVICE FEES			
						CHECK	242520 TOTAL:		5,108.40
242521	02/20/2026	PRTD	2799	COUNTY OF RIVERSIDE	PE0000003289	02/11/2026	02202026		487.02
	Invoice: PE0000003289					APX MAINTENANCE 1/31/2026			
				487.02 10141000 7400		PROFESSIONAL/TECHNICAL			
						CHECK	242521 TOTAL:		487.02

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
242522	02/20/2026	PRTD	132	DEPARTMENT OF JUSTICE	023067	02/05/2026		02202026	32.00
Invoice: 023067						FINGERPRINTS 1/2026			
					32.00 10141000 7400	PROFESSIONAL/TECHNICAL			
						CHECK	242522 TOTAL:		32.00
242523	02/20/2026	PRTD	322	ELEPHANT CAR WASH	503600	01/07/2026		02202026	194.93
Invoice: 503600						CAR WASH PE 12/31/2025			
					26.99 10122000 7624	VEHICLE MAINTENANCE			
					26.99 10122000 7624	VEHICLE MAINTENANCE			
					26.99 10133000 7624	VEHICLE MAINTENANCE			
					28.99 10133000 7624	VEHICLE MAINTENANCE			
					28.99 10133000 7624	VEHICLE MAINTENANCE			
					28.99 10122000 7624	VEHICLE MAINTENANCE			
					26.99 10122000 7624	VEHICLE MAINTENANCE			
						CHECK	242523 TOTAL:		194.93
242524	02/20/2026	PRTD	24	FEDERAL EXPRESS CORPORATION	9-176-06798	02/13/2026		02202026	55.20
Invoice: 9-176-06798						POSTAGE 2/6/2026			
					55.20 10151000 7869	EMPLOYEE EVENTS			
						CHECK	242524 TOTAL:		55.20
242525	02/20/2026	PRTD	3120	GANNETT MEDIA CORP	0007557735	01/31/2026		02202026	247.82
Invoice: 0007557735						PUBLIC HEAR NOTICES PE 1/31/2026 (ACCT #1252365)			
					247.82 10155000 7842	ADVERTISING/PUBLISHING			
						CHECK	242525 TOTAL:		247.82
242526	02/20/2026	PRTD	136	HERMAN BERMAN COMPANY	78193	02/17/2026		02202026	999.78
Invoice: 78193						HISTORIC PRESERVATION PLAQUE			
					999.78 10157000 7880	HISTORIC PRESERVATION COM			
						CHECK	242526 TOTAL:		999.78
242527	02/20/2026	PRTD	30	IMPERIAL IRRIGATION DISTRICT	5092838802022026	02/06/2026		02202026	100.46
Invoice: 5092838802022026						SERVICE PE 2/2/2026 (ACCT# 50928388)			
					100.46 10132000 7618	TRAFFIC SIGNAL MAINT/ELEC			
						CHECK	242527 TOTAL:		100.46
242528	02/20/2026	PRTD	3021	PLAZA MOTORS	6314638/1	02/04/2026		02202026	402.14
Invoice: 6314638/1						EXTRA KEY - 2024 CHEVY SILVERADO EV			
					402.14 10133000 7624	VEHICLE MAINTENANCE			

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
				INVOICE DTL DESC					
							CHECK	242528 TOTAL:	402.14
242529	02/20/2026	PRTD	3323	KENNETH L BURNS	2026 RMWF TRAVEL	02/12/2026		02202026	8,473.96
	Invoice: 2026 RMWF TRAVEL					2026 RMWF TRAVEL REIMBURSEMENT - K BURNS			
					8,473.96 244 7910	FOUNDATION - PROGRAMS			
							CHECK	242529 TOTAL:	8,473.96
242530	02/20/2026	PRTD	1723	LOWES	973079 - QCDJBF	01/05/2026		02202026	6.22
	Invoice: 973079 - QCDJBF					NUTS & BOLTS			
					6.22 10132000 8004	REPAIR & MAINT SUPPLIES			
				LOWES	982992 - QCTXKV	01/09/2026		02202026	72.99
	Invoice: 982992 - QCTXKV					WRENCH, SEALANT			
					72.99 21891000 8004	REPAIR & MAINT SUPPLIES			
				LOWES	984803 - QEALYH	01/20/2026		02202026	105.31
	Invoice: 984803 - QEALYH					SAW BLADES			
					105.31 24281000 8004	REPAIR & MAINT SUPPLIES			
				LOWES	987122 - QEEZLS	01/21/2026		02202026	100.04
	Invoice: 987122 - QEEZLS					BUCKETS, STEAL WOOL			
					100.04 24281000 8004	REPAIR & MAINT SUPPLIES			
				LOWES	990861 - QEJNWM	01/22/2026		02202026	82.30
	Invoice: 990861 - QEJNWM					EXIT SIGNS			
					82.30 24281000 8000	SUPPLIES			
							CHECK	242530 TOTAL:	366.86
242531	02/20/2026	PRTD	190	MIDWEST TAPE	508397208	02/04/2026		02202026	116.32
	Invoice: 508397208					DVDS			
					116.32				
					E LB_ELECT -UNDEFINED -UNDEFINED -UNDEFINED				
					24281000 7912	FOUNDATION - COLLECTION			
							CHECK	242531 TOTAL:	116.32
242532	02/20/2026	PRTD	2028	PJ CASTORENA, INC.	80756	08/25/2025		02202026	139.62
	Invoice: 80756					RMEA MAILINGS OON1/OON2 8/13 - 20/2025			
					139.62 600 7842	ADVERTISING/PUBLISHING			
				PJ CASTORENA, INC.	80978	09/05/2025		02202026	104.70
	Invoice: 80978					RMEA MAILINGS OON1/OON2 8/27 - 3/2025			
					104.70 600 7842	ADVERTISING/PUBLISHING			
				PJ CASTORENA, INC.	82287	11/13/2025		02202026	107.29

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
Invoice: 82287						RMEA MAILINGS O0N1/O0N2 11/5 - 12/2025			
				107.29 600 7842		ADVERTISING/PUBLISHING			
			PJ CASTORENA, INC.		83115	01/14/2026	02202026		152.44
Invoice: 83115						RMEA MAILINGS O0N1/O0N2 12/31 - 1/7/2026			
				152.44 600 7842		ADVERTISING/PUBLISHING			
			PJ CASTORENA, INC.		83362	01/28/2026	02202026		134.11
Invoice: 83362						RMEA POSTCARDS			
				134.11 600 7842		ADVERTISING/PUBLISHING			
						CHECK	242532 TOTAL:		638.16
242533	02/20/2026	PRTD	2852	ODP BUSINESS SOLUTIONS, LLC	456956971001	02/10/2026	02202026		157.26
Invoice: 456956971001						STORAGE BAGS, PAPER			
				157.26 10151000 8000		SUPPLIES			
			ODP BUSINESS SOLUTIONS, LLC		458841244001	02/10/2026	02202026		107.73
Invoice: 458841244001						PAPER			
				107.73 24281000 8000		SUPPLIES			
						CHECK	242533 TOTAL:		264.99
242534	02/20/2026	PRTD	859	OMNI RANCHO LAS PALMAS, LLC	13456008	02/13/2026	02202026		292,968.20
Invoice: 13456008						2026 RMWF ACCOMMODATIONS & ANGEL NIGHT CATERING			
				292,968.20 244 7887		SPECIAL EVENTS			
						CHECK	242534 TOTAL:		292,968.20
242535	02/20/2026	PRTD	447	ON THE FLY SERVICES, INC	419680	01/26/2026	20260005 02202026		77.00
Invoice: 419680						MONTHLY PEST CONTROL 1/2026			
				77.00 24281000 7612		MAINTENANCE			
			ON THE FLY SERVICES, INC		419682	01/21/2026	20260005 02202026		62.00
Invoice: 419682						MONTHLY PEST CONTROL 1/2026			
				62.00 24282000 7613		OBSERVATORY MAINTENANCE			
			ON THE FLY SERVICES, INC		417091	12/17/2025	20260005 02202026		77.00
Invoice: 417091						MONTHLY PEST CONTROL 12/2025			
				77.00 24281000 7612		MAINTENANCE			
			ON THE FLY SERVICES, INC		417093	12/17/2025	20260005 02202026		62.00
Invoice: 417093						MONTHLY PEST CONTROL 12/2026			
				62.00 24282000 7613		OBSERVATORY MAINTENANCE			
						CHECK	242535 TOTAL:		278.00

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
242536	02/20/2026	PRTD	99999	ALTA VERDE BUILDERS INC	83518	02/12/2026	02202026		2,280.00
Invoice: 83518						REFUND DUST CONTROL DEPOSIT (E2400215)			
				2,280.00 702 2415		DUST CONTROL DEPOSIT			
						CHECK 242536 TOTAL:			2,280.00
242537	02/20/2026	PRTD	99999	ALTA VERDE BUILDERS INC	76240	02/13/2026	02202026		2,420.00
Invoice: 76240						REFUND DUST CONTROL DEPOSIT (E2300196)			
				2,420.00 702 2415		DUST CONTROL DEPOSIT			
						CHECK 242537 TOTAL:			2,420.00
242538	02/20/2026	PRTD	99999	MARIA RUIZ	83186	02/19/2026	02202026		85.00
Invoice: 83186						REFUND BUSINESS LICENSE OVERPAYMENT			
				81.00 101 4200		BUSINESS LICENSES			
				4.00 702 2466		BL STATE MANDATED FEE			
						CHECK 242538 TOTAL:			85.00
242539	02/20/2026	PRTD	99999	MICHAEL TUTMARK	71489	02/12/2026	02202026		1,000.00
Invoice: 71489						REFUND DUST CONTROL DEPOSIT (E2200301)			
				1,000.00 702 2415		DUST CONTROL DEPOSIT			
						CHECK 242539 TOTAL:			1,000.00
242540	02/20/2026	PRTD	423	PATTON ENTERPRISES INC.	103094	02/12/2026	20260172 02202026		7,800.00
Invoice: 103094						GATE SERVICE - CITY YARD			
				7,800.00 10133310 7612		MAINTENANCE			
				PATTON ENTERPRISES INC.	103095	02/12/2026	20260172 02202026		3,900.00
Invoice: 103095						GATE SERVICE - FS 69			
				3,900.00 21500690 7612		MAINTENANCE			
				PATTON ENTERPRISES INC.	102795	01/15/2026	02202026		125.00
Invoice: 102795						BAY DOOR SERVICE - CITY YARD			
				125.00 10133310 7612		MAINTENANCE			
				PATTON ENTERPRISES INC.	103102	02/13/2026	20260172 02202026		430.00
Invoice: 103102						YARD NEW GATE OPERATOR MOTORS			
				430.00 10133310 7612		MAINTENANCE			
						CHECK 242540 TOTAL:			12,255.00
242541	02/20/2026	PRTD	5	POWERS AWARDS	163571	02/06/2026	02202026		31.73
Invoice: 163571						NAME BADGE - LIBRARY			
				31.73 24281000 8000		SUPPLIES			

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CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
						CHECK	242541 TOTAL:		31.73
242542	02/20/2026	PRTD	1926	PROPER SOLUTIONS	17899	02/06/2026		02202026	341.55
	Invoice: 17899					T PRICE PE 2/6/2026			
					341.55 10133000 7444	TEMPORARY AGENCY SERVICES			
				PROPER SOLUTIONS	17876	01/30/2026		02202026	1,707.75
	Invoice: 17876					T PRICE PE 1/30/2026			
					1,707.75 10133000 7444	TEMPORARY AGENCY SERVICES			
				PROPER SOLUTIONS	17857	01/23/2026		02202026	531.30
	Invoice: 17857					T PRICE PE 1/23/2026			
					531.30 10133000 7444	TEMPORARY AGENCY SERVICES			
				PROPER SOLUTIONS	17588	10/03/2025		02202026	1,233.38
	Invoice: 17588					M COVARRUBIAS PE 10/3/2025			
					1,233.38 10133000 7444	TEMPORARY AGENCY SERVICES			
						CHECK	242542 TOTAL:		3,813.98
242543	02/20/2026	PRTD	55	RIVERSIDE COUNTY CLERK AND RECORD	25-342316	11/07/2025		02202026	3,018.75
	Invoice: 25-342316					RECORDING DOCS PE 11/28/2025			
					3,018.75 10121000 7400	PROFESSIONAL/TECHNICAL			
						CHECK	242543 TOTAL:		3,018.75
242544	02/20/2026	PRTD	147	RIVERSIDE COUNTY SHERIFFS DEPT	SH0000049896	02/11/2026		02202026	379.22
	Invoice: SH0000049896					EXTRA DUTY - CV SYMPHONY 1/24/2026			
					379.22 10141000 7404	SHERIFF SERVICES			
				RIVERSIDE COUNTY SHERIFFS DEPT	SH0000049899	02/11/2026		02202026	1,495.13
	Invoice: SH0000049899					EXTRA DUTY - CV SYMPHONY 1/31/2026			
					1,495.13 10141000 7404	SHERIFF SERVICES			
				RIVERSIDE COUNTY SHERIFFS DEPT	SH0000049890	02/11/2026		02202026	1,163.50
	Invoice: SH0000049890					FUEL PE 12/24/2025			
					1,163.50 10141000 7623	VEHICLE FUEL			
						CHECK	242544 TOTAL:		3,037.85
242545	02/20/2026	PRTD	61	SOUTHERN CALIFORNIA EDISON COMPAN	595402022026	02/05/2026		02202026	49.62
	Invoice: 595402022026					SERVICE PE 2/2/2026 (ACCT #700013745954)			
					49.62 10133300 7603	ELECTRICITY			
						CHECK	242545 TOTAL:		49.62

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CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
242546	02/20/2026	PRTD	62	SOUTHERN CALIFORNIA GAS COMPANY	0930102132026	02/18/2026		02202026	169.70
	Invoice: 0930102132026					SERVICE PE 2/13/2026 (ACCT #154 326 0930 1)			
					169.70 21500690 7600	NATURAL GAS			
				SOUTHERN CALIFORNIA GAS COMPANY	2300602132026	02/18/2026		02202026	1,400.23
	Invoice: 2300602132026					SERVICE PE 2/13/2026 (ACCT #051 525 2300 6)			
					1,400.23 10133300 7600	NATURAL GAS			
				SOUTHERN CALIFORNIA GAS COMPANY	9401702012026	02/11/2026		02202026	11.79
	Invoice: 9401702012026					SERVICE PE 2/1/2026 (ACCT #186 062 9401 7)			
					11.79 28600000 7600	NATURAL GAS			
						CHECK	242546 TOTAL:		1,581.72
242547	02/20/2026	PRTD	3442	LARRY DEAN HARRIS	83120	02/10/2026		02202026	2,000.00
	Invoice: 83120					HONORARIUM - STRONG WORDS 2/19/2026			
					2,000.00 10157000 7875	CULTURAL SPECIAL EVENTS			
						CHECK	242547 TOTAL:		2,000.00
242548	02/20/2026	PRTD	816	BRUCE SWAN	83128	02/17/2026		02202026	1,790.00
	Invoice: 83128					CLEAN EXTERIOR PLAQUES & STATUES 2/17/2026			
					1,790.00 24281000 7612	MAINTENANCE			
						CHECK	242548 TOTAL:		1,790.00
242549	02/20/2026	PRTD	2999	WS CHIEF WORK CORNERSTONE INC	00134087-00	02/09/2026		02202026	150.00
	Invoice: 00134087-00					FFD EXAM 1/29/2026			
					150.00 10154000 7400	PROFESSIONAL/TECHNICAL			
						CHECK	242549 TOTAL:		150.00
242550	02/20/2026	PRTD	174	VALLEY LOCK & SAFE	197435	02/05/2026		02202026	839.64
	Invoice: 197435					HVAC CLOSET REPAIR			
					839.64 10133300 7612	MAINTENANCE			
						CHECK	242550 TOTAL:		839.64

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NUMBER OF CHECKS	60	*** CASH ACCOUNT TOTAL ***	515,757.08

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	37	369,095.57
TOTAL EFT'S	23	146,661.51

*** GRAND TOTAL *** 515,757.08

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CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
9669	02/27/2026	EFT	188	JONI D ALMY	83154	02/19/2026		02272026	3,560.71
Invoice: 83154						MEDICAL REIMBURSEMENT 3/2026			
					3,560.71 10151000 7200	GROUP INSURANCE-MEDICAL			
						CHECK	9669 TOTAL:		3,560.71
9670	02/27/2026	EFT	2110	ANNIE SANFILLIPPO	83157	02/19/2026		02272026	1,763.36
Invoice: 83157						MEDICAL REIMBURSEMENT 3/2026			
					1,763.36 10151000 7200	GROUP INSURANCE-MEDICAL			
						CHECK	9670 TOTAL:		1,763.36
9671	02/27/2026	EFT	3085	B.B. LEGACY PROTECTION INC	1798	02/18/2026	20260137	02272026	1,152.00
Invoice: 1798						SECURITY SVCS - FARMERS MARKET/AMP PE 1/31/2026			
					1,152.00 10172000 7494	AMPHITHEATER PROGRAMMING			
						CHECK	9671 TOTAL:		1,152.00
9672	02/27/2026	EFT	333	BECK OIL INC	200520	02/10/2026		02272026	721.99
Invoice: 200520						FUEL PE 2/10/2026			
					90.58 10133000 7623	VEHICLE FUEL			
					132.30 21800000 7623	VEHICLE FUEL			
					154.09 10132000 7623	VEHICLE FUEL			
					199.20 10141000 7623	VEHICLE FUEL			
					145.82 10123000 7623	VEHICLE FUEL			
				BECK OIL INC	201547	02/17/2026		02272026	623.88
Invoice: 201547						FUEL PE 2/17/2026			
					300.27 10133000 7623	VEHICLE FUEL			
					323.61 10141000 7623	VEHICLE FUEL			
						CHECK	9672 TOTAL:		1,345.87
9673	02/27/2026	EFT	74	RANDAL BYNDER	83178	02/19/2026		02272026	1,929.74
Invoice: 83178						MEDICAL REIMBURSEMENT 3/2026			
					1,929.74 10151000 7200	GROUP INSURANCE-MEDICAL			
						CHECK	9673 TOTAL:		1,929.74
9674	02/27/2026	EFT	2860	CHARTER COMMUNICATIONS HOLDINGS,	189395601020726	02/07/2026		02272026	133.61
Invoice: 189395601020726						SERVICE PE 3/8/2026 (ACCT #189395601)			
					133.61 10151000 7824	COMMUNICATION MAIN/SERV			
				CHARTER COMMUNICATIONS HOLDINGS,	189392301020726	02/07/2026		02272026	1,031.14
Invoice: 189392301020726						SERVICE PE 3/8/2026 (ACCT #189392301)			
					1,031.14 21800000 7824	COMMUNICATION MAIN/SERV			

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CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
				CHARTER COMMUNICATIONS HOLDINGS,	189395801020726	02/07/2026		02272026	1,261.88
	Invoice: 189395801020726					SERVICE PE 3/8/2026 (ACCT #189395801)			
					1,261.88 10151000 7824	COMMUNICATION MAIN/SERV			
				CHARTER COMMUNICATIONS HOLDINGS,	189395901020726	02/07/2026		02272026	1,691.64
	Invoice: 189395901020726					SERVICE PE 3/8/2026 (ACCT# 189395901)			
					1,691.64 10151000 7824	COMMUNICATION MAIN/SERV			
				CHARTER COMMUNICATIONS HOLDINGS,	189396001020726	02/07/2026		02272026	1,029.70
	Invoice: 189396001020726					SERVICE PE 3/8/2026 (ACCT #189396001)			
					1,029.70 10151000 7824	COMMUNICATION MAIN/SERV			
				CHARTER COMMUNICATIONS HOLDINGS,	189400201020726	02/07/2026		02272026	311.32
	Invoice: 189400201020726					SERVICE PE 3/8/2026 (ACCT #189400201)			
					311.32 21500500 7826	INTERNET ACCESS & SERVICE			
						CHECK	9674 TOTAL:		5,459.29
9675	02/27/2026	EFT	359	NOEL CHICAS	83170	02/19/2026		02272026	2,701.62
	Invoice: 83170					MEDICAL REIMBURSEMENT 3/2026			
					2,701.62 10151000 7200	GROUP INSURANCE-MEDICAL			
						CHECK	9675 TOTAL:		2,701.62
9676	02/27/2026	EFT	124	LELAND COLE	83174	02/19/2026		02272026	1,935.31
	Invoice: 83174					MEDICAL REIMBURSEMENT 3/2026			
					1,935.31 10151000 7200	GROUP INSURANCE-MEDICAL			
						CHECK	9676 TOTAL:		1,935.31
9677	02/27/2026	EFT	665	DEB LEN PRODUCTIONS	021126	02/11/2026		02272026	3,679.68
	Invoice: 021126					EXPENSE REIMBURSEMENT - 2026 RMWF			
					3,679.68 244 8700	MISC EXPENDITURE			
						CHECK	9677 TOTAL:		3,679.68
9678	02/27/2026	EFT	1929	FARMER BROTHERS CO.	70673347	02/20/2026		02272026	162.78
	Invoice: 70673347					COFFEE SUPPLIES			
					162.78 24281000 8000	SUPPLIES			
						CHECK	9678 TOTAL:		162.78
9679	02/27/2026	EFT	3443	FORMAGRID INC	INV10044345	02/12/2026		02272026	4,860.00
	Invoice: INV10044345					AIRTABLE RENEWAL - RMWF PE 2/11/2027			
					4,860.00 244 7639	COMPUTER MAINTENANCE			

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CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
						CHECK	9679	TOTAL:	4,860.00
9680	02/27/2026	EFT	547	LETICIA GALLEGOS-GALLARDO	83175	02/19/2026		02272026	1,372.38
	Invoice: 83175					MEDICAL REIMBURSEMENT 3/2026			
					1,372.38 10151000 7200	GROUP INSURANCE-MEDICAL			
						CHECK	9680	TOTAL:	1,372.38
9681	02/27/2026	EFT	2227	GLORIA GRIEGO	83171	02/19/2026		02272026	3,560.71
	Invoice: 83171					MEDICAL REIMBURSEMENT 3/2026			
					3,560.71 10151000 7200	GROUP INSURANCE-MEDICAL			
						CHECK	9681	TOTAL:	3,560.71
9682	02/27/2026	EFT	1287	ENDEAVOR PARENT LLC	03262503JH-01	02/23/2026		02272026	1,740.60
	Invoice: 03262503JH-01					2026 RMWF TRAVEL REIMBURSEMENT - K ROVE			
					1,740.60 244 7910	FOUNDATION - PROGRAMS			
						CHECK	9682	TOTAL:	1,740.60
9683	02/27/2026	EFT	1358	HERC RENTALS INC	36333320-001	02/19/2026		02272026	1,661.68
	Invoice: 36333320-001					BOOM RENTAL - AMPHITHEATER 2/12/2026			
					1,661.68 10172000 7494	AMPHITHEATER PROGRAMMING			
						CHECK	9683	TOTAL:	1,661.68
9684	02/27/2026	EFT	3329	ANGELICA M ZARCO	INV-000150	12/01/2025		02272026	7,390.00
	Invoice: INV-000150					CONSULTING SERVICES 11/2025			
					7,390.00 10131000 7400	PROFESSIONAL/TECHNICAL			
				ANGELICA M ZARCO	INV-000152	01/04/2026		02272026	7,390.00
	Invoice: INV-000152					CONSULTING SERVICES 12/2025			
					7,390.00 10131000 7400	PROFESSIONAL/TECHNICAL			
				ANGELICA M ZARCO	INV-000154	02/01/2026		02272026	7,390.00
	Invoice: INV-000154					CONSULTING SERVICES 1/2026			
					7,390.00 10131000 7400	PROFESSIONAL/TECHNICAL			
						CHECK	9684	TOTAL:	22,170.00
9685	02/27/2026	EFT	10	ICMA RETIREMENT TRUST-401	83258	02/25/2026		02272026	5,292.31
	Invoice: 83258					ICMA 401A PE 02/20/26			
					5,292.31 101 2236	401A DEF COMP - ICMA			

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
						CHECK	9685 TOTAL:		5,292.31
9686	02/27/2026	EFT	34	ICMA RETIREMENT TRUST-457	83259	02/25/2026		02272026	39,250.22
Invoice: 83259						ICMA 457 PE 02/20/26			
					39,250.22 101 2235	DEFERRED COMP - ICMA			
						CHECK	9686 TOTAL:		39,250.22
9687	02/27/2026	EFT	3286	IMPERIAL BAG & PAPER CO. LLC	40761320	02/23/2026		02272026	478.08
Invoice: 40761320						JANITORIAL SUPPLIES			
					478.08 21892000 8000	SUPPLIES			
				IMPERIAL BAG & PAPER CO. LLC	40761319	02/23/2026		02272026	401.10
Invoice: 40761319						JANITORIAL SUPPLIES			
					401.10 10133310 8000	SUPPLIES			
						CHECK	9687 TOTAL:		879.18
9688	02/27/2026	EFT	3336	IT1 SOURCE LLC	01075979	01/23/2026		02272026	595.79
Invoice: 01075979						DESK STATION LICENSE			
					595.79 10134000 9560	IT INFRASTRUCTURE			
				IT1 SOURCE LLC	01075994	01/23/2026		02272026	476.47
Invoice: 01075994						NFC CREDENTIAL			
					476.47 10134000 9560	IT INFRASTRUCTURE			
				IT1 SOURCE LLC	01075983	01/23/2026		02272026	4,419.16
Invoice: 01075983						OUTDOOR CAMERA MULTISENSOR			
					4,419.16 10134000 9560	IT INFRASTRUCTURE			
				IT1 SOURCE LLC	01081531	02/17/2026		02272026	1,611.62
Invoice: 01081531						WIFI GATEWAY HARDWARE			
					1,611.62 10134000 9560	IT INFRASTRUCTURE			
						CHECK	9688 TOTAL:		7,103.04
9689	02/27/2026	EFT	3409	JOSEPH SYSTEMS INC	22348	01/31/2026		02272026	190.00
Invoice: 22348						WINDOWS CONFIGURATION SERVICES			
					190.00 10156000 7400	PROFESSIONAL/TECHNICAL			
						CHECK	9689 TOTAL:		190.00
9690	02/27/2026	EFT	2785	JENNIFER S. YOUNT	012026RME	01/27/2026	20260129	02272026	2,850.00
Invoice: 012026RME						PHOTOGRAPHY SERVICES - CV SYMPHONY			
					500.00 10172000 7494	AMPHITHEATER PROGRAMMING			
					2,350.00 107 7478	MARKETING PROGRAM			

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CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
						CHECK	9690	TOTAL:	2,850.00
9691	02/27/2026	EFT	645	KIMLEY-HORN & ASSOCIATES INC	34891542	01/31/2026	20260046	02272026	1,500.00
	Invoice: 34891542					RM TS INTERCONNECT DESIGN SERVICES PE 12/31/2025			
					1,500.00 10134000 9524	CTYWD TRF SIGL INT CNTRL			
						CHECK	9691	TOTAL:	1,500.00
9692	02/27/2026	EFT	1578	RICHARD KITE	83177	02/19/2026		02272026	1,169.00
	Invoice: 83177					MEDICAL REIMBURSEMENT 3/2026			
					1,169.00 10151000 7200	GROUP INSURANCE-MEDICAL			
						CHECK	9692	TOTAL:	1,169.00
9693	02/27/2026	EFT	238	BERNARD B. KOPP	83158	02/19/2026		02272026	807.05
	Invoice: 83158					MEDICAL REIMBURSEMENT 3/2026			
					807.05 10151000 7200	GROUP INSURANCE-MEDICAL			
						CHECK	9693	TOTAL:	807.05
9694	02/27/2026	EFT	127	DAVID MARTIN	83156	02/19/2026		02272026	2,701.62
	Invoice: 83156					MEDICAL REIMBURSEMENT 3/2026			
					2,701.62 10151000 7200	GROUP INSURANCE-MEDICAL			
						CHECK	9694	TOTAL:	2,701.62
9695	02/27/2026	EFT	1295	MICHAEL BAKER INTERNATIONAL INC	1277799	02/19/2026	20260073	02272026	2,242.30
	Invoice: 1277799					PROFESSIONAL SERVICES - FS TRAILS PE 2/1/2026			
					2,242.30 10131000 7400	PROFESSIONAL/TECHNICAL			
						CHECK	9695	TOTAL:	2,242.30
9696	02/27/2026	EFT	1317	MISSION LINEN SUPPLY	525536757	02/19/2026	20260009	02272026	39.66
	Invoice: 525536757					BI-WEEKLY RENTAL SERVICE			
					39.66 10133300 8002	EQUIPMENT RENTAL			
				MISSION LINEN SUPPLY	525536758	02/19/2026	20260009	02272026	35.00
	Invoice: 525536758					BI-WEEKLY RENTAL SERVICE			
					35.00 21500690 8002	EQUIPMENT RENTAL			
						CHECK	9696	TOTAL:	74.66
9697	02/27/2026	EFT	468	NATIONWIDE	83262	02/25/2026		02272026	2,138.20
	Invoice: 83262					PT DEFERRED COMP PE 02/20/26			
					2,138.20 101 2241	NATIONAL - PART TIME			

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CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
						CHECK	9697 TOTAL:		2,138.20
9698	02/27/2026	EFT	295	OVERDRIVE INC	01187DA26059376	02/24/2026		02272026	49.99
	Invoice: 01187DA26059376				EBOOKS				
					49.99 E LB_ELECT -UNDEFINED -UNDEFINED -UNDEFINED				
					24281000 7912 FOUNDATION - COLLECTION				
				OVERDRIVE INC	01187CO26060374	02/25/2026		02272026	1,121.99
	Invoice: 01187CO26060374				EBOOKS & AUDIOBOOKS				
					1,121.99 E LB_ELECT -UNDEFINED -UNDEFINED -UNDEFINED				
					24281000 7912 FOUNDATION - COLLECTION				
				OVERDRIVE INC	01187CO26060380	02/25/2026		02272026	27.50
	Invoice: 01187CO26060380				EBOOKS				
					27.50 E LB_ELECT -UNDEFINED -UNDEFINED -UNDEFINED				
					24281000 7912 FOUNDATION - COLLECTION				
				OVERDRIVE INC	01187CO26060385	02/25/2026		02272026	217.56
	Invoice: 01187CO26060385				EBOOKS				
					217.56 E LB_ELECT -UNDEFINED -UNDEFINED -UNDEFINED				
					24281000 7912 FOUNDATION - COLLECTION				
						CHECK	9698 TOTAL:		1,417.04
9699	02/27/2026	EFT	1808	PATRICK PRATT	83153	02/19/2026		02272026	1,913.79
	Invoice: 83153				MEDICAL REIMBURSEMENT 3/2026				
					1,913.79 10151000 7200 GROUP INSURANCE-MEDICAL				
						CHECK	9699 TOTAL:		1,913.79
9700	02/27/2026	EFT	232	RMEA MEMBERSHIP	83261	02/25/2026		02272026	960.00
	Invoice: 83261				RMEA DUES PE 02/20/26				
					960.00 101 2255 RMEA MEMBERSHIP				
				RMEA MEMBERSHIP	83265	02/25/2026		02272026	25.90
	Invoice: 83265				RMEA PREPAID LEGAL PE 02/20/26				
					25.90 101 2256 RMEA PREPAID LEGAL				
				RMEA MEMBERSHIP	83266	02/25/2026		02272026	33.90
	Invoice: 83266				RMEA PREPAID LEGAL PE 02/20/26				
					33.90 101 2256 RMEA PREPAID LEGAL				

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
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						CHECK	9700	TOTAL:	1,019.80
9701	02/27/2026	EFT	2080	ROGER MANNING	83172	02/19/2026		02272026	3,560.71
	Invoice: 83172					MEDICAL REIMBURSEMENT 3/2026			
					3,560.71 10151000 7200	GROUP INSURANCE-MEDICAL			
						CHECK	9701	TOTAL:	3,560.71
9702	02/27/2026	EFT	1810	RON HALL	83155	02/19/2026		02272026	807.05
	Invoice: 83155					MEDICAL REIMBURSEMENT 3/2026			
					807.05 10151000 7200	GROUP INSURANCE-MEDICAL			
						CHECK	9702	TOTAL:	807.05
9703	02/27/2026	EFT	3395	RRM DESIGN GROUP, A CALIFORNIA CO	3715-01-PP24-9	02/20/2026	20260124	02272026	456.50
	Invoice: 3715-01-PP24-9					ADU DESIGN /PLANS PE 1/31/2026			
					456.50 10121000 7400	PROFESSIONAL/TECHNICAL			
						CHECK	9703	TOTAL:	456.50
9704	02/27/2026	EFT	2814	RUBY HWONG	24	02/19/2026		02272026	3,465.00
	Invoice: 24					2026 RMWF CONCIERGE PE 1/30/2026			
					3,465.00 244 7400	PROFESSIONAL/TECHNICAL			
						CHECK	9704	TOTAL:	3,465.00
9705	02/27/2026	EFT	2423	MICHAEL SCHLANGE	83168	02/19/2026		02272026	2,658.58
	Invoice: 83168					MEDICAL REIMBURSEMENT 3/2026			
					2,658.58 10151000 7200	GROUP INSURANCE-MEDICAL			
						CHECK	9705	TOTAL:	2,658.58
9706	02/27/2026	EFT	195	SHIRLEY NYEKI	83176	02/19/2026		02272026	1,763.36
	Invoice: 83176					MEDICAL REIMBURSEMENT 3/2026			
					1,763.36 10151000 7200	GROUP INSURANCE-MEDICAL			
						CHECK	9706	TOTAL:	1,763.36
9707	02/27/2026	EFT	332	IRIS SMOTRICH	83169	02/19/2026		02272026	1,169.00
	Invoice: 83169					MEDICAL REIMBURSEMENT 3/2026			
					1,169.00 10151000 7200	GROUP INSURANCE-MEDICAL			
						CHECK	9707	TOTAL:	1,169.00

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
9708	02/27/2026	EFT	2751	SOLOMON N NIMAKO	115	02/24/2026	20260066	02272026	6,270.00
Invoice: 115						GIS SERVICES 1/2026			
					6,270.00 10156000 7400	PROFESSIONAL/TECHNICAL			
						CHECK	9708 TOTAL:		6,270.00
9709	02/27/2026	EFT	640	STEVEN B QUINTANILLA,	69243	02/16/2026		02272026	4,472.00
Invoice: 69243						LEGAL SERVICES 1/31/2026			
					4,472.00 28000000 7400	PROFESSIONAL/TECHNICAL			
						CHECK	9709 TOTAL:		4,472.00
9710	02/27/2026	EFT	542	CHARLES TOWNSEND VINCI	83159	02/19/2026		02272026	1,169.00
Invoice: 83159						MEDICAL REIMBURSEMENT 3/2026			
					1,169.00 10151000 7200	GROUP INSURANCE-MEDICAL			
						CHECK	9710 TOTAL:		1,169.00
9711	02/27/2026	EFT	3350	UNIVERSAL CONSTRUCTION AND ENGINE	2513-6	01/31/2026	20260096	02272026	271,795.00
Invoice: 2513-6						CP 22-378: PUBLIC PARKING IMPROVEMENTS 1/31/2026			
					286,100.00 10134000 9003	PUBLIC PARKING LOT IMPROVEMENT			
					-14,305.00 101 2050	RETENTION PAYABLE			
						CHECK	9711 TOTAL:		271,795.00
9712	02/27/2026	EFT	2244	U.S. BANK CORPORATE PAYMENT SYSTE	6960 PE 2/22/2026	02/22/2026		02272026	26,772.45
Invoice: 6960 PE 2/22/2026						CC 6960 PE 2/22/2026			
					26,772.45 242 2011	CAL CARD - US BANK			
						CHECK	9712 TOTAL:		26,772.45
9713	02/27/2026	EFT	1242	VERDANTAS INC	67109	05/30/2025	20260162	02272026	5,524.00
Invoice: 67109						BIKE LANE EXTENSION PROJECT PE 5/23/2025			
					5,524.00 10134000 9535	BIKE&PED CONNECT/SAFETY IMP			
				VERDANTAS INC	67008	05/29/2025	20260162	02272026	1,482.75
Invoice: 67008						BIKE LANE EXTENSION PROJECT PE 4/25/2025			
					1,482.75 10134000 9535	BIKE&PED CONNECT/SAFETY IMP			
				VERDANTAS INC	69375	11/22/2025	20260162	02272026	467.50
Invoice: 69375						BIKE LANE EXTENSION PROJECT PE 10/24/2025			
					467.50 10134000 9535	BIKE&PED CONNECT/SAFETY IMP			
						CHECK	9713 TOTAL:		7,474.25

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
9714	02/27/2026	EFT	3404	VICKI L HOBART	83173	02/19/2026		02272026	503.50
Invoice: 83173						MEDICAL REIMBURSEMENT 3/2026			
				503.50	10151000 7200	GROUP INSURANCE-MEDICAL			
						CHECK 9714 TOTAL:			503.50
9715	02/27/2026	EFT	1674	RANDALL J. VIEGAS	83152	02/19/2026		02272026	1,248.29
Invoice: 83152						MEDICAL REIMBURSEMENT 3/2026			
				1,248.29	10151000 7200	GROUP INSURANCE-MEDICAL			
						CHECK 9715 TOTAL:			1,248.29
9716	02/27/2026	EFT	2889	VINTAGE ASSOCIATES INC	23990	02/11/2026	20260100	02272026	344.00
Invoice: 23990						MAIN LINE REPAIR			
				344.00	21892000 7612	MAINTENANCE			
				VINTAGE ASSOCIATES INC	239894	02/01/2026	20260167	02272026	11,000.00
Invoice: 239894						LANDSCAPE MAINTENANCE - PARKVIEW VILLAS 2/2026			
				11,000.00	28100000 7612	MAINTENANCE			
				VINTAGE ASSOCIATES INC	240052	02/25/2026	20260100	02272026	1,100.00
Invoice: 240052						TREE REMOVAL - CITY HALL			
				1,100.00	10133300 7612	MAINTENANCE			
						CHECK 9716 TOTAL:			12,444.00
9717	02/27/2026	EFT	294	WILLDAN FINANCIAL SERVICES	010-64547	12/26/2025	20260026	02272026	7,030.55
Invoice: 010-64547						ANNUAL LEVY ADMINISTRATION SERVICES QE 3/2026			
				6,272.96	201 7400	PROFESSIONAL/TECHNICAL			
				30.96	202 7400	PROFESSIONAL/TECHNICAL			
				30.76	203 7400	PROFESSIONAL/TECHNICAL			
				31.36	204 7400	PROFESSIONAL/TECHNICAL			
				30.99	205 7400	PROFESSIONAL/TECHNICAL			
				30.84	207 7400	PROFESSIONAL/TECHNICAL			
				602.68	21800000 7400	PROFESSIONAL/TECHNICAL			
				WILLDAN FINANCIAL SERVICES	010-64972	02/19/2026	20260128	02272026	1,160.00
Invoice: 010-64972						ASSESSMENT DISTRICT CONSULTANT SERVICES 1/31/2026			
				1,160.00	10131000 7400	PROFESSIONAL/TECHNICAL			
						CHECK 9717 TOTAL:			8,190.55
242551	02/27/2026	PRTD	3222	ABD OFFICE MACHINES INC	ABD26020112	02/15/2026	20260077	02272026	762.67
Invoice: ABD26020112						PRINTER MAINTENANCE 1/2026			
				762.67	10134000 9560	IT INFRASTRUCTURE			

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
				INVOICE DTL DESC					
							CHECK	242551 TOTAL:	762.67
242552	02/27/2026	PRTD	3159	WEST COAST LANDCARE INC	60	02/17/2026	20260012	02272026	3,865.00
	Invoice: 60					REPLACE PLANTS - DOG PARK			
					3,865.00 21891000 7612	MAINTENANCE			
							CHECK	242552 TOTAL:	3,865.00
242553	02/27/2026	PRTD	3077	ALLIED PAVING CO	RETENTION PAYMENT	11/13/2025	20260084	02272026	23,403.25
	Invoice: RETENTION PAYMENT					CP 23-394: CLASS II BIKE LANE EXTENSIONS			
					13,202.60 10134000 9535	BIKE&PED CONNECT/SAFETY IMP			
					10,200.65 101 2050	RETENTION PAYABLE			
							CHECK	242553 TOTAL:	23,403.25
242554	02/27/2026	PRTD	56	ALTURA CREDIT UNION	83260	02/25/2026		02272026	176.00
	Invoice: 83260					CREDIT UNION PE 02/20/26			
					176.00 101 2245	EMPLOYEE CREDIT UNION			
							CHECK	242554 TOTAL:	176.00
242555	02/27/2026	PRTD	4	BEST SIGNS INCORPORATED	100519	02/10/2026	20260171	02272026	8,376.85
	Invoice: 100519					ACCIDENT -MONUMET SIGN REPAIRS HWY 111 - DEPOSIT			
					8,376.85 201 7612	MAINTENANCE			
							CHECK	242555 TOTAL:	8,376.85
242556	02/27/2026	PRTD	1527	BIO-TOX LABORATORIES	48012	09/22/2025		02272026	705.00
	Invoice: 48012					DUI TESTING PE 8/25/2025			
					705.00 10141000 7400	PROFESSIONAL/TECHNICAL			
				BIO-TOX LABORATORIES	48013	09/22/2025		02272026	2,611.00
	Invoice: 48013					DUI TESTING PE 9/15/2025			
					2,611.00 10141000 7400	PROFESSIONAL/TECHNICAL			
				BIO-TOX LABORATORIES	48518	01/22/2026		02272026	285.00
	Invoice: 48518					DUI TESTING PE 1/22/2026			
					285.00 10141000 7400	PROFESSIONAL/TECHNICAL			
				BIO-TOX LABORATORIES	48519	01/22/2026		02272026	1,308.00
	Invoice: 48519					DUI TESTING PE 1/05/2026			
					1,308.00 10141000 7400	PROFESSIONAL/TECHNICAL			
							CHECK	242556 TOTAL:	4,909.00

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
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242557	02/27/2026	PRTD	357	BURRTEC ENVIRONMENTAL	N12337978	01/31/2026		02272026	110.76
Invoice: N12337978						SERVICE - SAN JANCINTO DR 1/23/2026			
				110.76 21892000 8002		EQUIPMENT RENTAL			
						CHECK	242557 TOTAL:		110.76
242558	02/27/2026	PRTD	1380	DEPT OF HOUSING & COMMUNITY DEVEL	83235	02/23/2026		02272026	10,607.00
Invoice: 83235						2026 MOBILE HOME ANNUAL PERMIT			
				10,607.00 287 4210		MH OPERATING PERMIT FEE			
						CHECK	242558 TOTAL:		10,607.00
242559	02/27/2026	PRTD	275	CINTAS DOCUMENT MANAGEMENT	5319952509	02/23/2026		02272026	553.18
Invoice: 5319952509						FIRST AID SUPPLIES			
				553.18 24281000 8000		SUPPLIES			
						CHECK	242559 TOTAL:		553.18
242560	02/27/2026	PRTD	3087	CLOUD DRIVEN SOLUTIONS INC	1133	01/01/2026		02272026	5,032.00
Invoice: 1133						AGENDA MANAGEMENT SOFTWARE			
				5,032.00 10156000 7639		COMPUTER MAINTENANCE			
						CHECK	242560 TOTAL:		5,032.00
242561	02/27/2026	PRTD	13	COACHELLA VALLEY WATER DISTRICT	75844802162026	02/19/2026		02272026	40.65
Invoice: 75844802162026						SERVICE PE 2/16/2026 (ACCT# 298439-758448)			
				40.65 24281000 7606		WATER			
				COACHELLA VALLEY WATER DISTRICT	56772202162026	02/19/2026		02272026	591.79
Invoice: 56772202162026						SERVICE PE 2/16/2026 (ACCT# 214945-567722)			
				591.79 24281000 7606		WATER			
						CHECK	242561 TOTAL:		632.44
242562	02/27/2026	PRTD	373	COACHELLA VALLEY WATER DISTRICT	83198	02/13/2026		02272026	2,739.00
Invoice: 83198						RELOCATE WATER SERVICE (ELEPHANT CAR WASH)			
				2,739.00 10134000 9003		PUBLIC PARKING LOT IMPROVEMENT			
						CHECK	242562 TOTAL:		2,739.00
242563	02/27/2026	PRTD	2803	OBK CORPORATION	063369	02/19/2026		02272026	138.94
Invoice: 063369						REFRESHMENTS - CITY COUNCIL MEETING 2/19/2026			
				138.94 10151000 7806		MEETINGS/TRAINING/TRAVEL			

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
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							CHECK	242563 TOTAL:	138.94
242564	02/27/2026	PRTD	403	EMCOR SERVICE	910080007	02/23/2026	20260014	02272026	10,818.10
	Invoice: 910080007					REPAIR CHILLER - CITY HALL			
					10,818.10 10133300 7612	MAINTENANCE			
							CHECK	242564 TOTAL:	10,818.10
242565	02/27/2026	PRTD	24	FEDERAL EXPRESS CORPORATION	9-185-54818	02/20/2026		02272026	15.54
	Invoice: 9-185-54818					POSTAGE			
					15.54 10151000 7869	EMPLOYEE EVENTS			
							CHECK	242565 TOTAL:	15.54
242566	02/27/2026	PRTD	3445	ANTHONY FLORES	1186	02/15/2026		02272026	850.00
	Invoice: 1186					AUDIO MIXING & EDITING - 2026 RMWF			
					850.00 244 7400	PROFESSIONAL/TECHNICAL			
							CHECK	242566 TOTAL:	850.00
242567	02/27/2026	PRTD	3311	INLAND SOUTHERN CALIFORNIA UNITED	83264	02/25/2026		02272026	3.85
	Invoice: 83264					UNITED WAY PE 02/20/26			
					3.85 101 2250	DONATIONS-UNITED WAY			
							CHECK	242567 TOTAL:	3.85
242568	02/27/2026	PRTD	3446	INSULA CORPORATION	2026 RMWF TRAVEL	02/25/2026		02272026	2,630.83
	Invoice: 2026 RMWF TRAVEL					2026 RMWF TRAVEL REIMBURSEMENT - D LEVITIN			
					2,630.83 244 7910	FOUNDATION - PROGRAMS			
							CHECK	242568 TOTAL:	2,630.83
242569	02/27/2026	PRTD	3021	PLAZA MOTORS	6314989/1	02/16/2026		02272026	402.14
	Invoice: 6314989/1					EXTRA KEY - 2025 CHEVY SILVERADO EV			
					402.14 10131000 7624	VEHICLE MAINTENANCE			
							CHECK	242569 TOTAL:	402.14
242570	02/27/2026	PRTD	257	JIMMY'S EQUIPMENT INC	42508	02/19/2026		02272026	54.38
	Invoice: 42508					CHAINS FOR CHAINSAWS			
					54.38 10133300 8012	SMALL TOOLS, FURN & EQUIP			
							CHECK	242570 TOTAL:	54.38

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
242571	02/27/2026	PRTD	2141	LAWRENCE R ATKINSON	2026 RMWF TRAVEL	02/25/2026		02272026	3,243.48
	Invoice: 2026 RMWF TRAVEL					2026 RMWF TRAVEL REIMBURSEMENT - R ATKINSON			
				3,243.48 244 7910		FOUNDATION - PROGRAMS			
						CHECK	242571 TOTAL:		3,243.48
242572	02/27/2026	PRTD	185	LIEBERT CASSIDY WHITMORE	315508	01/31/2026		02272026	4,785.00
	Invoice: 315508					LEGAL SERVICES 1/31/2026			
				4,785.00 10154000 7400		PROFESSIONAL/TECHNICAL			
						CHECK	242572 TOTAL:		4,785.00
242573	02/27/2026	PRTD	848	MUNICIPAL INFO SYSTEMS ASSOC OF C	300006404	02/19/2026		02272026	97.50
	Invoice: 300006404					2025 MEMBER DUES - A. SHAVER			
				97.50 10156000 7806		MEETINGS/TRAINING/TRAVEL			
						CHECK	242573 TOTAL:		97.50
242574	02/27/2026	PRTD	2914	JORDAN FREEMAN	MWG2577	01/14/2026		02272026	2,548.29
	Invoice: MWG2577					SERVICE - SHERIFF MOTORCYCLE 1/13/2026			
				2,548.29 10141000 7624		VEHICLE MAINTENANCE			
						CHECK	242574 TOTAL:		2,548.29
242575	02/27/2026	PRTD	437	NAI CONSULTING INC	2019-04.70	02/06/2026	20260063	02272026	4,293.50
	Invoice: 2019-04.70					CP 14-313: CALTRANS COMPLIANCE PE 1/31/2026			
				4,293.50 10134000 9523		RMN RD ST WID/FR RGT/SND			
						CHECK	242575 TOTAL:		4,293.50
242576	02/27/2026	PRTD	2852	ODP BUSINESS SOLUTIONS, LLC	459581143001	02/19/2026		02272026	84.86
	Invoice: 459581143001					COFFEE SUPPLIES, ROLLER			
				84.86 10151000 8000		SUPPLIES			
						CHECK	242576 TOTAL:		84.86
242577	02/27/2026	PRTD	447	ON THE FLY SERVICES, INC	416511	12/10/2025	20260005	02272026	47.00
	Invoice: 416511					MONTHLY PEST CONTROL 12/2025			
				47.00 21500690 7612		MAINTENANCE			
				ON THE FLY SERVICES, INC	415610	12/01/2025	20260005	02272026	47.00
	Invoice: 415610					MONTHLY PEST CONTROL 12/2025			
				47.00 21500500 7612		MAINTENANCE			
				ON THE FLY SERVICES, INC	415609	12/01/2025	20260005	02272026	67.00

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
								INVOICE DTL DESC	
	Invoice: 415609							MONTHLY PEST CONTROL 12/2025	
					67.00 10133310 7612			MAINTENANCE	
				ON THE FLY SERVICES, INC	417092	12/17/2025	20260005	02272026	55.00
	Invoice: 417092							MONTHLY PEST CONTROL 12/2025	
					55.00 10133310 7612			MAINTENANCE	
				ON THE FLY SERVICES, INC	415708	12/02/2025	20260005	02272026	75.00
	Invoice: 415708							MONTHLY PEST CONTROL 12/2025	
					75.00 24282000 7613			OBSERVATORY MAINTENANCE	
				ON THE FLY SERVICES, INC	419077	01/14/2026	20260005	02272026	47.00
	Invoice: 419077							MONTHLY PEST CONTROL 1/2026	
					47.00 21500690 7612			MAINTENANCE	
				ON THE FLY SERVICES, INC	418232	01/05/2026	20260005	02272026	47.00
	Invoice: 418232							MONTHLY PEST CONTROL 1/2026	
					47.00 21500500 7612			MAINTENANCE	
				ON THE FLY SERVICES, INC	418230	01/05/2026	20260005	02272026	67.00
	Invoice: 418230							MONTHLY PEST CONTROL 1/2026	
					67.00 10133310 7612			MAINTENANCE	
				ON THE FLY SERVICES, INC	419681	01/21/2026	20260005	02272026	55.00
	Invoice: 419681							MONTHLY PEST CONTROL 1/2026	
					55.00 10133300 7612			MAINTENANCE	
				ON THE FLY SERVICES, INC	418357	01/06/2026	20260005	02272026	75.00
	Invoice: 418357							MONTHLY PEST CONTROL 1/2026	
					75.00 24281000 7612			MAINTENANCE	
				ON THE FLY SERVICES, INC	525542248	02/20/2026	20260005	02272026	41.00
	Invoice: 525542248							MONTHLY PEST CONTROL	
					41.00 21500500 7612			MAINTENANCE	
								CHECK 242577 TOTAL:	623.00
242578	02/27/2026	PRTD	45	PALM SPRINGS MOTORS INC	927883/1	02/17/2026		02272026	174.30
	Invoice: 927883/1							PM SERVICE - 2017 FORD EXPLORER	
					174.30 10141000 7624			VEHICLE MAINTENANCE	
								CHECK 242578 TOTAL:	174.30
242579	02/27/2026	PRTD	2730	CD-DATA, INC	8942-2-2026	02/20/2026		02272026	2,999.00
	Invoice: 8942-2-2026							PARCELQUEST.COM RENEWAL	
					2,999.00 10156000 7639			COMPUTER MAINTENANCE	
								CHECK 242579 TOTAL:	2,999.00

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
242580	02/27/2026	PRTD	423	PATTON ENTERPRISES INC.	103070	01/26/2026		02272026	210.11
	Invoice: 103070					BAY DOOR REMOTES			
					210.11 21500690 7612	MAINTENANCE			
				PATTON ENTERPRISES INC.	103093	02/12/2026		02272026	1,905.00
	Invoice: 103093					BAY DOOR SERVICE			
					1,905.00 10133310 7612	MAINTENANCE			
				PATTON ENTERPRISES INC.	103183	02/23/2026		02272026	400.00
	Invoice: 103183					GATE SERVICE - CITY YARD			
					400.00 10133310 7612	MAINTENANCE			
						CHECK	242580 TOTAL:		2,515.11
242581	02/27/2026	PRTD	2120	STEVEN K SALMACIA	17812	02/18/2026		02272026	450.00
	Invoice: 17812					PIANO TUNING 2/11, 18/2026			
					450.00				
					E LB_MUSIC -UNDEFINED -UNDEFINED -UNDEFINED				
					24281000 7910	FOUNDATION - PROGRAMS			
						CHECK	242581 TOTAL:		450.00
242582	02/27/2026	PRTD	5	POWERS AWARDS	163674	02/18/2026		02272026	38.25
	Invoice: 163674					NAME PLATES			
					38.25 10151000 8000	SUPPLIES			
						CHECK	242582 TOTAL:		38.25
242583	02/27/2026	PRTD	1926	PROPER SOLUTIONS	17551	09/19/2025		02272026	1,366.20
	Invoice: 17551					M COVARRUBIAS PE 9/19/2025			
					1,366.20 10133000 7444	TEMPORARY AGENCY SERVICES			
				PROPER SOLUTIONS	17570	09/26/2025		02272026	1,669.80
	Invoice: 17570					M COVARRUBIAS PE 9/26/2025			
					1,669.80 10133000 7444	TEMPORARY AGENCY SERVICES			
						CHECK	242583 TOTAL:		3,036.00
242584	02/27/2026	PRTD	2647	QUADIENT LEASING USA, INC	40265528	02/10/2026		02272026	1,077.50
	Invoice: 40265528					REPLACED METER - MAILER			
					1,077.50 10151000 7612	MAINTENANCE			
						CHECK	242584 TOTAL:		1,077.50

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
242585	02/27/2026	PRTD	1827	QUINN COMPANY	NR20436	02/25/2026	20260164	02272026	8,505.37
	Invoice: NR20436					REPLACE ATS GENERATOR CONTROLLER BOARD			
					8,505.37 10133310 7612	MAINTENANCE			
						CHECK 242585 TOTAL:			8,505.37
242586	02/27/2026	PRTD	55	RIVERSIDE COUNTY CLERK AND RECORD	25-372031	12/31/2025		02272026	6,087.50
	Invoice: 25-372031					RECORDING DOCS PE 12/31/2025			
					6,087.50 10121000 7400	PROFESSIONAL/TECHNICAL			
				RIVERSIDE COUNTY CLERK AND RECORD	2025-0374650	12/31/2025		02272026	87.00
	Invoice: 2025-0374650					RECORDING FEES PE 12/31/2025			
					87.00 10112000 7400	PROFESSIONAL/TECHNICAL			
						CHECK 242586 TOTAL:			6,174.50
242587	02/27/2026	PRTD	183	RODARTE ICE COMPANY	432	01/22/2026		02272026	883.55
	Invoice: 432					ICE FOR 2026 RMWF			
					883.55 244 8000	SUPPLIES			
						CHECK 242587 TOTAL:			883.55
242588	02/27/2026	PRTD	61	SOUTHERN CALIFORNIA EDISON COMPAN	156402102026	02/13/2026		02272026	22.92
	Invoice: 156402102026					SERVICE PE 2/10/2026 (ACCT #700790891564)			
					22.92 28600000 7603	ELECTRICITY			
				SOUTHERN CALIFORNIA EDISON COMPAN	8732021226	02/18/2026		02272026	222.96
	Invoice: 8732021226					SERVICE PE 1/13/2026 (ACCT #700483708732)			
					17.01 205 7603	ELECTRICITY			
					59.42 203 7603	ELECTRICITY			
					146.53 204 7603	ELECTRICITY			
				SOUTHERN CALIFORNIA EDISON COMPAN	351802122026	02/20/2026		02272026	2,076.96
	Invoice: 351802122026					SERVICE PE 2/12/2026 (ACCT #700409463518)			
					2,076.96 201 7603	ELECTRICITY			
				SOUTHERN CALIFORNIA EDISON COMPAN	163102122026	02/18/2026		02272026	111.18
	Invoice: 163102122026					SERVICE PE 2/2/2026 (ACCT #700405041631)			
					111.18 10133300 7603	ELECTRICITY			
						CHECK 242588 TOTAL:			2,434.02
242589	02/27/2026	PRTD	62	SOUTHERN CALIFORNIA GAS COMPANY	7973302172026	02/19/2026		02272026	5.26
	Invoice: 7973302172026					SERVICE PE 2/17/2026 (ACCT# 123 062 7973 3)			
					5.26 28600000 7600	NATURAL GAS			
				SOUTHERN CALIFORNIA GAS COMPANY	6818702172026	02/19/2026		02272026	1,961.04

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
						INVOICE DTL DESC			
	Invoice: 6818702172026					SERVICE PE 2/17/2026 (ACCT# 106 253 6818 7)			
				1,961.04	24281000 7600	NATURAL GAS			
							CHECK	242589 TOTAL:	1,966.30
242590	02/27/2026	PRTD	234	DESERT LIMNOLOGISTS INC	02 -24358	02/20/2026	20260004	02272026	415.00
	Invoice: 02 -24358					WATER FEATURE MAINTENANCE 2/2026			
				415.00	21895000 7612	MAINTENANCE			
				DESERT LIMNOLOGISTS INC	02 -24359	02/20/2026	20260004	02272026	150.00
	Invoice: 02 -24359					WATER FEATURE MAINTENANCE 2/2026			
				150.00	21893000 7612	MAINTENANCE			
							CHECK	242590 TOTAL:	565.00
242591	02/27/2026	PRTD	816	BRUCE SWAN	83285	02/25/2026		02272026	1,950.00
	Invoice: 83285					CLEAN & RESEAL EXTERIOR DECK & WALLS			
				1,950.00	24281000 7612	MAINTENANCE			
							CHECK	242591 TOTAL:	1,950.00
242592	02/27/2026	PRTD	3368	BROOKE MARTIN	1267	02/23/2026		02272026	1,400.00
	Invoice: 1267					SOCIAL MEDIA REELS - PASSION4PINOT FESTIVAL			
				1,400.00	107 7478	MARKETING PROGRAM			
							CHECK	242592 TOTAL:	1,400.00
242593	02/27/2026	PRTD	9	UNITED RENTALS NORTHWEST INC	258561286-001	02/11/2026		02272026	478.09
	Invoice: 258561286-001					SCISSOR LIFT MAINTENANCE - YARD 2/9/26			
				478.09	10133310 7612	MAINTENANCE			
							CHECK	242593 TOTAL:	478.09
242594	02/27/2026	PRTD	174	VALLEY LOCK & SAFE	198555	02/20/2026		02272026	1,241.25
	Invoice: 198555					LEVER INSTALLATION - OBSERVATORY			
				1,241.25	24282000 7613	OBSERVATORY MAINTENANCE			
							CHECK	242594 TOTAL:	1,241.25
242595	02/27/2026	PRTD	2881	WELTYS ENTERPRISES, INC	26-77416	02/04/2026		02272026	615.47
	Invoice: 26-77416					TENSION WALL			
				615.47	107 7478	MARKETING PROGRAM			
							CHECK	242595 TOTAL:	615.47

A/P CASH DISBURSEMENTS JOURNAL

NUMBER OF CHECKS	94	*** CASH ACCOUNT TOTAL ***	612,083.45

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	45	128,260.27
TOTAL EFT'S	49	483,823.18

*** GRAND TOTAL *** 612,083.45

City Council Staff Report

Environmental Assessment Case No. EA25-0009, Street Name Change Case No. STN25-0001, and Preliminary Development Plan Case No. PDP25-0004 (Linea North) – Applicant: Prest Vuksic Greenwood Architects for Linea Rancho Mirage 2, LLC. Consideration of 9 Single-Family Residences and Private Street Name Change (Bellavia Court North to Via Linea). Located Approximately 1,200 Feet East of the Bob Hope Drive and Ginger Rogers Road Intersection (APNs 685-350-001 Through -009, and -012)

DATE	ITEM #
March 5, 2026	PUBLIC HEARINGS - 6A.
Presented To	**Presented By**
Mayor and City Council	Joy Tsai, Senior Planner

RECOMMENDED ACTION

1. Find that Preliminary Development Plan Case No. PDP25-0004 is within the scope of the previously adopted Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162; find that Street Name Change Case No. STN25-0001 is exempt pursuant to CEQA Guidelines Section 15061(b)(3); and authorize the filing of a Notice of Determination;
2. Approve Street Name Change Case No. STN25-0001 to change the private street name from “Bellavia Court North” to “Via Linea,” based on the content and findings in the staff report; and
3. Approve Preliminary Development Plan Case No. PDP25-0004, subject to the Conditions of Approval and based on the content and findings in the staff report.

DISCUSSION

Background and Request

The applicant, Prest Vuksic Greenwood Architects, on behalf of Linea Rancho Mirage 2, LLC, is requesting approval of a Preliminary Development Plan application to construct nine semi-custom single-family residences on the northern half of Tract No. 35089 in Section 30. The development includes site planning and seven architectural house concepts with residences ranging from approximately 5,001 to 6,308 square feet. The applicant is also requesting to rename the existing private street, Bellavia Court North, to Via Linea to align with the proposed development theme and the adjacent Linea development across from Ginger Rogers Road.

The original preliminary development plan approval expired in 2010. However, the tentative map received automatic time extensions via State legislation in 2010, 2012, 2014, and 2016, and was ultimately recorded in 2018. The tentative tract map was approved prior to the adoption of Ordinance No. 1086 on November 6, 2014. This city-initiated Zoning Text Amendment (ZTA) increased the minimum lot size for the Very Low Density Residential (R-L-2) designation from 15,000 square feet to 18,000 square feet.

Following recordation, the 18-lot subdivision was split and sold to two separate entities. The current property owner took possession of the southern half (nine lots), located between Ginger Rogers Road and Via Florencia. In 2023, the applicant obtained entitlements for this southern portion of Tract No. 35089, which included a street name change. To date, six of the nine residences have been completed as part of the original Linea project. Ownership of the northern half (subject property) has since been transferred to the current property owner.

Planning Commission

On February 12, 2026, the Planning Commission conducted a duly noticed public hearing to consider the proposed project. Staff presented the highlights of the proposed project, and no public comments were received during the public hearing. As summarized in the meeting minutes attached to this report, the Commissioners asked questions which the staff addressed. After due consideration of the staff report and public testimony, the Planning Commission made the following motion:

> MOVED/SECONDED BY AGOSTINI/BEALE TO RECOMMEND THAT THE CITY COUNCIL TAKE THE FOLLOWING ACTIONS:
>
> 1. FIND THAT PRELIMINARY DEVELOPMENT PLAN CASE NO. PDP25-0004 IS WITHIN THE SCOPE OF THE PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15162; FIND THAT STREET NAME CHANGE CASE NO. STN25-0001 IS EXEMPT PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3); AND AUTHORIZE THE FILING OF A NOTICE OF DETERMINATION; AND
> 2. APPROVE STREET NAME CHANGE CASE NO. STN25-0001 TO CHANGE THE PRIVATE STREET NAME FROM “BELLAVIA COURT NORTH” TO “VIA LINEA,” BASED ON THE CONTENT AND FINDINGS IN THE STAFF REPORT; AND
> 3. APPROVE PRELIMINARY DEVELOPMENT PLAN CASE NO. PDP25-0004, SUBJECT TO THE CONDITIONS OF APPROVAL AND BASED ON THE CONTENT AND FINDINGS IN THE STAFF REPORT.
>
> MOTION CARRIED 4/0.

Planning Commission’s findings, determinations and actions are based on contents of the Planning Commission Staff Report, attachments and Staff presentation for the proposed project, and all public documents, records and references related thereto submitted or provided at or prior to the Planning Commission’s consideration of the item; testimony and/or comments from the applicant and its representatives submitted or provided at, or prior to the Planning Commission’s consideration of the item, if any; and testimony and/or comments from all persons that were provided in written format, or correspondence, at, or prior to, the Planning Commission’s consideration of the item, including without limitation public comments made at the meeting.

Environmental Determination

The previously approved project (Tentative Tract Map No. 35089 and Preliminary Development Plan Case No. PDP07004) for an eighteen-lot single-family residential subdivision and a development plan was reviewed for compliance with the California Environmental Quality Act (CEQA). Based on Environmental Assessment Case No. EA070003, the City prepared and filed an Initial Study and a Notice of Intent to Adopt a Mitigated Negative Declaration for the Project. A Notice of Availability was filed and posted with the Riverside County Clerk on February 25, 2008. On September 4, 2008, the Mitigated Negative Declaration was adopted, and the tentative map and preliminary development plan permit applications approved. A Notice of Determination was filed with the Riverside County Clerk on October 16, 2008.

CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) provides that when an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, that there are no new significant environmental effects due to a change in the project or circumstances, and there is no new information of substantial importance as identified in CEQA Guidelines Section 15162(a)(3). The proposed project is a request to construct nine single-family residences on the northern half of Tract No. 35089, north of Ginger Rogers Road. The project consists of seven house concepts and ranges in size from 5,001 square feet to 6,308 square feet. With respect to the proposed project, the revisions from the previously approved development plan application are only minor technical changes that do not result in any new significant environmental effect(s). Such minor changes include the landscape planting palette, site and floor plans, color and material schemes, and architecture style of the residences. The current request does not propose to amend the project boundaries, uses, or development intensities of the original approval. Pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162, the City analyzed whether the revisions would result in new significant impacts or substantial increase in severity of previously identified impacts. Based on Environmental Assessment Case No. EA25-0009 and the City's analysis, no subsequent EIR, supplemental EIR, or subsequent mitigation negative declaration is required. Moreover, street name changes are exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) because the changing of street names has no possibility of having a significant effect on the environment. No further environmental review is required.

Noticing Requirement

RMMC Section 17.74.020, *Hearing and notice*, requires that all property owners, as shown on the county's latest equalized assessment roll, within a 500-foot radius of the boundaries of the subject parcel(s) be notified of matters requiring a public hearing. If the number of property owners to whom the notice would be mailed is less than 25, then the mailing radius is required to be increased to 1,000 feet as measured from the exterior boundaries of the subject parcel.

On February 18, 2026, public hearing notices were mailed to property owners within a **500-foot** radius of the parcel boundary and posted at the City's designated community posting sites pursuant to the requirements of RMMC Chapter 17.74. Notification of the public hearing was published in *The Desert Sun* newspaper on February 22, 2026.

All written public comments related to the City Council's review of the proposed project received prior to the publication of this agenda packet, including any comments received for consideration of the Planning Commission, have been attached as Attachment 7; any oral testimony or comments made, including those by Developer, it's representatives, or public, if any, can be found on the video recording of the meeting on the city's website and were reviewed by the City Council prior to City Council's consideration of the item. All items were made publicly available at the same time as they were made available to a majority of the council in accordance with the Brown Act.

Attachments

Attachment 1 - 02/12/2026 PC Staff Report with Conditions of Approval

Attachment 2 - Aerial Photo

Attachment 3 - CC Public Hearing Notice

Attachment 4 - Draft Notice of Determination

Attachment 5 - Draft 02/12/2026 PC Minutes

Attachment 6 - Exhibits

Attachment 7 - Public Comments

ATTACHMENT 1

Planning Commission Staff Report

Environmental Assessment Case No. EA25-0009, Street Name Change Case No. STN25-0001, and Preliminary Development Plan Case No. PDP25-0004 (Linea North) – Applicant: Prest Vuksic Greenwood Architects for Linea Rancho Mirage 2, LLC. Consideration of 9 Single-Family Residences and Private Street Name Change (Bellavia Court North to Via Linea). Located Approximately 1,200 Feet East of the Bob Hope Drive and Ginger Rogers Road Intersection (APNs 685-350-001 Through -009, and -012)

DATE	ITEM #
February 12, 2026	PUBLIC HEARINGS - 5A.
Presented To	**Presented By**
Planning Commission	Joy Tsai, Senior Planner

RECOMMENDED ACTION

Recommend that the City Council:

1. Find that Preliminary Development Plan Case No. PDP25-0004 is within the scope of the previously adopted Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162; find that Street Name Change Case No. STN25-0001 is exempt pursuant to CEQA Guidelines Section 15061(b)(3); and authorize the filing of a Notice of Determination; and
2. Approve Street Name Change Case No. STN25-0001 to change the private street name from “Bellavia Court North” to “Via Linea,” based on the content and findings in the staff report; and
3. Approve Preliminary Development Plan Case No. PDP25-0004, subject to the Conditions of Approval and based on the content and findings in the staff report.

DISCUSSION

Facts

1. Applicant:	Prest Vuksic Greenwood Architects for Linea Rancho Mirage 2, LLC
2. Request:	Consideration for the construction of nine (9) single-family residences within the northern portion of Tract Map No. 35089. The development includes site planning and seven architectural house concepts. Existing lot sizes range from approximately 15,991 to 22,259 square feet, with residences ranging from approximately 5,001 to 6,308 square feet. The project also requests a private street name change from Bellavia Court North to Via Linea.

3. Location:	Located north of Ginger Rogers Road, approximately 1,200 feet east of the intersection of Bob Hope Drive and Ginger Rogers Road (APNs 685-350-001 through -009, and -012)
4. Project Size:	192,709 square feet (4.42 acres)
5. Existing Land Use and General Plan/Zoning:	Vacant residential subdivision; Very Low Density Residential (2 dwelling units per acre max. [R-L-2])
6. Date Application Deemed Complete:	January 27, 2026

Background and Request

The applicant, Prest Vuksic Greenwood Architects, on behalf of Linea Rancho Mirage 2, LLC, is requesting approval of a Preliminary Development Plan application to construct nine single-family residences on the northern half of Tract No. 35089 in Section 30. The development includes site planning and seven architectural house concepts with residences ranging from approximately 5,001 to 6,308 square feet. The applicant is also requesting to rename the existing private street, Bellavia Court North, to Via Linea to align with the proposed development theme and the adjacent Linea development across from Ginger Rogers Road.

The subject property is located within Section 30, an area bounded by Dinah Shore Drive to the north, Gerald Ford Drive to the south, Monterey Avenue to the east, and Bob Hope Drive to the west. The western half of Section 30 was annexed from Riverside County into the City in 1994. In 1999, a Master Circulation Plan for Section 30 was approved to address drainage constraints and traffic issues, and was last amended on December 18, 2014, for the realignment of Via Florencia. Additionally, the subject property is subject to the Section 30 Design Guidelines, which contain provisions for enhanced landscaped parkways, walls, access gates, and subdivision entries. The City Council last amended the Design Guidelines in 2009.

The original project, known as “Bellavia,” consisted of a tentative tract map and preliminary development plan application (Case No. TTM35089 and PDP07004) and was approved by the City Council on September 4, 2008, along with the adoption of a Mitigated Negative Declaration. Bellavia consisted of the subdivision of two 5.04-acre parcels into eighteen single-family residential lots and lettered lots for common areas. The original project also included a preliminary development plan, which provided the site plan, floor plans, architectural elevations, and landscaping.

The original preliminary development plan approval expired in 2010. However, the tentative map received automatic time extensions via State legislation in 2010, 2012, 2014, and 2016, and was ultimately recorded in 2018. The tentative tract map was approved prior to the adoption of Ordinance No. 1086 on November 6, 2014. This city-initiated Zoning Text Amendment (ZTA) increased the minimum lot size for the Very Low Density Residential (R-L-2) designation from 15,000 square feet to 18,000 square feet.

Following recordation, the 18-lot subdivision was split and sold to two separate entities. The current property owner took possession of the southern half (nine lots), located between Ginger Rogers Road and Via Florencia. In 2023, the applicant obtained entitlements for this southern portion of Tract No. 35089, which included a street name change. To date, six of the nine residences have been completed as part of the original Linea project. Ownership of the northern half (subject property) has since been transferred to the current property owner.

Site and Surrounding General Plan, Zoning and Land Uses

The project site consists of the northern portion of Tract Map No. 35089. The northern half of the tract is rectangular-shaped, elongated in the north-south direction, and measures approximately 330 feet wide by 634 feet long. The subject property is bounded by single-family residences to the north, east, and west, and Ginger Rogers Road to the south. Subdivision improvements for the tract were completed in June 2024.

The General Plan and zoning of the project site is R-L-2 (Very Low Density Residential with a maximum of two dwelling units per acre). The following table describes the surrounding land uses located adjacent to the subject property:

	General Plan and Zoning Designation	Land Use
Project Site	Very Low Density Residential (R-L-2)	Vacant residential subdivision
North	Very Low Density Residential (R-L-2)	Single-family residences
East	Very Low Density Residential (R-L-2)	Single-family residence
South	Very Low Density Residential (R-L-2)	Ginger Rogers Road, Single-family residences
West	Very Low Density Residential (R-L-2)	Single-family residences

Project Description

The proposed development plan is for the approval of nine detached semi-custom single-family residences situated in the gated subdivision on the north side of Ginger Rogers Road, similar to other residential subdivisions in the vicinity. Access to the lots is provided by the private street off Ginger Rogers Road. The project consists of seven house design concepts and range in size from 5,001 to 6,308 square feet, in addition to front yard landscaping concepts. The applicant is also requesting to rename the existing private street, Bellavia Court North, to Via Linea to align with the proposed development theme and the adjacent Linea development across from Ginger Rogers Road.

The proposed land use and existing net lot size of each parcel is provided within the table below:

Lot No.	Lot Size (Sq. Ft.)	Lot Size (acres)	Land Use
1	17,105	0.393	Single-family residence
2	16,112	0.370	Single-family residence
3	15,991	0.367	Single-family residence
4	16,644	0.382	Single-family residence
5	19,367	0.445	Single-family residence
6	22,259	0.511	Single-family residence
7	19,570	0.449	Single-family residence
8	18,619	0.427	Single-family residence
9	19,683	0.452	Single-family residence

Analysis

Review Authority (Rancho Mirage Municipal Code [RMMC] Section 17.34.010)
The proposed project requires City Council review and approval of two entitlement applications: Street Name Change and Preliminary Development Plan (PDP). The street name change requires Planning Commission approval, whereas the preliminary development plan application requires City Council approval. Municipal Code Section 17.36.020 requires all applications to be processed simultaneously by the highest review authority. Therefore, the Planning Commission's role in this matter is to forward a recommendation to the City Council for the two discretionary entitlements described below.

Street Name Change (RMMC Chapter 17.58)
When street renaming is initiated, Municipal Code Section 17.58.030 requires that a petition shall be completed with signatures of the property owners or tenants representing at least seventy-five percent of the properties located along the road segment to be renamed. In this case, Bellavia Court North is a private cul-de-sac street in a nine-lot residential subdivision under a single ownership. The street name change will not affect existing residences and properties outside of the residential subdivision.

Municipal Code Section 17.58.060 states that a street may be renamed only when the following findings are made:

1. The proposed street name change is consistent with the General Plan and in compliance with Municipal Code Chapter 12.06 *Street Name Standards*; and,
2. The proposed street name change would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

Section 12.06.060 of the Municipal Code requires that a street name is not a duplication and is easy to read, pronounce, and spell. The street name shall also reflect its characteristics, classification, and function. The name "Via Linea" in staff's opinion meets all the criteria of the Municipal Code. In addition, the standards require that the street name shall be related to any of the following criteria: a desert theme, names of historical significance, or a stated development theme. "Via" a commonly used as a street prefix and was selected for consistency with other street names in the vicinity, such as Via Josefina and Via Florencia. "Linea" is a Latin word meaning "line" or "stripe," and is reminiscent of the proposed development's mid-century modern design aesthetic. Additionally, a street name change from Bellavia Court South to Via Linea for the southern portion of the original tract map was approved in 2023. Renaming Bellavia Court North to Via Linea is therefore appropriate and provides continuity within the development.

Development Plan Permit (RMMC Chapter 17.42)
The purpose of Development Plan Permit is to establish consistency with the General Plan and protect the integrity and character of the residential and commercial areas of the city. The process ensures that new development yields a pleasant living environment and attracts the interest of residents and visitors as the result of consistent exemplary design.

The original tentative tract map was approved prior to the adoption of Ordinance No. 1086 in November 2014. Ordinance No. 1086 revised the minimum lot size required under the Very Low Density Residential (R-L-2) zoning designation from 15,000 square feet to 18,000 square feet. Currently, four of the nine lots do not meet the current minimum lot size for the R-L-2 zoning district; however, it was determined that because the original subdivider submitted their project well before the adoption of Ordinance No. 1086, they would not be subject to the revised lot sizes. The current lot sizes range from 15,991 to 22,259 square feet for an overall project density of 1.86 units per acre. The approved and recorded tract map meets the lot size requirements under the previous development code.

The following table compares the project with the City's Development Code standards in the proposed Very Low Density Residential (R-L-2) zoning designation:

Development Feature	Development Standards	Proposed	Meets Requirements
Minimum Front Setback	25 ft.	25 ft.	Yes
Minimum Side Setback	10 ft.	10 ft.	Yes

Minimum Street Side Setback	15 ft.	15 ft.	Yes
Minimum Rear Setback	25 ft.	25 ft.	Yes
Maximum Lot Coverage	30%*	29.1%* Average	Yes
Maximum Height	20 ft / One Story (chimneys excluded)	17.5 ft / One Story	Yes
Off-street Parking	Two-Car Garage	Three-Car Garage	Yes

* Pursuant to RMMC Section 17.08.020, the third car space, not to exceed 240 square feet, shall not be included in the calculation of building lot coverage so long as that area is being maintained as a three-car garage.

As set forth in the above analysis, the proposed project is in conformance with the Rancho Mirage General Plan and the Section 30 Master Circulation Plan and Design Guidelines.

Site Plan and Project Design
The applicant is proposing mid-century modern architectural designs inspired by minimalism and sculptural works for their development plan. The preliminary development plan proposes seven main housing concepts ranging from 5,001 square feet to 6,308 square feet constructed on them. Lots 2 and 3 have the same floor plan but reversed and with different elevations. Lots 8 and 9 have the same floor plans but different front elevations. Each home consists of a large open living entertainment space focused on the indoor/outdoor connection, a large independent master suite, guest bedrooms in various configurations, media/office spaces, and a three-car garage. All of the proposed plot plans meet the City's development code requirements pertaining to setbacks and lot coverage.

Detached guest houses have been proposed for Lots 6, 7, 8, and 9. They are designed to be architecturally consistent with the main residence and will not exceed 12 feet in height from finished grade. As proposed, the accessory structures meet the required minimum setbacks and height requirements.

The table below shows the phasing schedule, square footage and lot coverages proposed for each lot:

Phase	**Lot No.**	**House (sq. ft.)**	**Casita (sq. ft.)**	**Garage (sq. ft.)**	**Total Sq. Ft.**	**Lot Coverage (%)**
1	Lot 8	4,457	495	841	5,793	29.8%
	Lot 9	4,492	537	841	5,870	28.6%
2	Lot 1	4,643	-	681	5,324	29.7%
	Lot 2	4,344	-	657	5,001	29.5%
	Lot 6	5,011	537	760	6,308	27.2%
	Lot 7	4,439	495	721	5,655	27.6%

3	Lot 3	4,344	-	657	5,001	29.7%
	Lot 4	4,527	-	701	5,228	29.9%
	Lot 5	5,334	-	683	6,018	29.8%

Colors and Materials
The project proposes a coordinated exterior colors and materials palette for the nine single-family residences. The palette consists of neutral and earth-toned finishes, including off-white, taupe, and gray wall colors, complemented by darker gray and bronze accent tones. Window and door systems utilize anodized aluminum frames in light bronze and dark bronze finishes.

Primary exterior materials include stone and masonry products in gray and cream hues, such as travertine, limestone, and textured stone veneer, providing architectural articulation and durability. Roofing materials are specified in a light off-white color to maintain consistency across the development.

All residences will select finishes from the proposed palette; however, adjacent homes are required to utilize different combinations of colors and materials. This condition ensures visual diversity and prevents repetition while maintaining a cohesive architectural character throughout the development.

Access and Circulation
The residential subdivision is gated, consistent with other residential developments in the vicinity. Access to the lots will be provided by the 38-foot-wide, 605-foot-long private street (Lot C) off Ginger Rogers Road, a public street. Typical public streets in Section 30 are classified under the City's General Plan as local streets. Local streets consist of two lanes with a typical right-of-way width of sixty feet. The private street will be maintained by the future Homeowners' Association.

Grading and Drainage
Pad elevations and drainage patterns were established with the approval of Tentative Tract Map 35089. All proposed single-family lots will drain into the on-site street, then flow to collect in the combination inlets, and directed to the retention basin system. The project site is rectangular shaped (elongated in the north-south direction) and is relatively flat-lying, with drainage tending from north to southwest. The landscaped retention basin (Lot E) is open without fencing and appears as a visual extension of the parkway along Ginger Rogers Road. The perimeter subdivision wall is located at the back of the retention basin. As conditioned, the applicant is responsible for submitting precise grading plans for individual lots to the Engineering Division for review and approval.

Landscaping

Entry, Landscaping, and Walls
The project's entry design and parkway landscaping off Ginger Roger Road were established with the approval of Tentative Tract Map 35089. The entry area off Ginger Rogers Road features variegated stone pavers, black vertical metal fence post vehicular gates, and pedestrian gates. The residential subdivision is enclosed by six-foot-tall perimeter walls.

The retention basin and parkway feature a desert-appropriate landscape palette and a typical six-foot wide "Yosemite Brown" colored concrete meandering sidewalk in accordance with the Design Guidelines. Common area landscaping includes Desert Museum Palo Verde and Ironwood trees, along with various accent shrubs, such as 'new gold' lantana and agave, for texture and color. The landscaped parkway and entry were completed as a part of the subdivision improvements in 2024.

Front Yard Typicals
As a part of this development plan submittal, front yard typicals for the residential units are provided. The front landscapes feature lineal planting arrangements related to the project's architectural theme and feature desert-appropriate plantings. Canopy trees, such as the Mulga, Tipu, and Desert Museum Palo Verde trees are proposed along with Mexican fan palms with a trunk height of 12 feet. Groundcover will consist of a 3/8-inch Glacier Pebble crushed rock blend, featuring beige, charcoal gray, and white tones, installed to a minimum depth of three inches. The plant palettes remain consistent throughout the development with a varied selection of desert-appropriate plantings to soften the hardscape. The project meets the minimum landscaping mix required by the city's landscape development standards.

Additional Review

As part of the project review, staff distributed notices to the Public Works Department, Office of the County Fire Marshal, and all applicable public utility companies and service agencies regarding the proposed project on December 30, 2025. All utility providers, including gas, electric, water, and sewer, are expected to serve the project. Any comments received have been incorporated into this report and the Conditions of Approval.

In addition, the street name change request was circulated to the United States Postal Service (USPS), Office of the County Fire Marshal, and Riverside County Sheriff's Department Master Street Address Guide (MSAG) on December 30, 2025, for review and comment. No comments were received from the agencies.

Architectural Review Working Group (ARWG)
On January 12, 2026, the Architectural Review Working Group conducted a meeting to discuss the proposed Preliminary Development Plan application. The ARWG members asked questions to which staff and the applicant representatives answered. The following topics were discussed: 1) solar protection, 2) prevailing wind, 3) pool area separation from entry areas for homes with front-loaded pools, and 4) garage door heights.

The ARWG comments have either been addressed by the applicant or have been incorporated into the Conditions of Approval attached to this staff report.

Environmental Determination

The previously approved project (Tentative Tract Map No. 35089 and Preliminary Development Plan Case No. PDP07004) for an eighteen-lot single-family residential subdivision and a development plan was reviewed for compliance with the California Environmental Quality Act (CEQA). Based on Environmental Assessment Case No. EA070003, the City prepared and filed an Initial Study and a Notice of Intent to Adopt a Mitigated Negative Declaration for the Project. A Notice of Availability was filed and posted with the Riverside County Clerk on February 25, 2008. On September 4, 2008, the Mitigated Negative Declaration was adopted, and the tentative map and preliminary development plan permit applications approved. A Notice of Determination was filed with the Riverside County Clerk on October 16, 2008.

CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) provides that when an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, that there are no new significant environmental effects due to a change in the project or circumstances, and there is no new information of substantial importance as identified in CEQA Guidelines Section 15162(a)(3). The proposed project is a request to construct nine single-family residences on the northern half of Tract No. 35089, north of Ginger Rogers Road. The project consists of seven house concepts and ranges in size from 5,001 square feet to 6,308 square feet. With respect to the proposed project, the revisions from the previously approved development plan application are only minor technical changes that do not result in any new significant environmental effect(s). Such minor changes include the landscape planting palette, site and floor plans, color and material schemes, and architecture style of the residences. The current request does not propose to amend the project boundaries, uses, or development intensities of the original approval. Pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162, the City analyzed whether the revisions would result in new significant impacts or substantial increase in severity of previously identified impacts. Based on Environmental Assessment Case No. EA25-0009 and the City's analysis, no subsequent EIR, supplemental EIR, or subsequent mitigation negative declaration is required. Moreover, street name changes are exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) because the changing of street names has no possibility of having a significant effect on the environment. No further environmental review is required.

Noticing Requirements

RMMC Section 17.74.020, *Hearing and notice*, requires that all property owners, as shown on the county's latest equalized assessment roll, within a 500-foot radius of the boundaries of the subject parcel(s) be notified of matters requiring a public hearing. If the number of property owners to whom the notice would be mailed is less than 25, then the mailing radius is required to be increased to 1,000 feet as measured from the exterior boundaries of the subject parcel.

On January 28, 2026, public hearing notices were mailed to property owners within a **500**-foot radius of the parcel boundary and posted at the City's designated community posting sites pursuant to the requirements of RMMC Chapter 17.74. Notification of the public hearing was published in *The Desert Sun* newspaper on February 1, 2026. Any information addressed to the Planning Commission, but received after completion of this final report, will be distributed at the public hearing. No comments have been received as of the publication date of this report.

FINDINGS

Planning Commission's findings, determinations and actions are based on contents of the Planning Commission Staff Report, attachments and Staff presentation for the proposed project, and all public documents, records and references related thereto submitted or provided at or prior to the Planning Commission's consideration of the item; testimony and/or comments from the applicant and its representatives submitted or provided at, or prior to the Planning Commission's consideration of the item, if any; and testimony and/or comments from all persons that were provided in written format, or correspondence, at, or prior to, the Planning Commission's consideration of the item, including without limitation public comments made at the meeting.

Pursuant to RMMC Section 17.58.060 *Findings and decision*, the applicable review authority may approve a street name change only if all of the following findings are made:

1. The proposed street name change is consistent with the General Plan and in compliance with Municipal Code Chapter 12.06 (Street Name Standards). **The request meets the standards of Municipal Code Section 12.06.060, which require that street names not be duplicative and that names be based on or relate to a stated development theme. The proposed private street name, "Via Linea," is consistent with the project's mid-century modern design aesthetic. "Linea" is a Latin word meaning "line" or "stripe," and "Via" is a commonly used street prefix that provides consistency with nearby street names, including Via Josefina and Via Florencia. Additionally, a street name change from Bellavia Court South to Via Linea for the southern portion of the original tract map was approved in 2023. Renaming Bellavia Court North to Via Linea is therefore appropriate and provides continuity within the development.**

2. The proposed street name change will not be detrimental to the public interest, health, safety, convenience, or welfare of the City. **The change applies to a private street within a gated nine-lot residential subdivision, and the property owner is the sole proprietor of the subdivision. The street name change request was circulated to the United States Postal Service (USPS), Office of the County Fire Marshal, and Riverside County Sheriff's Department Master Street Address Guide (MSAG) on December 30, 2025, for review and comment. No comments were received from the agencies.**

Pursuant to RMMC Section 17.42.060 *Findings and decision*, the applicable review authority may approve a development plan permit only if all of the following findings are made:

1. The proposed development is: 1) Allowed within the respective zoning district; 2) Generally in compliance with all of the applicable provisions of this title that are necessary to carry out the purpose and requirements of the respective zoning district, including prescribed development standards and applicable design guidelines; and 3) Consistent with the general plan and specific plan. **The proposed use is one permitted within the subject zoning district and complies with all of the applicable provisions of the Zoning Ordinance. The current General Plan and zoning designation for the Project Site is Very Low Density Residential (R-L-2). The R-L-2 zoning district identifies areas appropriate for large lot single-family uses. The allowable maximum density is two dwelling units per gross acre. The proposed use is a single-family residential development with nine lots and a density of 1.86 units per acre. The tentative tract map was approved prior to the passing of Ordinance No. 1086, which comprised of a city-initiated Zoning Text Amendment (ZTA) adopted on November 6, 2014. Said Ordinance changed the minimum lot size required under the Very Low Density Residential (R-L-2) zoning designation from 15,000 square feet to 18,000 square feet.**

   The current lot sizes range from 15,991 to 22,259 square feet. Four of the nine lots in the Project Site do not meet the current minimum lot size for the R-L-2 zoning district; however, it was determined that because the original subdivider submitted their project well before the city-initiated ZTA was adopted, they would not be subject to the revised lot sizes. The recorded map meets the lot size requirements under the previous development code. The project, as conditioned, meets the Zoning Ordinance requirements for lot coverage, setbacks, height limitations, and landscaping as described in this report. As conditioned, the proposed project is consistent with the City's General Plan and Section 30 Guidelines.

2. The proposed project would produce a comprehensive development incorporating a more enhanced environment and architectural excellence (e.g., appropriate variety of structure placement and orientation opportunities, appropriate mix of structure sizes, high quality architectural design, increased amounts of landscaping and open space, improved solutions to the design and placement of parking facilities, etc.) than would normally be possible under more standard district development requirements, as conditioned. **The applicant is proposing a modern mid-century architecture theme for the development, and the proposed floor plans and dimensions are consistent with the R-L-2 zoning district. The project proposes a coordinated exterior colors and materials palette for nine single-family residences. The palette consists of neutral and earth-toned finishes, including off-white, taupe, and gray wall colors, complemented by darker gray and bronze accent tones. Window and door systems utilize anodized**

aluminum frames in light bronze and dark bronze finishes. Primary exterior materials include stone and masonry products in gray and cream hues, such as travertine, limestone, and textured stone veneer, providing architectural articulation and durability. Roofing materials are specified in a light off-white color to maintain consistency across the development. All residences will select finishes from the proposed palette; however, adjacent homes are required to utilize different combinations of colors and materials. This condition ensures visual diversity and prevents repetition while maintaining a cohesive architectural character throughout the development. The landscape plan incorporates a desert appropriate planting palette and is in compliance with the Section 30 Design Guidelines.

3. The design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle access and public services and utilities (e.g., drainage, fire protection, sewers, water, etc.), would ensure that the proposed development would not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or welfare, or injurious to the property or improvements in the vicinity and the respective zoning district. **The conditions for Tract Map No. 35089, as imposed by the City Council, ensure that on and off-site infrastructure improvements meet or exceed the City of Rancho Mirage requirements. Storm drainage, sanitary sewer, water, streets, and all utilities are available to the site. The subdivision was recorded in 2018, and the complete improvements were accepted on June 20, 2024. In addition, the mitigation measures contained in the adopted Mitigated Negative Declaration based on Environmental Case No. EA070003 are required to be implemented.**

4. The design, location, and proposed uses would be compatible with the character of existing development in the surrounding neighborhood. **The proposed use is one permitted within the subject zoning district and complies with all of the applicable provisions of the Zoning Ordinance. The current General Plan and zoning designation for the Project Site is Very Low Density Residential (R-L-2). The R-L-2 zoning district identifies areas appropriate for large lot single-family uses. The allowable maximum density is two dwelling units per gross acre. The proposed use is a single-family residential development with nine lots and a density of 1.86 units per acre. There are also similar gated residential subdivisions in the vicinity, such as the original Linea development south of Ginger Rogers Road and the Echo development. The project, as conditioned, meets the Zoning Ordinance requirements for lot coverage, setbacks, height limitations, and landscaping as described in this report.**

5. The subject site is physically suitable for the type and density/intensity of development being proposed, as conditioned. **The project site is physically suitable for the type of low-density residential development. The overall project density is 1.86 dwelling units per acre, which complies with the maximum density under the R-L-2 zoning district. In addition, the applicant shall comply with the recommendations of the adopted Mitigated Negative Declaration. No variances or exceptions are requested.**

6. The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and there would be no potential significant negative effects upon environmental quality and natural resources that would not be properly mitigated and monitored, unless findings are made in compliance with CEQA. **The previously approved project (Tentative Tract Map No. 35089 and Preliminary Development Plan Case No. PDP07004) for an eighteen-lot single-family residential subdivision and a development plan was reviewed for compliance with the California Environmental Quality Act (CEQA). Based on Environmental Assessment Case No. EA070003, the City prepared and filed an Initial Study and a Notice of Intent to Adopt a Mitigated Negative Declaration for the Project. A Notice of Availability was filed and posted with the Riverside County Clerk on February 25, 2008. On September 4, 2008, the Mitigated Negative Declaration was adopted, and the tentative map and preliminary development plan permit applications approved. A Notice of Determination was filed with the Riverside County Clerk on October 16, 2008.**

   CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) provides that when an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, that there are no new significant environmental effects due to a change in the project or circumstances, and there is no new information of substantial importance as identified in CEQA Guidelines Section 15162(a)(3). The proposed project is a request to construct nine single-family residences on the northern half of Tract No. 35089, north of Ginger Rogers Road. The project consists of seven house concepts and ranges in size from 5,001 square feet to 6,308 square feet. With respect to the proposed project, the revisions from the previously approved development plan application are only minor technical changes that do not result in any new significant environmental effect(s). Such minor changes include the landscape planting palette, site and floor plans, color and material schemes, and architecture style of the residences. The current request does not propose to amend the project boundaries, uses, or development intensities of the original approval. Pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162, the City analyzed whether

the revisions would result in new significant impacts or substantial increase in severity of previously identified impacts. Based on Environmental Assessment Case No. EA25-0009 and the City's analysis, no subsequent EIR, supplemental EIR, or subsequent mitigation negative declaration is required. Moreover, street name changes are exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) because the changing of street names has no possibility of having a significant effect on the environment. No further environmental review is required.

Attachments

Attachment 1 – Aerial Photo

Attachment 2 – Conditions of Approval

Attachment 3 – Public Hearing Notice

Attachment 4 – Draft Notice of Determination

Attachment 5 – Exhibits

CONDITIONS OF APPROVAL

Environmental Assessment Case No. EA25-0009, Street Name Change Case No. STN25-0001, and Preliminary Development Plan Case No. PDP25-0004 – Linea North ("Project")

Special conditions (or portions thereof) are designated in **bold.**

I. GENERAL

1. The Preliminary Development Plan approval shall be effective for two (2) years from the date of City Council approval. A Final Development Plan permit shall be obtained within this specific time period, or the Preliminary Development Plan permit shall become null and void unless the expiration date for the project is extended as provided by Rancho Mirage Municipal Code (RMMC) Section 17.42.130.

2. The proposed project shall substantially conform to the Planning Division's approved exhibits, including the materials board as contained in **Case Nos. EA25-0009, STN25-0001, and PDP25-0004**. The applicant shall not misconstrue this as an approval to obtain a Building Permit at this time. Applicable structural and conformance plan check procedures, along with Engineering Division requirements, shall be completed and approved prior to the issuance of a Grading or Building Permit. The approved Preliminary Development Plan may be modified only with City approval in a manner pursuant to RMMC Section 17.68.080 *Changes to an approved project*.

3. Prior to issuance of any permits, the applicant shall acknowledge that the approved project and any or all proposed modifications to the approved project shall be completed in accordance with applicable City Ordinances, Guidelines, and other requirements in effect at the time of building permit issuance.

4. The applicant shall execute a written acknowledgment to the Planning Division stating acceptance of and compliance with all of the Conditions of Approval for this Project and all associated cases, and that the plans submitted are in compliance with the Conditions of Approval. No modifications shall be made to said plans without written approval from the appropriate decision-making body.

5. The applicant shall comply with all applicable regulations of the Rancho Mirage Municipal Code.

6. The Conditions of Approval set forth herein may include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day approval period in which you may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), has begun.

7. All green waste shall be disposed of at a permitted composting facility. The applicant shall undertake or cause to be undertaken such action or actions as are necessary to permit and/or otherwise accommodate the implementation of recycling services. Such action or actions may include, but are not limited to: designating and providing adequate area at convenient locations with appropriate access for the placement of dumpsters and/or bin

sets; constructing permanent enclosures that meet all requirements of the Code of the City of Rancho Mirage and each dumpster and/or bin set; providing for the security of each dumpster to discourage scavenging, and; providing adequate indoor area at convenient locations for the collection and short-term storage of recyclables. The applicant shall submit a "Recycling Program" that has been reviewed by an agent of the City, which, at a minimum, explains, states or otherwise defines: (1) recyclables generated by type; (2) estimate by pounds for each recyclable generated; (3) number of dumpsters and/or plastic bin sets (one set equals three "baskets") needed to accommodate estimated recyclables; (4) location of each dumpster (may be identified on a map attached as an exhibit); (5) method of collection such as curbside at each residential unit or at rear of property by dumpster, etc.; and (6) pick-up schedule for recyclables. The applicant shall provide other such information as may be necessitated by the development proposal.

8. The applicant shall comply with RMMC Chapter 9.60 which requires disclosure in the sale of residential property. The purpose of this chapter is to protect purchasers of new homes or lots for custom homes against unacceptable development on adjacent property by requiring the sellers of such homes and lots to disclose land use regulations applicable to contiguous properties and to disclose the nature of any development project approvals for such property that may exist.

9. All water features shall be maintained in compliance with Ordinance No. 844. Any water features and fountains shall be equipped with an aerometer so that the spray can be adjusted for wind speed.

10. **The location of this project is considered an "infill site" with very close proximity to existing residences. Should the City receive complaints about construction noise from residents in close proximity to the project, the City may limit construction activities to the hours between 7am and 5pm.**

II. PLANNING

11. FINAL DEVELOPMENT PLAN REQUIRED
A Final Development Plan (FDP) shall be required prior to issuance of any grading or building permits. The Final Development Plan (FDP) shall include a complete set of Building Construction Plans, Final Lighting Plans (including cut-sheets with Photometric Plan), Precise Grading Plans, Wall Plans, Final Landscaping and Irrigation Plans, a written response to the project Conditions of Approval, and any other requirements as listed in the Final Development Plan application.

12. The Director shall consider the Final Development Plan Permit application. The Director may approve a Final Development Plan permit if it substantially conforms to the Preliminary Development Plan and associated Conditions of Approval.

13. The development of the premises shall conform to all development standards pursuant to RMMC Chapter 17.20.

14. Landscaping, Wall, and Grading Plans shall demonstrate that all electrical transformers, utility pads, cable TV and phone boxes, and similar utility fixtures will be screened,

pursuant to RMMC Chapter 17.20 and/or installed underground if required.

15. **The mitigation measures contained in the adopted Mitigated Negative Declaration based on Environmental Case No. EA070003 are hereby incorporated as Conditions of Approval. The property owner shall be responsible for implementing the mitigation measures contained within the adopted Mitigated Negative Declaration, as necessary.**

16. **On lots abutting or across from each other, for which the same floor plan is proposed, different front elevations and color schemes must be constructed.**

17. Landscaping. The plans shall be submitted as a Landscape Documentation Package in accordance with Ordinance No. 990, and as amended by Ordinance 1101. Such Plan(s) shall be consistent with the Preliminary Landscape Plan, and the applicant shall provide evidence that the landscape plan has been reviewed and approved by the Riverside County Office of the Agricultural Commissioner and the Coachella Valley Water District (CVWD) prior to requesting a final inspection. The final landscaping and irrigation plans shall incorporate the use of Evapotranspiration (ET) irrigation "smart" controllers which shall include automatic water scheduling, rain, and temperature sensors. Prior to a final inspection, the landscape contractor shall verify in writing with Planning staff that controllers have been installed, are correctly programmed, and operate with these features.

    A. The project landscape architect shall submit written verification that the landscaping and irrigation has been installed in accordance with the approved plans.
    B. Vegetation with spikes that may be harmful to pedestrians shall be a minimum of three (3) feet away from walkways.
    C. The Planning Division reserves the right to request additional landscaping upon final inspection if it is determined that areas are devoid of plant or ground cover material, or the execution of the landscaping plan does not comply with the purpose and intent of the Section 30 Design Guidelines and landscape development standards.
    D. **Landscaping shall be designed and installed to withstand blowsand conditions.**

18. Walls. Where perimeter walls are shown on the development plan they shall be designed with aesthetic relief and be of high-quality architectural design to complement adjacent developments. In accordance with the Community Design Elements, the landscaped parkway and perimeter wall along all property lines shall be aesthetically enriched and subject to approval of Planning staff, with architectural review as deemed necessary. All top of wall elevations and adjacent finish grade elevations for the project perimeter and entry walls shall be subject to review and approval by the Planning Division and City Engineer. The applicant shall contact the adjacent property owners if grading outside the subdivision boundaries is required for construction of the perimeter walls. This shall be accomplished prior to issuance of any permit.

19. Lighting. All exterior lighting shall be shown on the Final Development Plan and shall be

low-level, energy-efficient, downward-directed fixtures. Lighting shall be shielded or recessed to prevent glare and light spill beyond the boundaries of the project site and shall be directed away from adjoining properties and public rights-of-way. Lighting shall not blink, flash, or emit excessive brightness. All lighting fixtures shall be appropriate in scale, height, and intensity for the building and shall be architecturally compatible with the project design, subject to review and approval by the Planning Division.

20. All roof vents, plumbing stacks, mechanical equipment, conduits, and pipes shall be located and designed to minimize visibility from public view to the maximum extent feasible. Roof vents and plumbing stacks shall be routed to the interior side and/or rear of the structure and shall not be visible from the front building elevation. All exposed vents and stacks shall be non-reflective and finished in colors compatible with Planning-approved building colors. Mechanical equipment located on the roof, side of structure, or on the ground shall be screened from public view with architecturally compatible materials. Exterior conduits and pipes are prohibited and shall be routed within the building, as allowed by applicable laws.

21. Prior to issuance of occupancy, all mechanical equipment, utilities, storage areas, and trash areas shall be fully screened from view from adjacent public rights-of-way and surrounding private properties in compliance with RMMC Section 17.20.140. Screening materials, colors, and design shall be architecturally compatible with the primary structure and subject to approval by the Development Services Director. Ground-mounted screening shall include installed and maintained landscaping consistent with the project design.

22. Future neighborhood signage shall be subject to approval and issuance of a separate sign permit or sign program.

III. BUILDING & SAFETY

23. TRANSPORTATION UNIFORM MITIGATION FEE (TUMF)
The applicant shall pay to the Building Division the TUMF in effect at the time the Building Permits are issued.

24. LICENSE TAX FOR NEW CONSTRUCTION
The applicant shall pay to the Building Division the License Tax for New Construction pursuant to Chapter 3.28 of the Municipal Code and Capital Facilities Needs Study to mitigate the impact of the development on said capital facilities.

25. DEVELOPMENT IMPACT FEES
The applicant shall pay the residential Development Impact Fees as a reasonable and proportional share of the cost of public facilities and infrastructure improvements that serve or will benefit the project in accordance with Chapter 3.29 of the Rancho Mirage Municipal Code.

26. PERMITS & CLEARANCES
The applicant shall provide evidence of permit(s) or clearance(s) from the following agencies:

- City Planning Division
- City Engineer
- City Attorney
- Fire Marshal
- Imperial Irrigation District
- Coachella Valley Water District
- Burrtec
- Palm Springs Unified School District

IV. PUBLIC WORKS

27. PRECISE GRADING & DRAINAGE PLAN
Prior to issuance of a Building Permit, the applicant shall be required to submit a precise grading and drainage plan for each lot prepared by a licensed civil engineer to the City Engineer for plan check and approval. The grading and drainage plan shall be consistent with any and all conditions of approval associated with any applicable subdivision map and any Development Permit entitlements issued for the subject project by the City or any other responsible public agency. The grading and drainage plan shall conform to all city policies, standards, and regulations applicable to the project. In addition, if the project involves grading and drainage issues related to Coachella Valley Water District (CVWD) facilities, written evidence of the District's approval shall be included with the submittal required by the City of Rancho Mirage. Additional plans or materials may be required at the discretion of the Engineering Division. Release of Building Permit(s) will be contingent upon proof that the site has been properly graded pursuant to an approved plan. Prior to issuance of a Grading Permit, the applicant shall schedule and conduct a pre-construction meeting with the City Public Works Inspector at the job site.

28. LOCAL AIR QUALITY MANAGEMENT PLAN (LAQMP)
The applicant shall prepare a Local Air Quality Management Plan (LAQMP), pursuant to Ordinance No. 855, Municipal Code Chapter 7.01. Said LAQMP shall detail the project's potential impacts upon the air quality of the area and any necessary mitigation measures and shall be submitted to the Public Works Department for review and approval prior to the issuance of a Grading Permit. For ease of preparing a LAQMP, the applicant may contact the Public Works Department regarding use of the LAQMP worksheet.

29. PAD CERTIFICATION
Prior to release of Building Permits, a Pad Certification submitted from a licensed land surveyor or civil engineer, attesting to the elevation matching the rough grade pad elevation shall be submitted to validate the rough grading completion. Building pad shall be certified by the licensed design engineer or a licensed land surveyor to within 0.10 of a foot above or below the approved pad elevation indicated on the approved grading plan.

30. COMPACTION REPORT
Prior to the release of Building Permits, the lot(s) for the building(s) shall have a compaction report submitted by a geotechnical engineer attesting to the buildable pad being compacted at least 90% of maximum relative density. If any over-excavation, or slopes steeper than 2:1, are needed for the building pad, a geotechnical engineer shall

submit a document attesting to the acceptability of this non-standard earthwork in accordance with the recommendations of the preliminary soil report.

31. BLOWSAND MITIGATION PLAN
Since this project is located in an area that is subject to occasional high winds and migrating sand, the applicant shall be required to submit a blowsand mitigation plan prepared by a licensed civil engineer to the City Engineer for plan check and approval. The blowsand mitigation plan shall identify the specific measures and describe the specific procedures that will be implemented to adequately mitigate blowsand impacts on all of the project's on-site and off-site improvements. All improvements for blowsand protection shall be depicted on the project's grading and drainage plan. In addition, all marketing materials and CC&Rs shall identify that the project is located within a blowsand area.

32. UNDERGROUND UTILITIES REQUIRED
In accordance with the RMMC Chapter 12.16, all electrical distribution lines, telephone, cable antenna television and similar service wires located on or adjacent to the project site shall, at all discretion of the City Engineer, be installed underground.

33. AS-BUILT PLANS
A complete set of "As-Built" Grading, Sewer, Water, Landscaping, Street, Storm Drain, and all other required improvement plans shall be submitted by the engineer of record for review and approval, prior to any occupancy.

34. SECURITY
In accordance with the request of the Rancho Mirage Police Chief, the site shall be fenced and gated for security purposes. Screening material shall be placed on the fence to help block blowsand and to block views through the fence. If necessary, the applicant shall provide a state licensed private security officer during the time construction workers are not onsite.

35. CVWD LETTER
Prior to occupancy, if applicable, a letter from Coachella Valley Water District (CVWD) shall be submitted stating that all the district fees have been paid and all requirements have been met for development.

V. CITY ATTORNEY

Prior to the issuance of Building Permits, the following conditions shall be satisfied:

36. INDEMNITY AGREEMENT
The permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this permit approval. The City shall notify the permittee of any claim, action, or proceeding and the City shall cooperate in the defense. If the City fails to notify the permittee of any claim, action or proceeding of which the City has written notice, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

37. REIMBURSEMENTS
The permittee shall reimburse the City for any court and attorney's fees which the City may be required to pay as a result of any claim or action brought against the City because of this grant. Although the permittee is the real party in interest in an action, the City may, at its sole discretion, participate in the defense of the action, but such participation shall not relieve the permittee of any obligation under this Condition.

38. IMPROVEMENT SURETY
Pursuant to Chapter 15.64.280 of the Rancho Mirage Municipal Code, all public improvements proposed with the Development Plan submittal, or required by the adopted approval Conditions, shall be guaranteed by cash bonds, letters of credit, or other legal instruments acceptable to the City Attorney and City Council.

39. RELEASE OF PLANS
Written authorization must be obtained from any certified, licensed, or registered professional who signed the original building plans authorizing the plans to be made available by the City to all subsequent owners upon request (if on file with the City at the time of the request) for use by any subsequent owners solely for the construction, maintenance, operation, and use of the subject building(s) at the Project Site.

40. NOTICE TO CITY UPON DEFAULT, FORECLOSURE OR BANKRUPTCY
In the event that the applicant receives a notice of default from any lender in connection with funds loaned to the applicant for the proposed development, or that any security instrument given by the applicant to any lender is foreclosed upon whether through a trustee's sale or otherwise, or that the applicant files a petition for bankruptcy, the applicant shall immediately notify the City of such notice of default, foreclosure sale, and/or filing of the bankruptcy petition, as the case may be.

41. DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&RS)
The applicant shall submit an updated Declaration of Covenants, Conditions and Restrictions (CC&Rs) to the Planning Division as part of the Final Development Plan submittal. The CC&Rs shall demonstrate, to the satisfaction of the City Attorney, that the entire project will be developed and maintained in accordance with the intent and purpose of the Project approval. **The approved CC&Rs shall be recorded prior to the issuance of Building Permits.**

42. The applicant shall submit documents for recordation which clearly prohibit installation of improvements in the common area by individual homeowners or documents which allow and govern installation of such improvements within the identified common areas. The documents shall be subject to approval of the City Engineer and City Attorney.

43. The CC&Rs shall be submitted to the City for review and shall contain provisions for a Homeowners' Association, with the unqualified right to assess owners of individual units for reasonable maintenance costs to common areas and improvements. The Homeowners' Association shall have the right to lien units of the owners who default in the payment of any assessment so provided. Any deed of trust recorded prior to said CC&Rs shall be subordinated to the CC&Rs. Any lien imposed shall not be superior to any lien for property taxes or government assessments. The CC&Rs will be clearly

marked to identify those sections addressing the Conditions of Approval.

44. MAINTENANCE OBLIGATIONS
The current and future property owner(s) shall be responsible for maintaining in compliance with all City standards for the same, the on-site and off-site landscaping and integrated architectural features required by this entitlement; all perimeter landscaping shall be maintained in a first-class condition. Landscape maintenance shall consist of regular watering mowing, pruning, fertilizing, clearing of debris and weeds, and the removal and replacement of irrigation systems, in compliance with all relevant and applicable provisions of the Rancho Mirage Municipal Code. Integrated architectural features must be kept in a manner which maintains the desirability of the immediate area and neighboring areas and respects the harmonious relationship with existing and adjoining developments. Due regard for preservation of each feature and its intended irrigation with surrounding landscaping, buildings, structures, screening, and signs is required. All features must be maintained in a manner commonly accepted by professionals who are experts in the care and preservation of each particular type of feature. A covenant to assure continued maintenance of on-site and off-site required landscaping and integrated architectural features by the current and future property owners or other liable entity, consistent with the terms and provisions of this condition of approval, shall be prepared in a format approved by the City Attorney and recorded in the Office of the Riverside County Recorder against all parcels created with this subdivision and any subsequent amendments thereto.

VI. FIRE MARSHAL

45. The proposed project may have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures, traffic, and population. The project proponents/developers will be expected to provide for a proportional mitigation to these impacts via capital improvements and/or impact fees.

46. Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, City of Rancho Mirage Municipal Code, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

47. Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, City of Rancho Mirage Municipal and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

48. Prior to Building Permit issuance, the required water system, including all fire hydrant(s), shall be installed, and accepted by the appropriate water agency and the County Fire Department prior to any combustible building material placed on an individual lot. Contact the Fire Department to inspect the required fire flow, street signs, all weather surfaces, and all access and/or secondary access. Approved water plans must be at the job site.

ATTACHMENT 2

Environmental Assessment Case No. EA25-0009,
Street Name Change Case No. STN25-0001, and
Preliminary Development Plan Case No. PDP25-0004
Linea North



ATTACHMENT 3

CITY OF RANCHO MIRAGE

Planning Division
69-825 Highway 111
Rancho Mirage, CA 92270
Planning@RanchoMirageCA.gov
(760) 328-2266

PUBLIC HEARING NOTICE

CITY COUNCIL MEETING
Thursday, March 5, 2026 – 1:00 p.m.

Environmental Assessment Case No. EA25-0009, Street Name Change Case No. STN25-0001, and Preliminary Development Plan Case No. PDP25-0004 - Linea North ("Project")

Applicant: Prest Vuksic Greenwood Architects for Linea Rancho Mirage 2, LLC

Request: Consideration to construct nine (9) single-family residences within the northern portion of Tract Map No. 35089. The development includes site planning and seven architectural house concepts. Existing lot sizes range from approximately 15,991 to 22,259 square feet, with residences ranging from approximately 5,001 to 6,308 square feet. The project also requests a private street name change from Bellavia Court North to Via Linea. The Planning Commission recommended approval on February 12, 2026.

Location: Located north of Ginger Rogers Road, approximately 1,200 feet east of the intersection of Bob Hope Drive and Ginger Rogers Road (APNs 685-350-001 through -009, and -012)

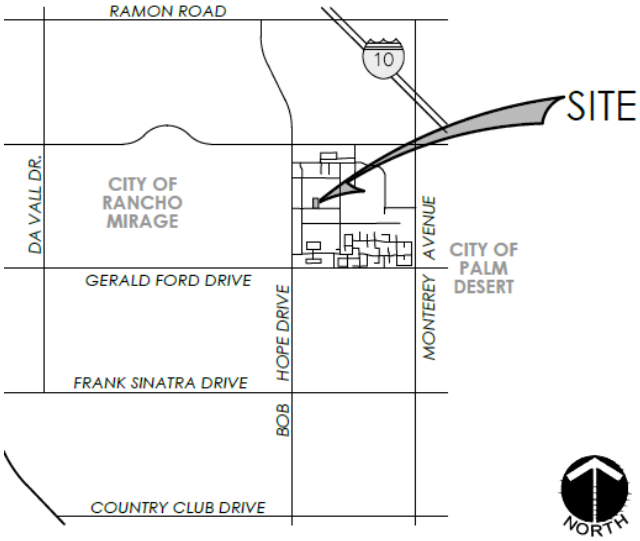
NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City of Rancho Mirage City Council regarding consideration of the above referenced Project pursuant to Rancho Mirage Municipal Code Title 17. Pursuant to the provisions of the California Environmental Quality Act (CEQA), Section 15162, the previously adopted Mitigated Negative Declaration based on Environmental Assessment Case No. EA070003 for this project is still valid. Moreover, the changing of street names has no possibility of having a significant effect on the environment and therefore, such an action is not subject to CEQA pursuant to Section 15061(b)(3). No further environmental review is required.

The Public Hearing will be held on Thursday, March 5, 2026, at 1:00 p.m., in the Council Chamber, 69-825 Highway 111, Rancho Mirage, California, at which time and place pertinent testimony will be heard. The file, including all environmental information, is available for public inspection at City Hall, Monday through Friday, between 8 a.m. and 5:00 p.m., and will be posted on the City's website with the publication of the City Council Agenda, to be posted at least 72 hours prior to the meeting.

Written testimony may be submitted to the City Clerk via email to CityClerk@RanchoMirageCA.gov, or mailed to City of Rancho Mirage, ATTN: City Clerk, 69-825 Highway 111, Rancho Mirage, CA 92270. Written testimony must be received no later than 10:00 a.m. on the day of the meeting to be considered by the City Council.

GOVERNMENT CODE § 65009 NOTICE: If you challenge this proposed activity in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Council sufficiently prior to the Public Hearing to enable its consideration by them.

Vicinity Map – Not to Scale



ATTACHMENT 4

CITY OF RANCHO MIRAGE ©

DEVELOPMENT SERVICES DEPARTMENT
69-825 Highway 111 ● Rancho Mirage, CA 92270
Planning@RanchoMirageCA.gov ● (760) 328-2266

NOTICE OF DETERMINATION

To: ☒ Office of Land Use and Climate Innovation
1400 Tenth Street
Sacramento, CA 95814

☒ Riverside County Clerk
P.O. Box 751
Riverside, CA 92501

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse (SCH) Number:
Project Title/Case No.: Linea North - Environmental Assessment Case No. EA25-0009, Street Name Change Case No. STN25-0001, and Preliminary Development Plan Case No. PDP25-0004
Project Applicant: Prest Vuksic Greenwood Architects for Linea Rancho Mirage 2, LLC
Project Location: Located north of Ginger Rogers Road, approximately 1,200 feet east of the intersection of Bob Hope Drive and Ginger Rogers Road (APNs 685-350-001 through -009, and -012)
Project Description: The project proposes to construct nine (9) single-family residences within the northern portion of Tract Map No. 35089. The development includes site planning and seven architectural house concepts. Existing lot sizes range from approximately 15,991 to 22,259 sq. ft., with residences ranging from approximately 5,001 to 6,308 sq. ft. The project includes a private street name change from Bellavia Court North to Via Linea.

This is to advise that the lead agency, City of Rancho Mirage, has approved the above described project on **[DATE]**, and has made the following determinations regarding the above described project.

1. The project ☐ will ☒ will not have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were ☐ were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan ☒ was ☐ was not adopted for this project.
5. A Statement of Overriding Considerations ☐ was ☒ was not adopted for this project.
6. Findings ☒ were ☐ were not made pursuant to the provisions of CEQA.

The City Council adopted the following Finding: The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). Preliminary Development Plan Case No. PDP25-0004 is within the scope of the previously adopted Mitigated Negative Declaration (MND) for Environmental Assessment Case No. EA070003 pursuant to CEQA Guidelines Section 15162. The street name change is exempt from further environmental review pursuant to CEQA Guidelines Section 15061(b)(3).

This is to certify that the previously adopted MND, including comments, responses, and the record of project approval, is available to the general public at: City of Rancho Mirage, 69-825 Highway 111, Rancho Mirage, CA 92270.

Date: _____

_____
Joy Tsai, Senior Planner

I hereby certify that the City of Rancho Mirage has made the above findings of fact, and based on the Mitigated Negative Declaration and hearing record, finds that the project will not have a significant effect on the environment.

Date: _____

_____
Joy Tsai, Senior Planner

DRAFT

ATTACHMENT 5

Chair Chanter
Vice Chair Bryant
Commissioner Agostini
Commissioner Beale
Commissioner Grey

REGULAR PLANNING COMMISSION MEETING

69-825 Highway 111, Rancho Mirage, CA 92270

Thursday, February 12, 2026, 2:00 PM

DRAFT MINUTES

1. GENERAL

1.A. CALL TO ORDER

Chair Chanter called the meeting to order at 2:00 P.M.

1.B. FLAG SALUTE

Ben Torres, Planning Manager, led the flag salute.

1.C. ROLL CALL - Agostini, Beale, Grey, Bryant, Chanter

Present: Agostini, Beale, Bryant, Chanter.

Absent: Grey.

MOVED/SECONDED BY AGOSTINI/BEALE TO EXCUSE COMMISSIONER GREY'S ABSENCE. MOTION CARRIED 4/0.

2. COMMISSIONER COMMENTS

Commissioner Agostini welcomed everyone to the Planning Commission meeting.

Commissioner Bryant reported that concerns regarding trash and weeds at the Clancy Lane subdivision had been promptly addressed. He also noted that the Imperial Irrigation District plans to begin construction of a new substation next year. He concluded by detailing the City's affordable housing progress towards our Housing Element allocation.

Chair Chanter expressed she enjoyed her role on the Planning Commission and considered it her civic duty.

3. APPROVAL OF MINUTES

3.A. December 11, 2025, Regular Planning Commission Meeting Minutes

—RECOMMENDED ACTION: Approve the December 11, 2025, Regular Planning Commission Meeting Minutes as presented.

MOVED/SECONDED BY AGOSTINI/ BEALE TO APPROVE THE December 11, 2025, REGULAR PLANNING COMMISSION MEETING MINUTES AS PRESENTED. MOTION CARRIED 4/0.

4. ACTION ITEMS

4.A. Review the 2025 Planning Commission Annual Report for Submittal to the City Council

Ben Torres, Planning Manager, presented the staff report.

No public testimony was provided.

A discussion ensued.

MOVED/SECONDED BY BEALE/ AGOSTINI TO RECOMMEND THAT THE CITY COUNCIL RECEIVE AND FILE THE 2025 PLANNING COMMISSION ANNUAL REPORT. MOTION CARRIED 4/0.

5. PUBLIC HEARINGS

5.A. Environmental Assessment Case No. EA25-0009, Street Name Change Case No. STN25-0001, and Preliminary Development Plan Case No. PDP25-0004 (Linea North) – Applicant: Prest Vuksic Greenwood Architects for Linea Rancho Mirage 2, LLC. Consideration of 9 Single-Family Residences and Private Street Name Change (Bellavia Court North to Via Linea). Located Approximately 1,200 Feet East of the Bob Hope Drive and Ginger Rogers Road Intersection (APNs 685-350-001 Through -009, and -012)

Joy Tsai, Senior Planner, presented the staff report.

No public testimony was provided.

A discussion ensued.

MOVED/SECONDED BY AGOSTINI/BEALE TO RECOMMEND THAT THE CITY COUNCIL TAKE THE FOLLOWING ACTIONS: 1) FIND THAT PRELIMINARY DEVELOPMENT PLAN CASE NO. PDP25-0004 IS WITHIN THE SCOPE OF THE PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15162; FIND THAT STREET NAME CHANGE CASE NO. STN25-0001 IS EXEMPT PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3); AND AUTHORIZE THE FILING OF A NOTICE OF DETERMINATION; AND 2) APPROVE STREET NAME CHANGE CASE NO. STN25-0001 TO CHANGE THE PRIVATE STREET NAME FROM "BELLAVIA COURT NORTH" TO "VIA LINEA," BASED ON THE CONTENT AND FINDINGS IN THE STAFF REPORT; AND 3) APPROVE PRELIMINARY DEVELOPMENT PLAN CASE NO. PDP25-0004, SUBJECT TO THE CONDITIONS OF APPROVAL AND BASED ON THE CONTENT AND FINDINGS IN THE STAFF REPORT. MOTION CARRIED 4/0.

6. NON-AGENDA PUBLIC COMMENTS

None.

7. ADJOURNMENT

Chair Chanter adjourned the meeting at 2:24 P.M.

Prepared by: Deanna Mendoza, Development Service Technician

Date Approved by Planning Commission:

ATTACHMENT 6



LINEA NORTH

RANCHO MIRAGE, CA

PREST | VUKSIC | GREENWOOD

ARCHITECTS·INTERIORS

☐ SQUARE FOOTAGES

LOT # AND LOT SIZE	MODEL	30% MAX LOT COVERAGE	TOTAL SF ALLOWED (WITH 240 SF 3-CAR BONUS)	PROPOSED COVERAGE % (WITHOUT 240 SF 3-CAR BONUS)	TOTAL SF PROPOSED
LOT #1 LOT SIZE: 17,105 SF	1	5,131.5 SF	5,371.5 SF	29.7%	4,643.0 SF HOUSE 681.0 SF GARAGE **5,324.0 SF TOTAL**
LOT #2 LOT SIZE: 16,112 SF	2 & 3	4,833.6 SF	5,073.6 SF	29.5%	4,344.0 SF HOUSE 657.0 SF GARAGE **5,001.0 SF TOTAL**
LOT #3 LOT SIZE: 15,991 SF	2 & 3	4,797.3 SF	5,037.3 SF	29.7%	4,344.0 SF HOUSE 657.0 SF GARAGE **5,001.0 SF TOTAL**
LOT #4 LOT SIZE: 16,644 SF	4	4,993.2 SF	5,233.2 SF	29.9%	4,527.0 SF HOUSE 701.0 SF GARAGE **5,228.0 SF TOTAL**
LOT #5 LOT SIZE: 19,367 SF	5	5,810.1 SF	6,051.1 SF	29.8%	5,334.0 SF HOUSE 683.0 SF GARAGE **6,017.5 SF TOTAL**
LOT #6 LOT SIZE: 22,259 SF	6	6,677.7 SF	6,917.7 SF	27.2%	5,011.0 SF HOUSE 537.0 SF CASITA 760.0 SF GARAGE **6,308.0 SF TOTAL**
LOT #7 LOT SIZE: 19,570 SF	7	5,871.0 SF	6,111.0 SF	27.6%	4,439.0 SF HOUSE 495.0 SF CASITA 721.0 SF GARAGE **5,655.0 SF TOTAL**
LOT #8 LOT SIZE: 18,619 SF	8	5,585.7 SF	5,825.7 SF	29.8%	4,457.0 SF HOUSE 495.0 SF CASITA 841.0 SF GARAGE **5,793.0 SF TOTAL**
LOT #9 LOT SIZE: 19,683 SF	9	5,904.9 SF	6,144.9 SF	28.6%	4,492.0 SF HOUSE 537.0 SF CASITA 841.0 SF GARAGE **5,870.0 SF TOTAL**



☐ **AERIAL PHOTOGRAPH SITE**

☐ EXTERIOR ELEVATION KEYNOTES

1. FIREPLACE VENT
2. CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
3. WINDOW FRAME IN CLEAR OR DARK BRONZE ANODIZED ALUMINUM
4. EGRESS WINDOW
5. ENTRY DOOR W/ SIDELITE TO BE FIBERGLASS SWING OR PIVOT
6. POLYURETHANE INSULATED GARAGE DOOR PAINTED
7. THERMALLY BROKEN SLIDING GLASS DOORS
8. ARCHITECTURAL STONE VENEER, FINAL SPEC. PER DEVELOPER
9. FINISH GRADE 6" BELOW FINISH FLOOR
10. EXTERIOR HOUSE NUMBER 6", BUT NO MORE THAN 8" IN HEIGHT [RMMC SECTION 17.28.120(B)]
11. CONTROL JOINT
12. EXTERIOR WALL SCONCE
13. EXTERIOR FRENCH DOOR WITH FROSTED GLASS
14. PAINTED METAL COLUMN
15. PAINTED METAL LOUVERS
16. FIXED GLASS OVER STUCCO
17. VENTED MECHANICAL DOOR

PROJECT PHASING & CONSTRUCTION SCHEDULE

PHASE	LOT NUMBERS	TIME	PROJECT DATES
PHASE 1	LOTS 8 & 9	10 MONTHS	APRIL 01-2026 - FEB 27-2027
PHASE 2	LOTS 1,2,6,7	10 MONTHS	JANUARY 27-2027 - NOV 27-2027
PHASE 3	LOTS 3,4,5	10 MONTHS	JANUARY 28-2028 - NOV 28-2028


SITE
Ginger Rogers Rd
Ginger Rogers Rd
Ginger Rogers Rd
Ginger Rogers Rd
Via Florencia
Via Florencia
Via Florencia
Via Florencia
Via Florencia
Landy Ln
Landy Ln
Landy Ln



LINEA NORTH
LOT 3



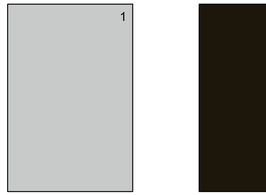
LINEA NORTH
LOT 6



LINEA NORTH
LOT 7

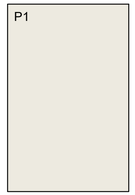


LINEA NORTH
LOT 8

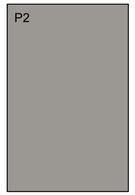




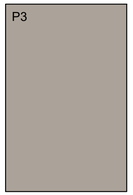
WINDOW & SLIDER FRAMES
1) CLEAR ANODIZED ALUMINUM
2) DARK BRONZE ANODIZED ALUMINUM



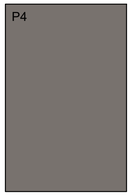
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P1 SW7008
ALABASTER



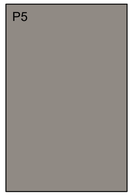
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PEWTER CAST



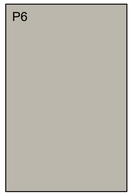
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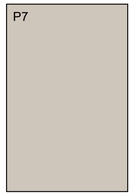
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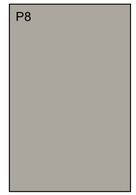
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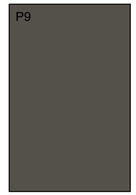
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WORDLY GRAY



PAINT
P8 SW7017
DORIAN GRAY



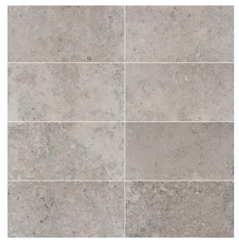
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URBANE BRONZE



CSR TUNDRA GRAY



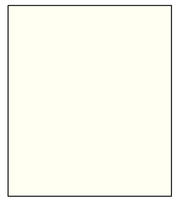
SILVER CREAM TRAVERTINE



JURA GREY



RIDGETOP 18 - WHISPER WHITE



ROOF
FIBERTITE OFF-WHITE

NOTES:

THE COLORS SHOWN ARE SAMPLE COLORS AND TONES COULD VARY IN THE FIELD.

FINAL SPECIFICATION FOR STONE CLADDING TO BE SELECTED BY THE DEVELOPER OR BUYER.

FINAL SPECIFICATION FOR WINDOW & SLIDER FRAMES TO BE SELECTED BY THE DEVELOPER.

FINAL SPECIFICATION FOR EXTERIOR WALL & FASCIA PAINT TO BE SELECTED BY THE DEVELOPER OR BUYER.

LINEA NORTH
RANCHO MIRAGE, CALIFORNIA





PREST | VUKSIC | GREENWOOD
ARCHITECTS • INTERIORS
44530 SAN PABLO AVE, STE 200 | PALM DESERT, CA 92260
WWW.PVGARCHITECTS.COM
INFO@PVGARCHITECTS.COM | 760 . 779 . 5393 T

MATERIAL BOARD

Scale: 12" = 1'-0"

Sheet: A002

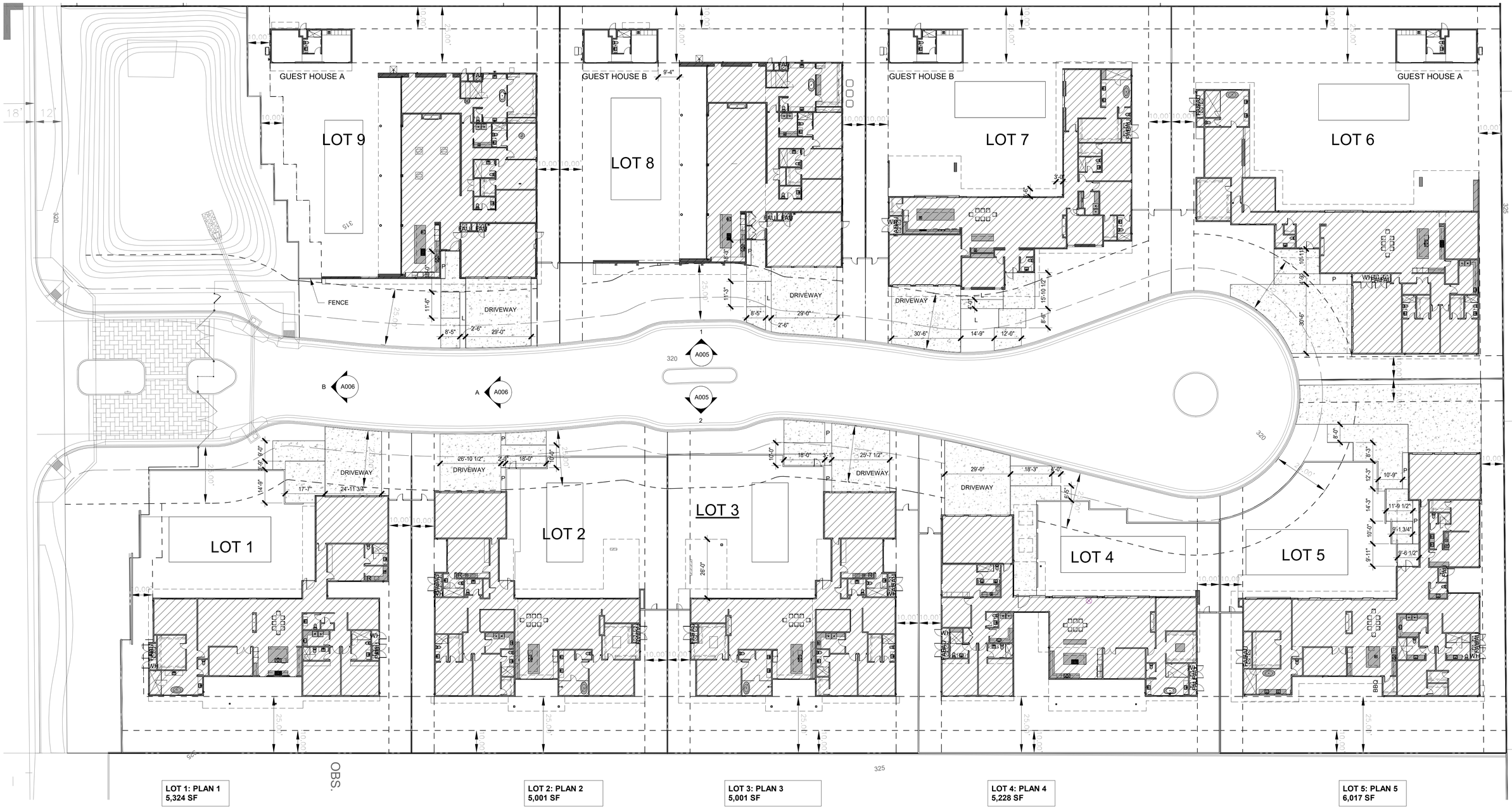
NOVEMBER 11-17
225007

LOT 9: PLAN 9
5,870 SF

LOT 8: PLAN 8
5,793 SF

LOT 7: PLAN 7
5,655 SF

LOT 6: PLAN 6
6,308 SF



LOT 1: PLAN 1
5,324 SF

LOT 2: PLAN 2
5,001 SF

LOT 3: PLAN 3
5,001 SF

LOT 4: PLAN 4
5,228 SF

LOT 5: PLAN 5
6,017 SF

LINEA NORTH

RANCHO MIRAGE, CALIFORNIA

LICENSED ARCHITECT
JOHN J. VUKSIC
C-19210
05 . 31 . 27
RENEWAL DATE
STATE OF CALIFORNIA

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OVERALL - SITE PLAN

Scale: 1" = 20'-0"

Sheet: A003

JANUARY 23-2026
225007



1 FRONT ELEVATION ON WEST SIDE
1" = 20'-0"



2 FRONT ELEVATION ON EAST SIDE
1" = 20'-0"

LINEA NORTH
RANCHO MIRAGE, CALIFORNIA

LICENSED ARCHITECT
JOHN J. VUKSIC IV
C-19210
05 . 31 . 27
RENEWAL DATE
STATE OF CALIFORNIA

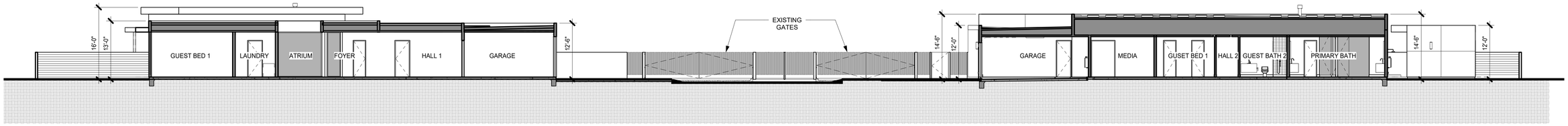
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RENDERED STREET ELEVATIONS

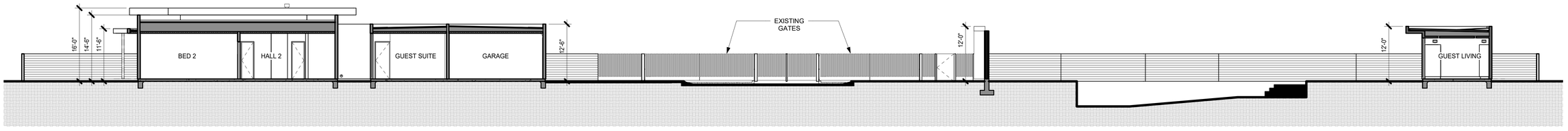
Scale: 1" = 20'-0"

Sheet: A005

NOVEMBER 11-17
225007



A SITE SECTION A
3/32" = 1'-0"



B SITE SECTION B
3/32" = 1'-0"

LINEA NORTH
RANCHO MIRAGE, CALIFORNIA

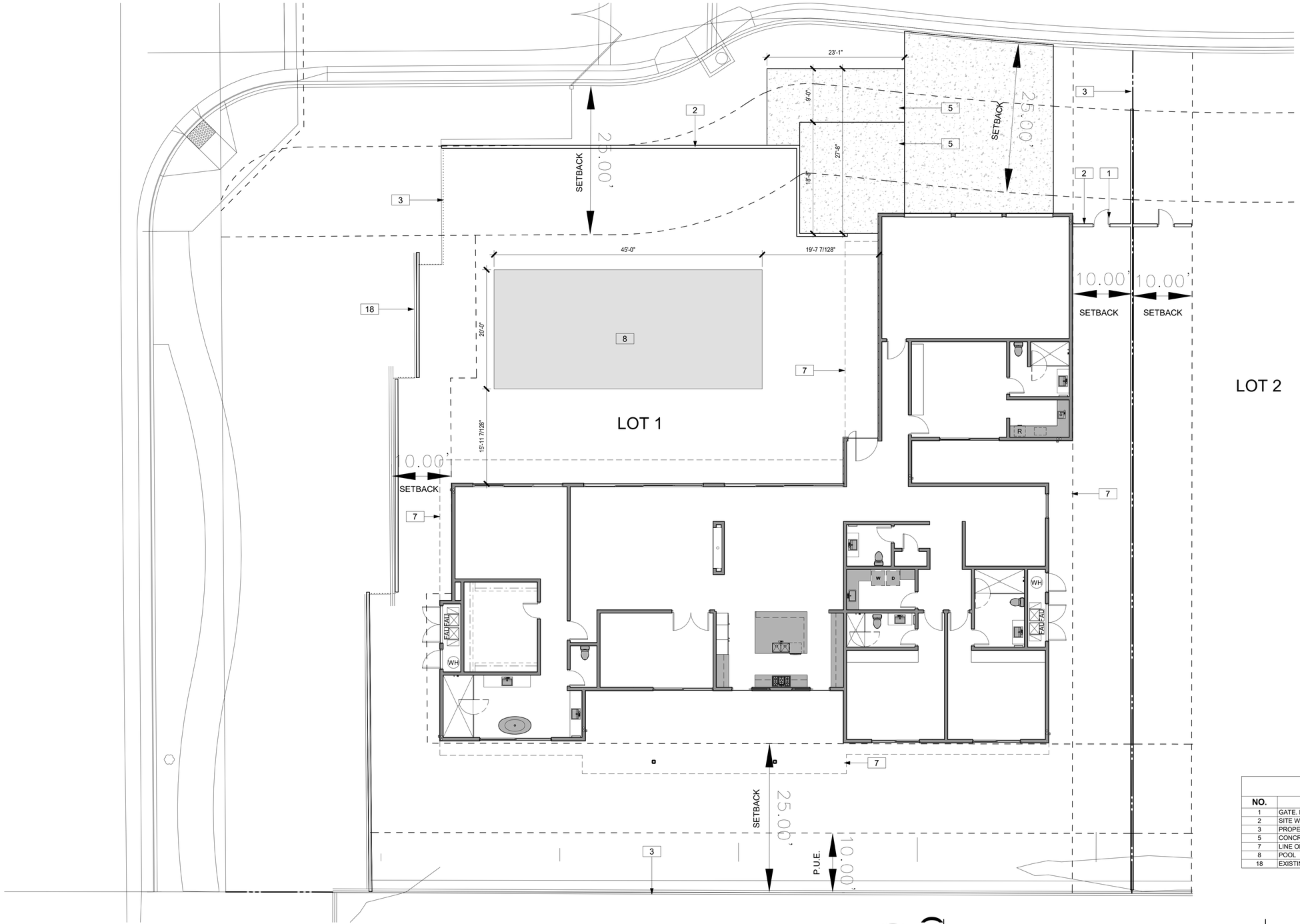
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C-19210
05 . 31 . 27
RENEWAL DATE
STATE OF CALIFORNIA

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SITE SECTIONS

Scale: 3/32" = 1'-0"
Sheet: A006

NOVEMBER 11-17
225007



KEYNOTES	
NO.	DESCRIPTION
1	GATE. HEIGHT TO MATCH SITE WALLS
2	SITE WALLS 6' FROM FINISH GRADE
3	PROPERTY LINE
5	CONCRETE STAIRS / LANDING
7	LINE OF ROOF OVERHANG
8	POOL
18	EXISTING ROUGH IRON FENCE/ GATE TO REMAIN

LINEA NORTH

LOT 1

0' 4' 8' 16' 32'

LICENSED ARCHITECT
JOHN J. VUKSIC III
C-19210
05 . 31 . 27
RENEWAL DATE
STATE OF CALIFORNIA

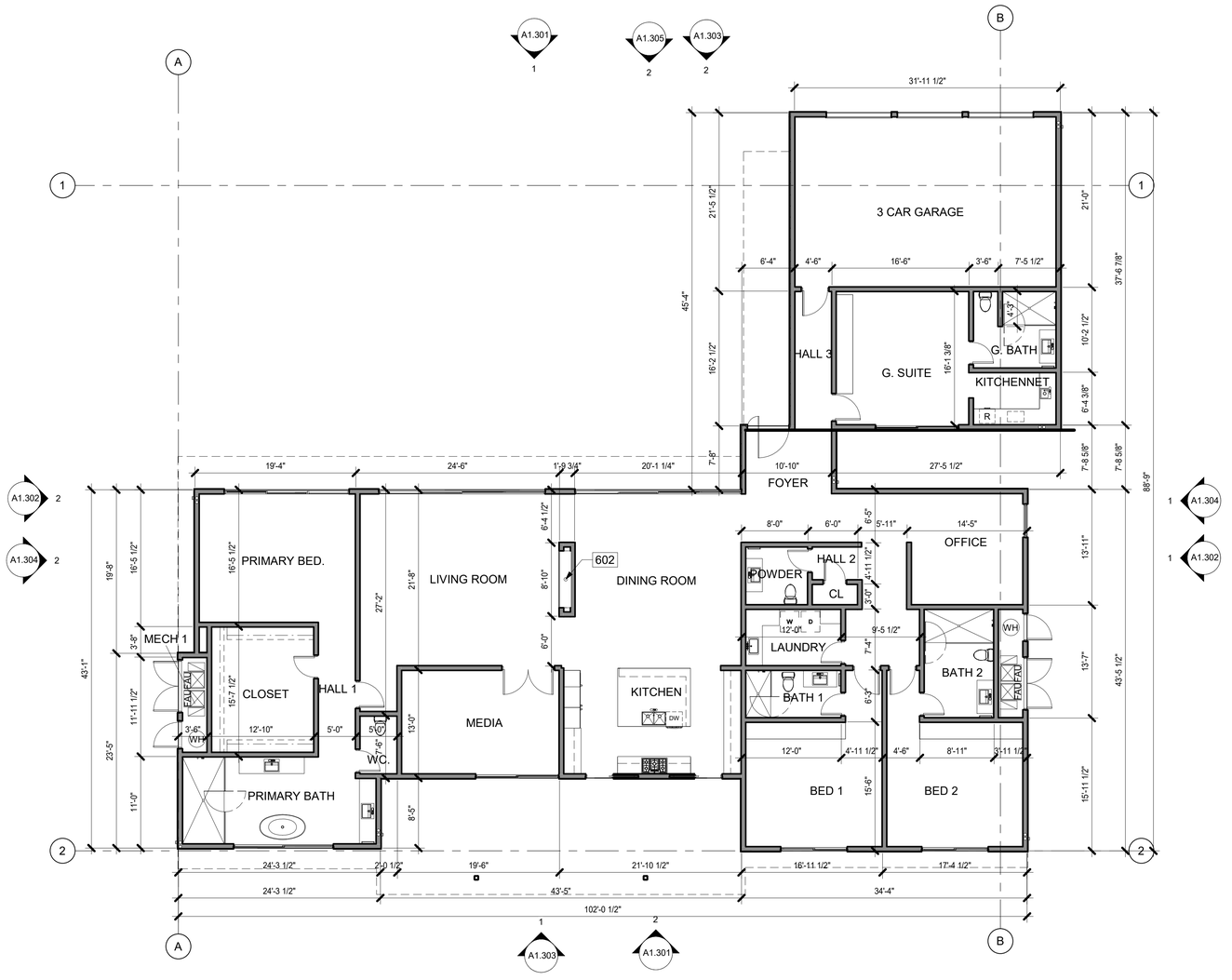
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SITE PLAN

Scale: 1/8" = 1'-0"

Sheet: A1.101

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KEYNOTES	
NO.	DESCRIPTION
602	FIREPLACE VENT

LINEA NORTH

LOT 1

0' 4' 8' 16' 32'

LICENSED ARCHITECT
JOHN J. VUKSIC
C-19210
05 . 31 . 27
RENEWAL DATE
STATE OF CALIFORNIA

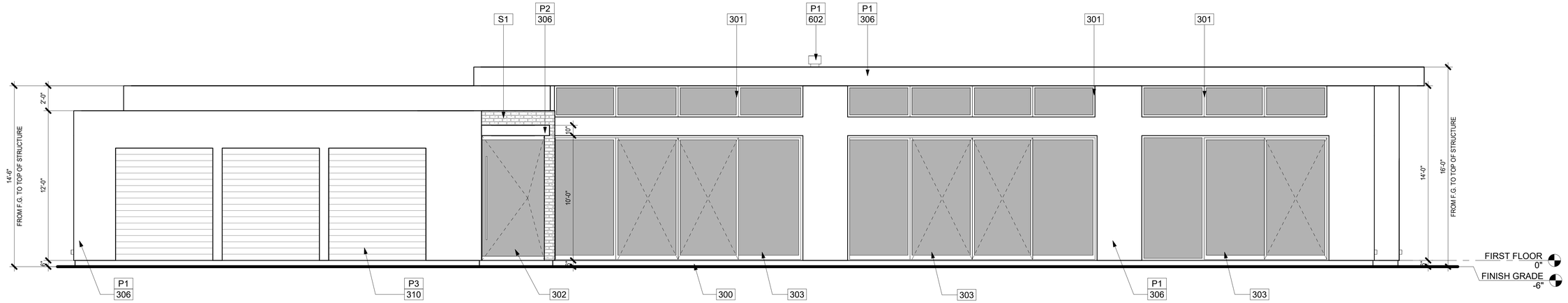
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FLOOR PLAN

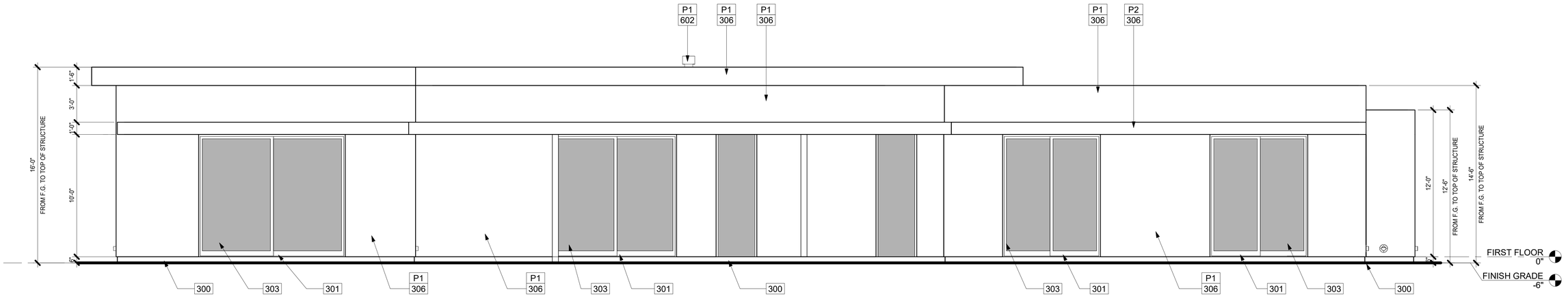
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Sheet: A1.201

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1 WEST ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P1	MFR: SHERWIN-WILLIAMS, COLOR: SW7015 REPOSE GRAY
P2	MFR: SHERWIN-WILLIAMS, COLOR: SW7673 PEWTER CAST
P3	MFR: SHERWIN-WILLIAMS, COLOR: SW7016 MINDFUL GRAY

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
301	WINDOW FRAME IN CLEAR OR DARK BRONZE ANODIZED ALUMINUM
302	ENTRY DOOR W/ SIDELITE TO BE FIBERGLASS SWING OR PIVOT
303	THERMALY BROKEN SLIDING GLASS DOORS
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
310	POLYURETHANE INSULATED GARAGE DOOR, PAINTED
602	FIREPLACE VENT
S1	STONE, MFR: BEDROSIANS, CSR TUNDRA GRAY

LINEA NORTH
LOT 1

0' 2' 4' 8' 16'

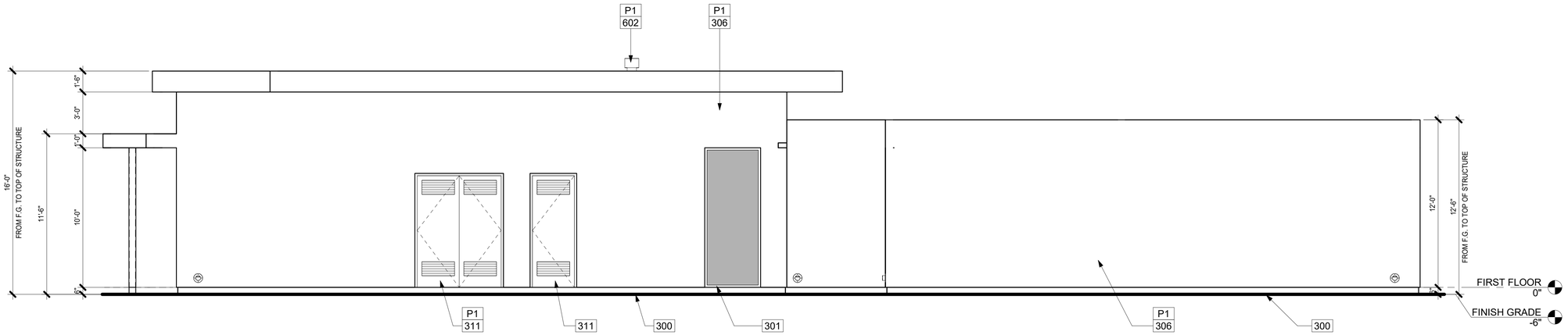
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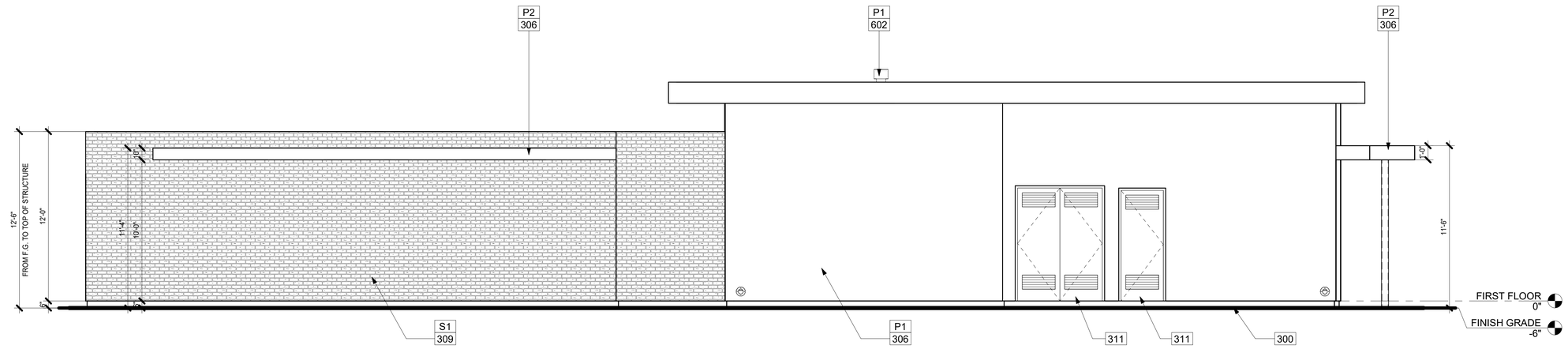
EXTERIOR ELEVATIONS

Scale: 1/4" = 1'-0"
Sheet: A1.301

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1 NORTH ELEVATION
1/4" = 1'-0"

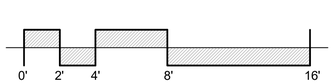


2 SOUTH ELEVATION
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P1	MFR: SHERWIN-WILLIAMS, COLOR: SW7015 REPOSE GRAY
P2	MFR: SHERWIN-WILLIAMS, COLOR: SW7673 PEWTER CAST

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
301	WINDOW FRAME IN CLEAR OR DARK BRONZE ANODIZED ALUMINUM
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
309	ARCHITECTURAL STONE VENEER, FINAL SPEC. PER DEVELOPER
311	VENTED MECHANICAL DOOR TO MATCH EXTERIOR WALLS
602	FIREPLACE VENT
S1	STONE, MFR: BEDROSIANS, CSR TUNDRA GRAY

LINEA NORTH
LOT 1





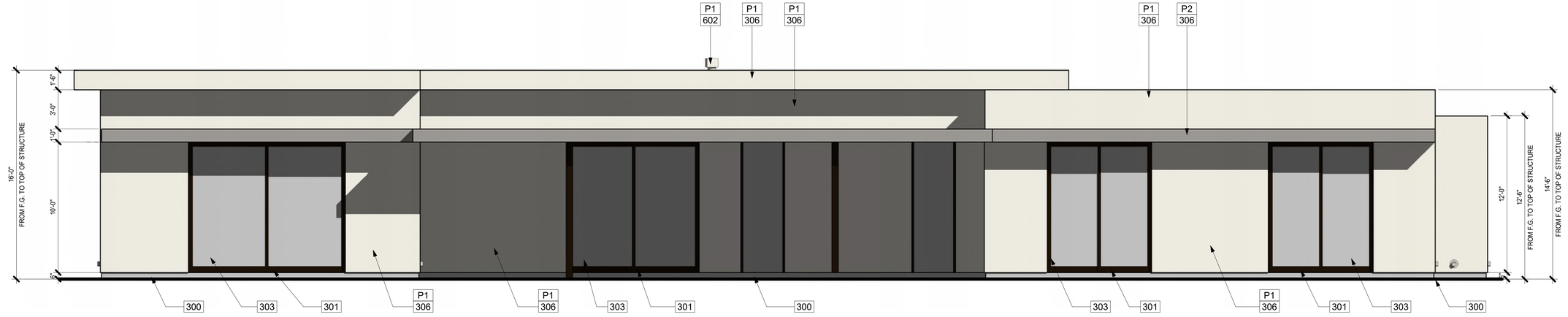
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EXTERIOR ELEVATIONS

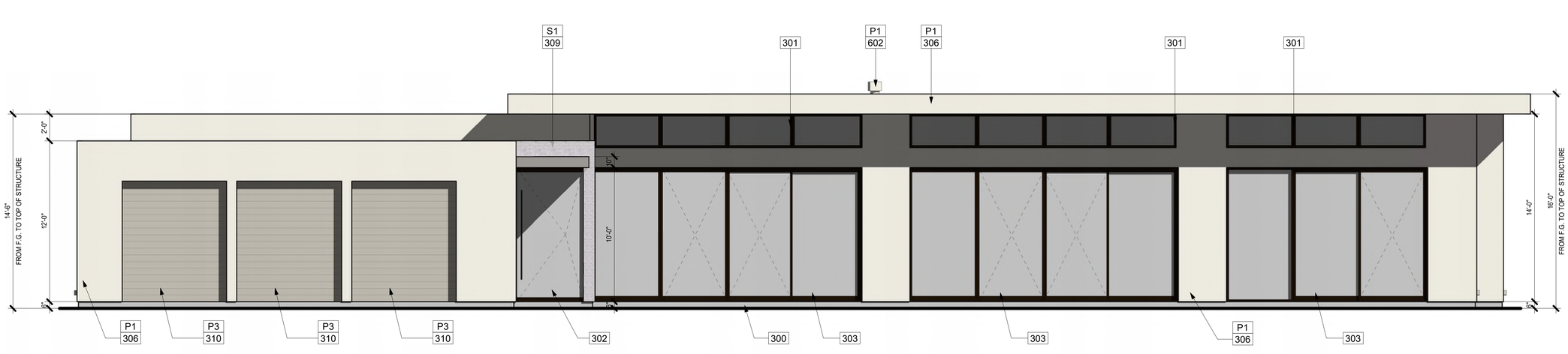
Scale: 1/4" = 1'-0"

Sheet: A1.302

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1 EAST ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P1	MFR: SHERWIN-WILLIAMS, COLOR: SW7015 REPOSE GRAY
P2	MFR: SHERWIN-WILLIAMS, COLOR: SW7673 PEWTER CAST
P3	MFR: SHERWIN-WILLIAMS, COLOR: SW7016 MINDFUL GRAY

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
301	WINDOW FRAME IN CLEAR OR DARK BRONZE ANODIZED ALUMINUM
302	ENTRY DOOR W/ SIDELITE TO BE FIBERGLASS SWING OR PIVOT
303	THERMALY BROKEN SLIDING GLASS DOORS
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
309	ARCHITECTURAL STONE VENEER, FINAL SPEC. PER DEVELOPER
310	POLYURETHANE INSULATED GARAGE DOOR, PAINTED
602	FIREPLACE VENT
S1	STONE, MFR: BEDROSIANS, CSR TUNDRA GRAY

LINEA NORTH
LOT 1

LICENSED ARCHITECT
JOHN J. VUKSIC
C-19210
05 . 31 . 27
RENEWAL DATE
STATE OF CALIFORNIA

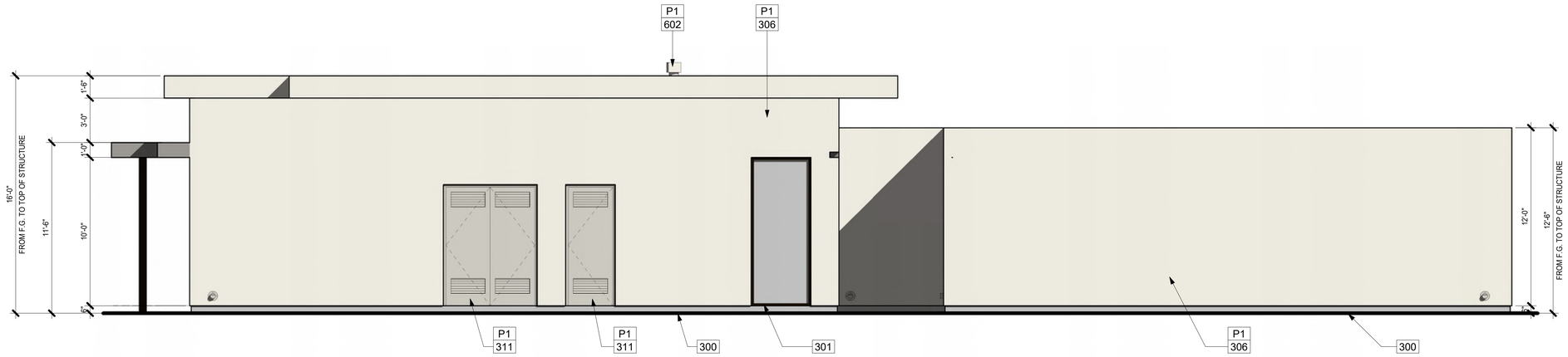
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COLORED ELEVATIONS

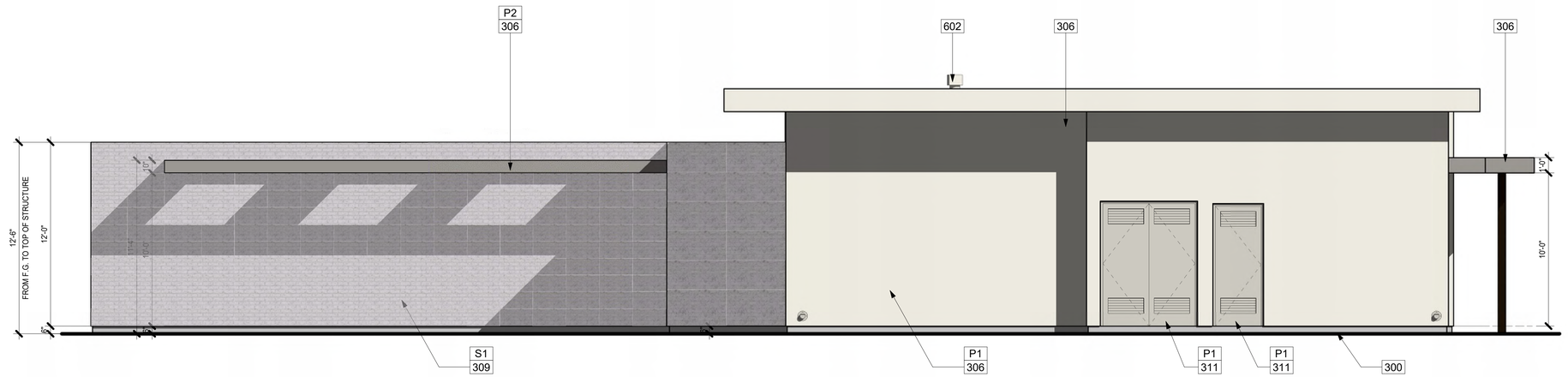
Scale: 1/4" = 1'-0"

Sheet: A1.303

11/18/2025
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1 NORTH ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P1	MFR: SHERWIN-WILLIAMS, COLOR: SW7015 REPOSE GRAY
P2	MFR: SHERWIN-WILLIAMS, COLOR: SW7673 PEWTER CAST

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
301	WINDOW FRAME IN CLEAR OR DARK BRONZE ANODIZED ALUMINUM
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
309	ARCHITECTURAL STONE VENEER, FINAL SPEC. PER DEVELOPER
311	VENTED MECHANICAL DOOR TO MATCH EXTERIOR WALLS
602	FIREPLACE VENT
S1	STONE, MFR: BEDROSIANS, CSR TUNDRA GRAY

LINEA NORTH
LOT 1

LICENSED ARCHITECT
JOHN J. VUKSIC
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COLORED ELEVATIONS

Scale: 1/4" = 1'-0"

Sheet: A1.304

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LINEA NORTH
LOT 1

LINEA NORTH
LOT 1

LICENSED ARCHITECT
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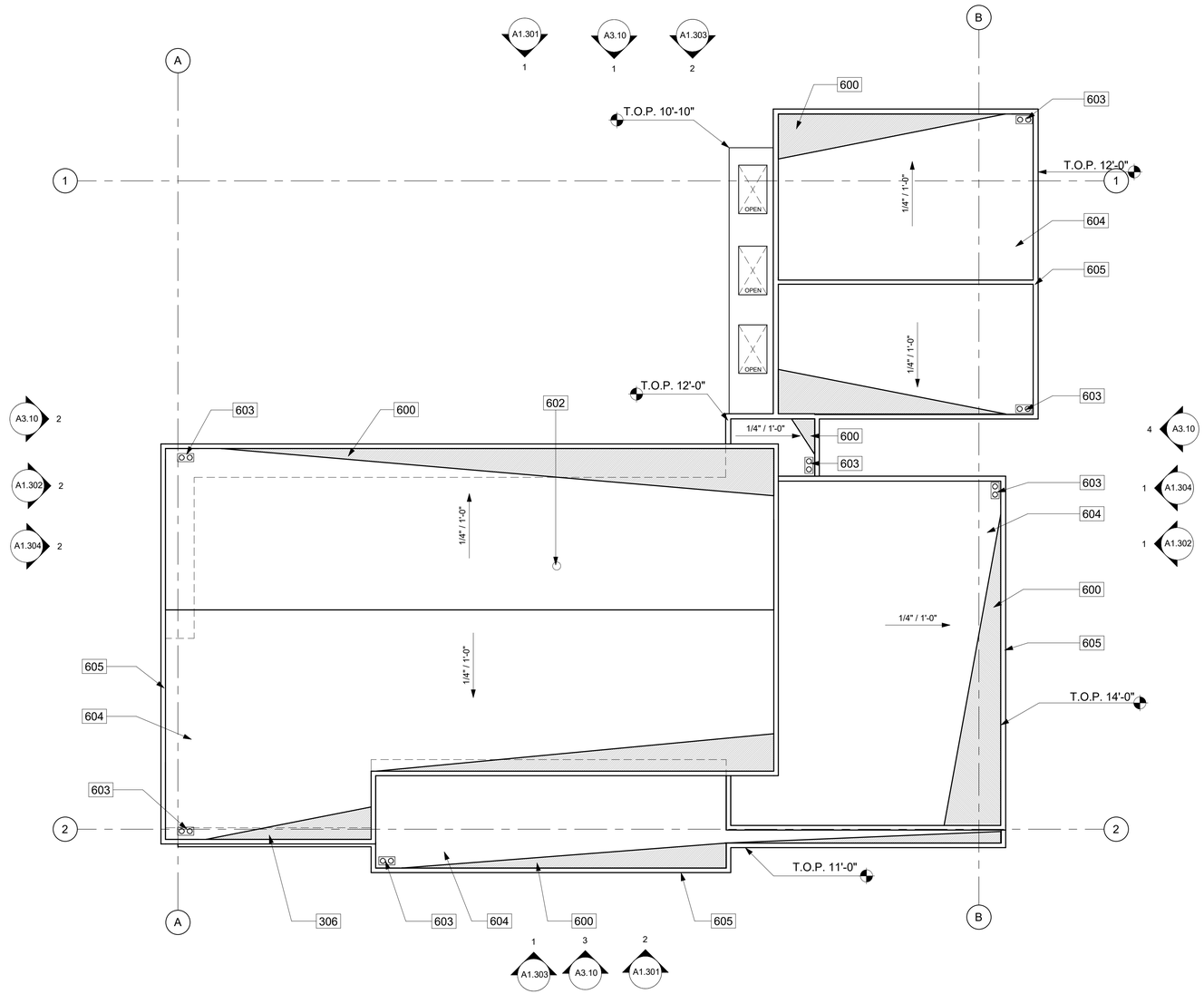
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ELEVATIONS FRONT - COLOR

Scale: 1/4" = 1'-0"

Sheet: A1.305

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KEYNOTES	
NO.	**DESCRIPTION**
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
600	CRICKET, TYPCAL
602	FIREPLACE VENT
603	ROOF DRAIN (DOWNSPOUT & OVERFLOW)
604	45 MIL FIBERTITE-SM MEMBRAN, h-SHIELD CG HUNTER PANELS ENERGY SMART POLYISO INSULATION BOARD (R-VALUE:5.7). ROOF ASSEMBLY TO HAVE CLASS "A" FIRE RATING.
605	ROOF PARAPET, TYP (SEE ELEVATIONS FOR HEIGHT).

LINEA NORTH
LOT 1

0' 4' 8' 16' 32'

LICENSED ARCHITECT JOHN J. VUKSIC C-19210 05 . 31 . 27 RENEWAL DATE STATE OF CALIFORNIA

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ROOF PLAN

Scale: 1/8" = 1'-0"

Sheet: A1.401

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1 3D PERSPECTIVE

LINEA NORTH
LOT 1

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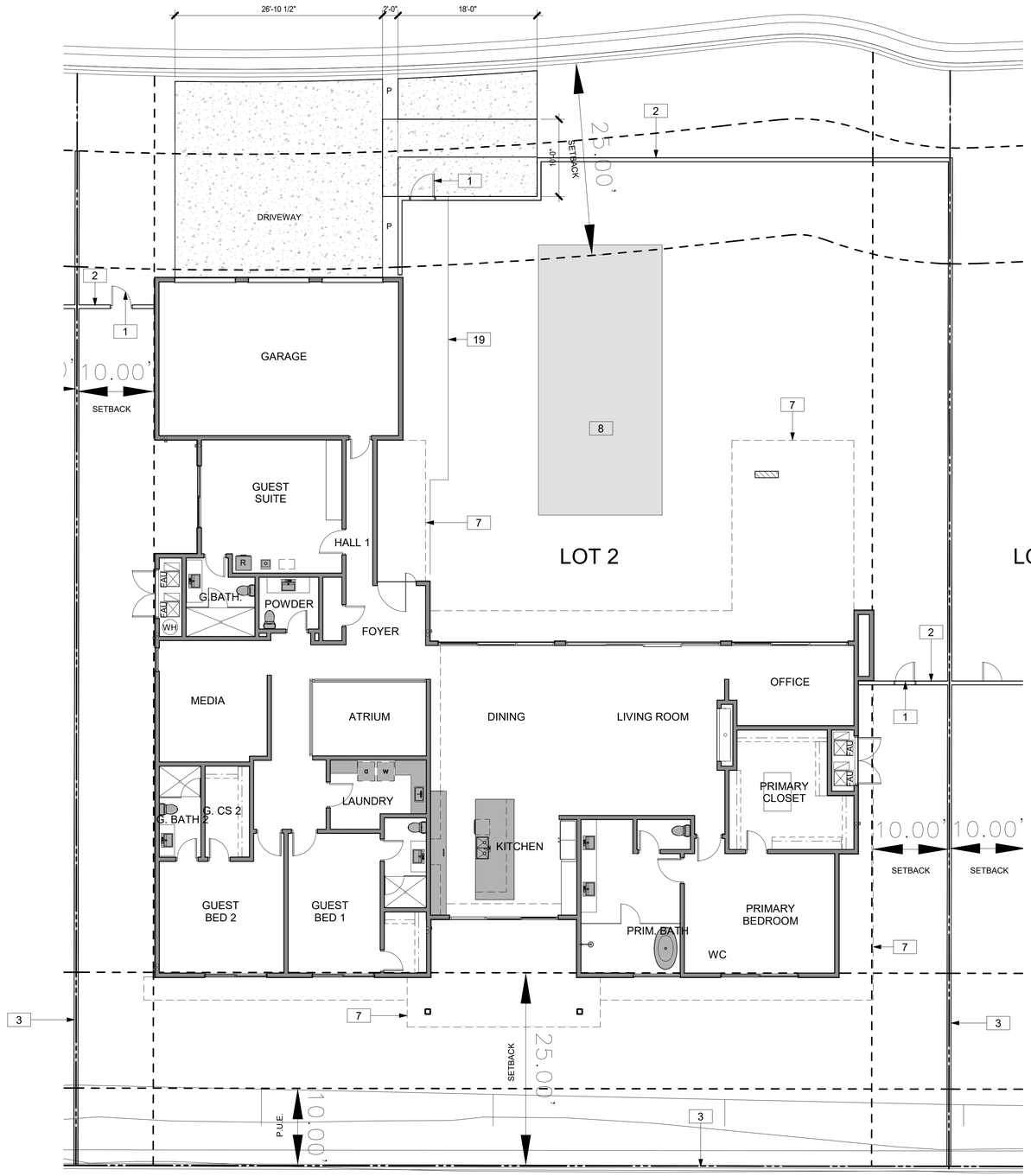
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3D VIEWS

Scale:

Sheet: A1.501

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KEYNOTES	
NO.	DESCRIPTION
1	GATE. HEIGHT TO MATCH SITE WALLS
2	SITE WALLS 6' FROM FINISH GRADE
3	PROPERTY LINE
7	LINE OF ROOF OVERHANG
8	POOL
19	CONCRETE

LINEA NORTH

LOT 2

LICENSED ARCHITECT
JOHN J. VUKSIC
C-19210
05 . 31 . 27
RENEWAL DATE
STATE OF CALIFORNIA

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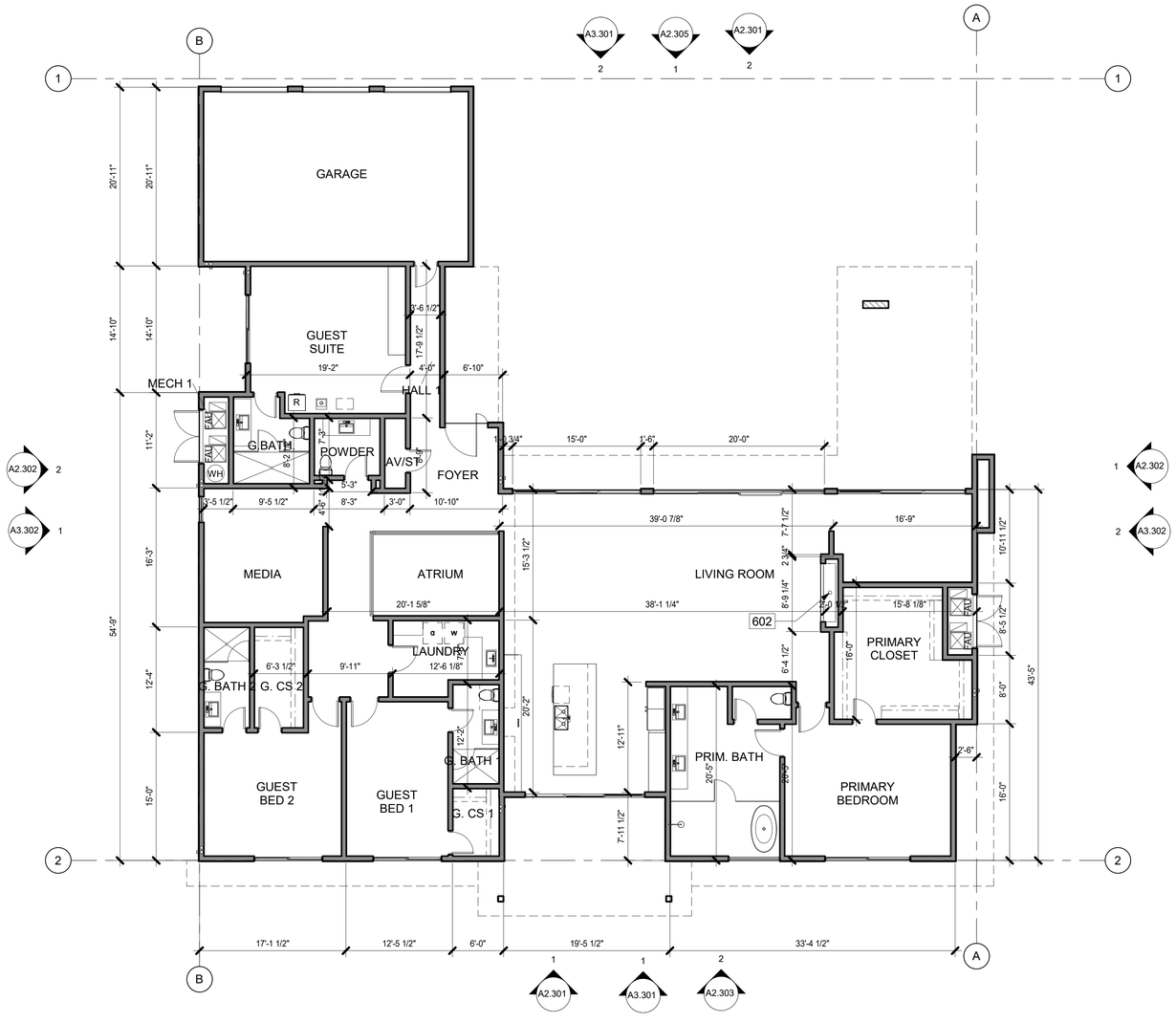
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SITE PLAN

Scale: 1/8" = 1'-0"

Sheet: A2.101

11/18/2025
225007



KEYNOTES	
NO.	DESCRIPTION
602	FIREPLACE VENT

LINEA NORTH

LOT 2

0' 4' 8' 16' 32'

LICENSED ARCHITECT JOHN J. VUKSIC C-19210 05 . 31 . 27 RENEWAL DATE STATE OF CALIFORNIA

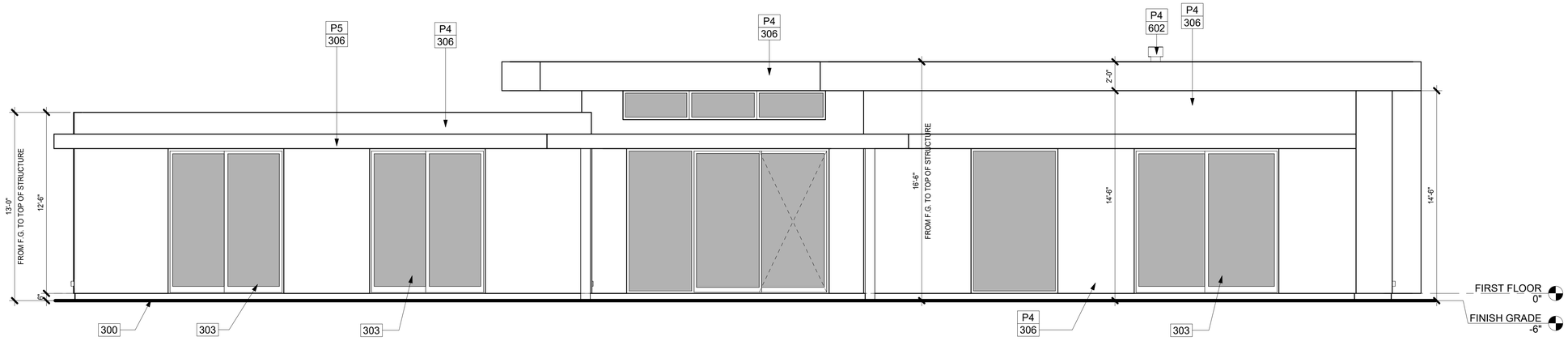
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FLOOR PLAN

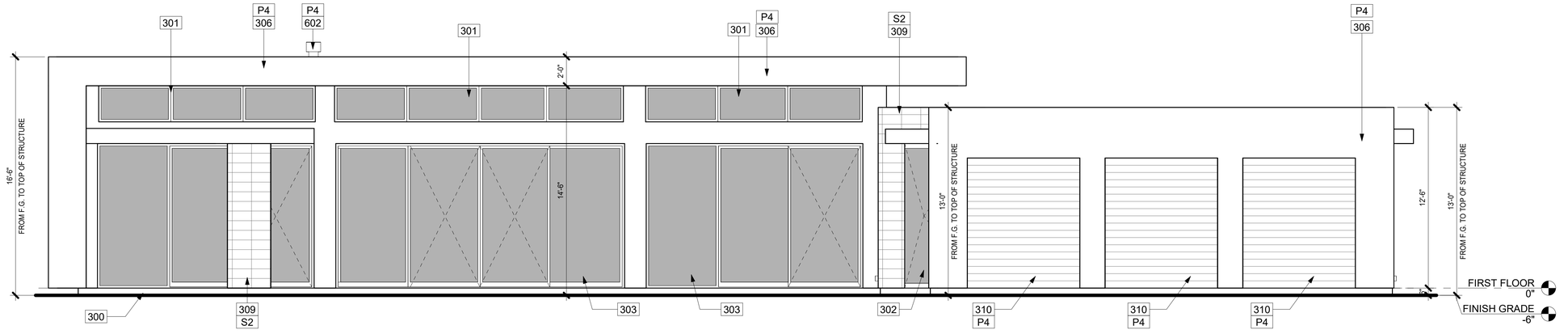
Scale: 1/8" = 1'-0"

Sheet: A2.201

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1 EAST ELEVATION
1/4" = 1'-0"

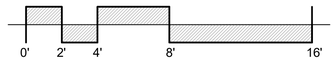


2 WEST ELEVATION
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P4	MFR: SHERWIN-WILLIAMS, COLOR: SW7008 ALABASTER
P5	MFR: SHERWIN-WILLIAMS, COLOR: SW7024 FUNCTIONAL GRAY

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
301	WINDOW FRAME IN CLEAR OR DARK BRONZE ANODIZED ALUMINUM
302	ENTRY DOOR W/ SIDELITE TO BE FIBERGLASS SWING OR PIVOT
303	THERMALY BROKEN SLIDING GLASS DOORS
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
309	ARCHITECTURAL STONE VENEER, FINAL SPEC. PER DEVELOPER
310	POLYURETHANE INSULATED GARAGE DOOR, PAINTED
602	FIREPLACE VENT
S2	STONE, MFR: BEDROSIANS, SILVER CREAM TRAVERTINE

LINEA NORTH
LOT 2



LICENSED ARCHITECT
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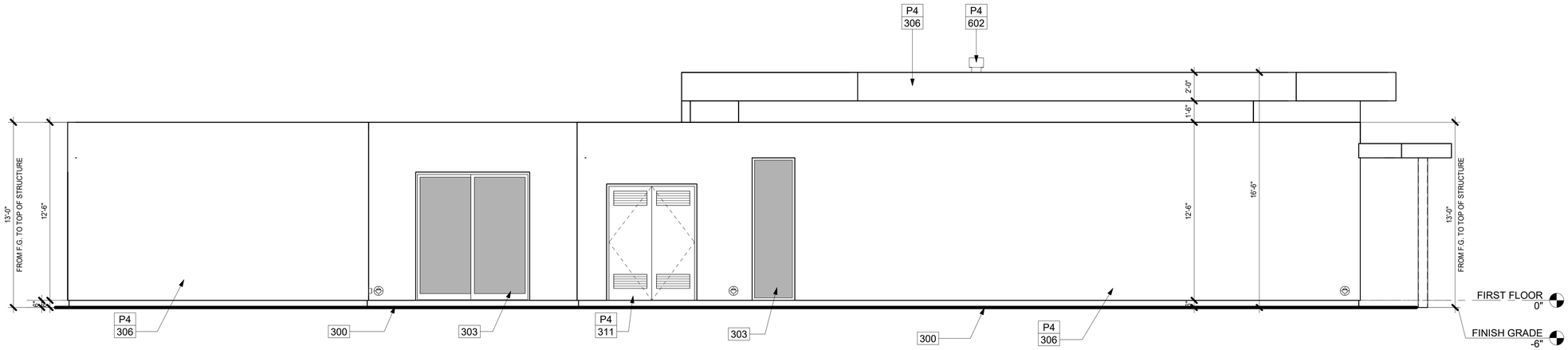
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EXTERIOR ELEVATIONS

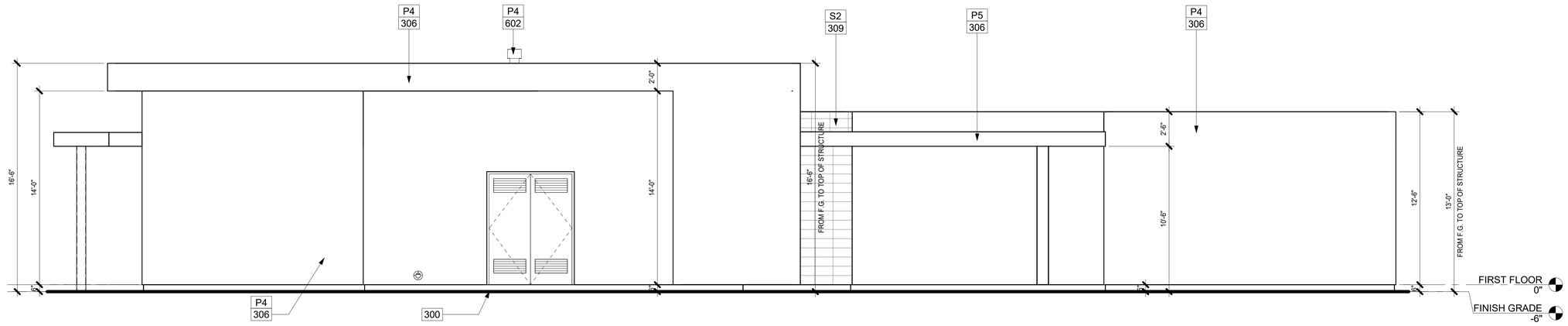
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2 SOUTH ELEVATION
1/4" = 1'-0"

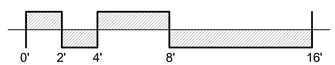


1 NORTH ELEVATION
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P4	MFR: SHERWIN-WILLIAMS, COLOR: SW7008 ALABASTER
P5	MFR: SHERWIN-WILLIAMS, COLOR: SW7024 FUNCTIONAL GRAY

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
303	THERMALY BROKEN SLIDING GLASS DOORS
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
309	ARCHITECTURAL STONE VENEER, FINAL SPEC. PER DEVELOPER
311	VENTED MECHANICAL DOOR TO MATCH EXTERIOR WALLS
602	FIREPLACE VENT
S2	STONE, MFR: BEDROSIANS, SILVER CREAM TRAVERTINE

LINEA NORTH
LOT 2





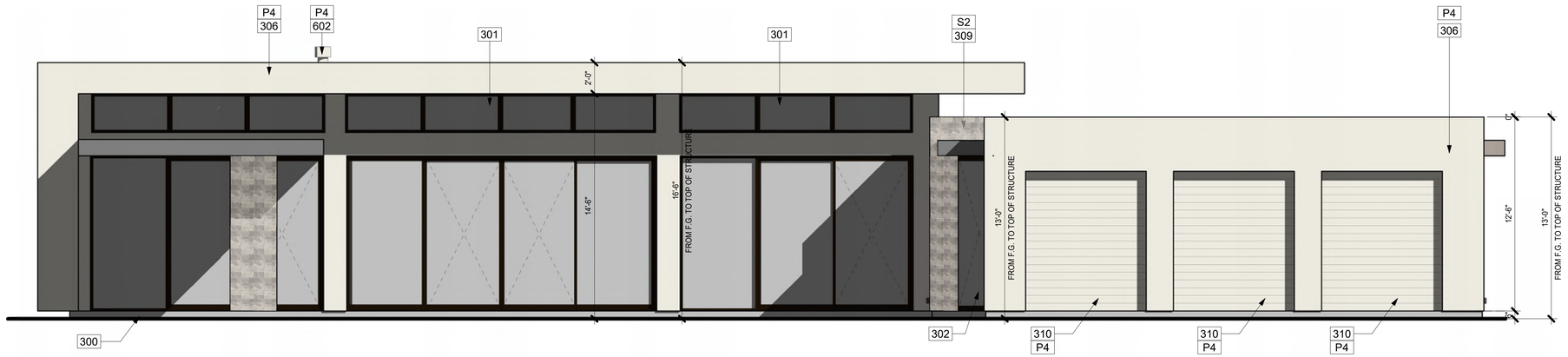
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EXTERIOR ELEVATIONS

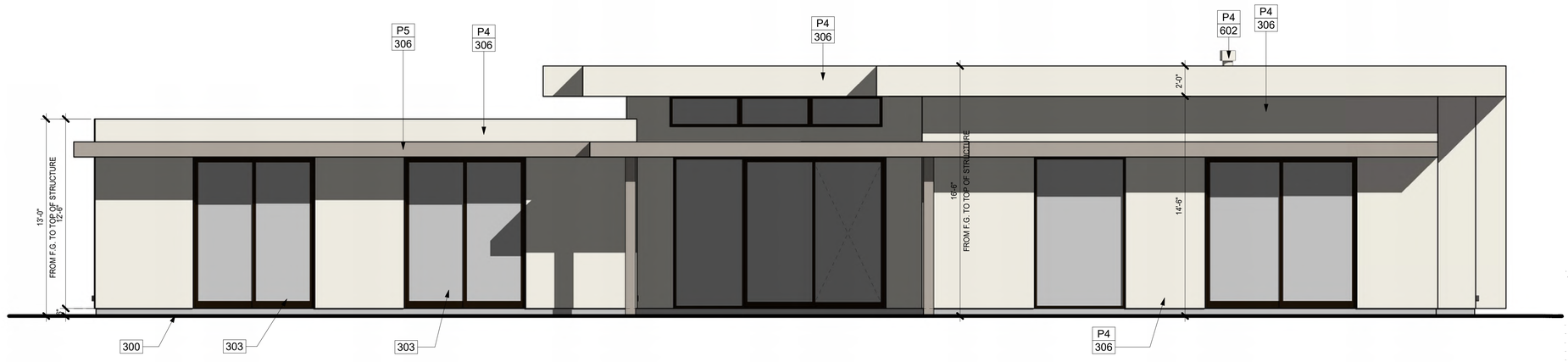
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Sheet: A2.302

11/18/2025
225007



1 WEST ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P4	MFR: SHERWIN-WILLIAMS, COLOR: SW7008 ALABASTER
P5	MFR: SHERWIN-WILLIAMS, COLOR: SW7024 FUNCTIONAL GRAY

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
301	WINDOW FRAME IN CLEAR OR DARK BRONZE ANODIZED ALUMINUM
302	ENTRY DOOR W/ SIDELITE TO BE FIBERGLASS SWING OR PIVOT
303	THERMALY BROKEN SLIDING GLASS DOORS
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
309	ARCHITECTURAL STONE VENEER, FINAL SPEC. PER DEVELOPER
310	POLYURETHANE INSULATED GARAGE DOOR, PAINTED
602	FIREPLACE VENT
S2	STONE, MFR: BEDROSIANS, SILVER CREAM TRAVERTINE

LINEA NORTH
LOT 2

LICENSED ARCHITECT
JOHN J. VUKSIC
C-19210
05 . 31 . 27
RENEWAL DATE
STATE OF CALIFORNIA

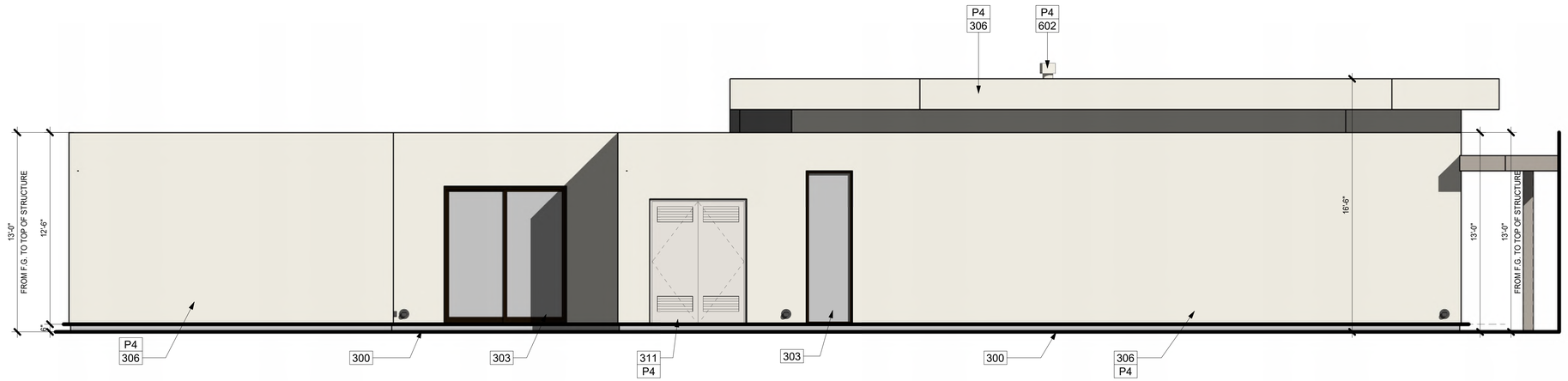
PREST | VUKSIC | GREENWOOD
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COLORED ELEVATIONS

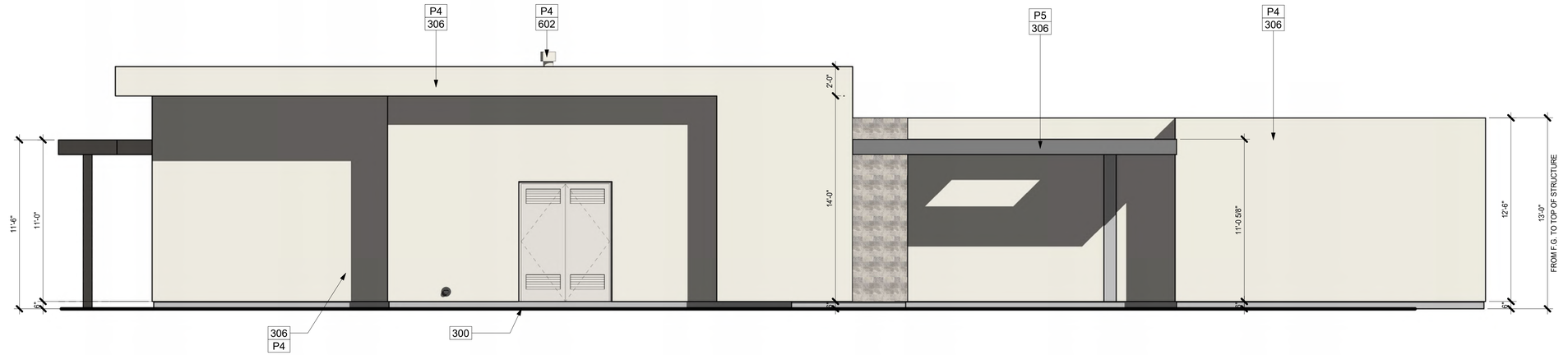
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Sheet: A2.303

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225007



1 NORTH ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P4	MFR: SHERWIN-WILLIAMS, COLOR: SW7008 ALABASTER
P5	MFR: SHERWIN-WILLIAMS, COLOR: SW7024 FUNCTIONAL GRAY

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
303	THERMALY BROKEN SLIDING GLASS DOORS
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
311	VENTED MECHANICAL DOOR TO MATCH EXTERIOR WALLS
602	FIREPLACE VENT

LINEA NORTH
LOT 2

LICENSED ARCHITECT
JOHN J. VUKSIC IV
C-19210
05 . 31 . 27
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COLORED ELEVATIONS

Scale: 1/4" = 1'-0"

Sheet: A2.304

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LINEA NORTH
LOT 2

LINEA NORTH
LOT 2

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EXTERIOR ELEVATION
FRONT - COLOR

Scale: 1/4" = 1'-0"

Sheet: A2.305

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225007



KEYNOTES

NO.	DESCRIPTION
600	CRICKET, TYPCAL
602	FIREPLACE VENT
603	ROOF DRAIN (DOWNSPOUT & OVERFLOW)
604	45 MIL FIBERTITE-SM MEMBRAN. h-SHIELD CG HUNTER PANELS ENERGY SMART POLYISO INSULATION BOARD (R-VALUE-5.7). ROOF ASSEMBLY TO HAVE CLASS "A" FIRE RATING.
605	ROOF PARAPET, TYP (SEE ELEVATIONS FOR HEIGHT).

LINEA NORTH
LOT 2

0' 4' 8' 16' 32'

LICENSED ARCHITECT
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C-19210
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ROOF PLAN

Scale: 1/8" = 1'-0"

Sheet: A2.401

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1 3D View 3

LINEA NORTH
LOT 2

LICENSED ARCHITECT
JOHN J. VUKSIC
C-19210
05 . 31 . 27
RENEWAL DATE
STATE OF CALIFORNIA

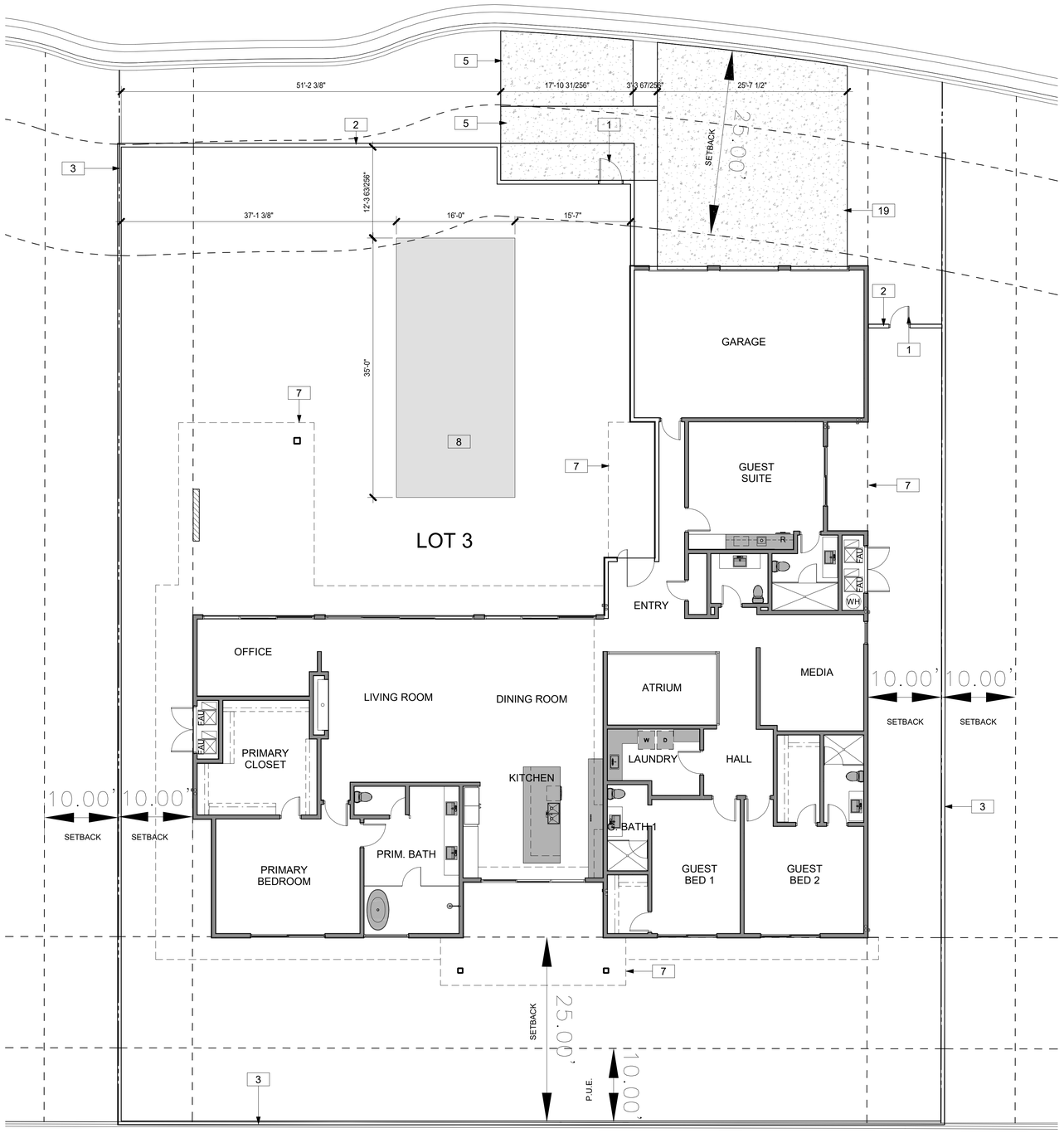
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3D VIEWS

Scale:

Sheet: A2.501

11/18/2025
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KEYNOTES	
NO.	DESCRIPTION
1	GATE. HEIGHT TO MATCH SITE WALLS
2	SITE WALLS 6' FROM FINISH GRADE
3	PROPERTY LINE
5	CONCRETE STAIRS / LANDING
7	LINE OF ROOF OVERHANG
8	POOL
19	CONCRETE

LINEA NORTH

LOT 3

0' 4' 8' 16' 32'

LICENSED ARCHITECT JOHN J. VUKSIC C-19210 05.31.27 RENEWAL DATE STATE OF CALIFORNIA

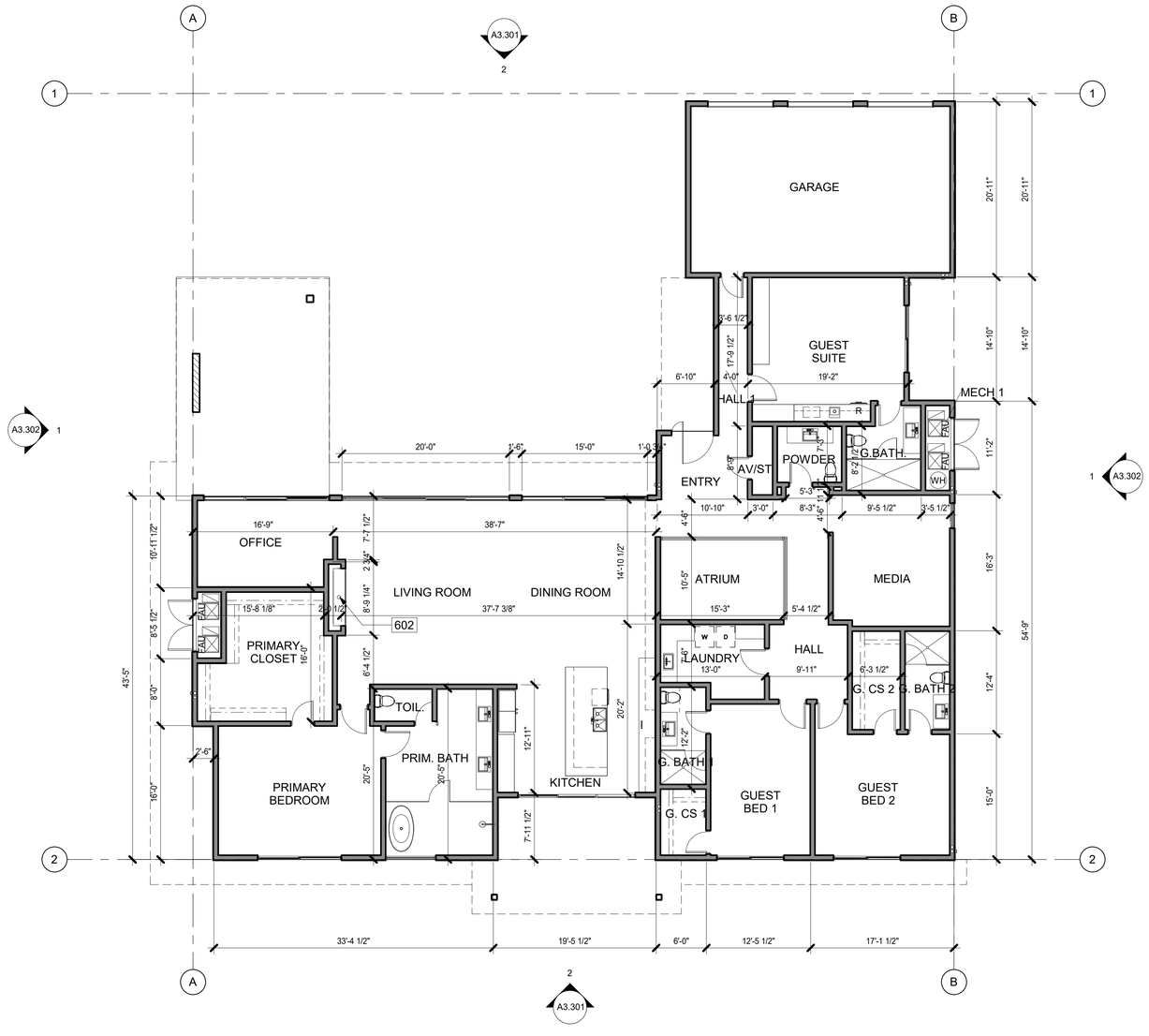
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SITE PLAN

Scale: 1/8" = 1'-0"

Sheet: A3.101

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225007



KEYNOTES	
NO.	DESCRIPTION
602	FIREPLACE VENT

LINEA NORTH

LOT 3

0' 4' 8' 16' 32'

LICENSED ARCHITECT JOHN J. VUKSIC C-19210 05.31.27 RENEWAL DATE STATE OF CALIFORNIA

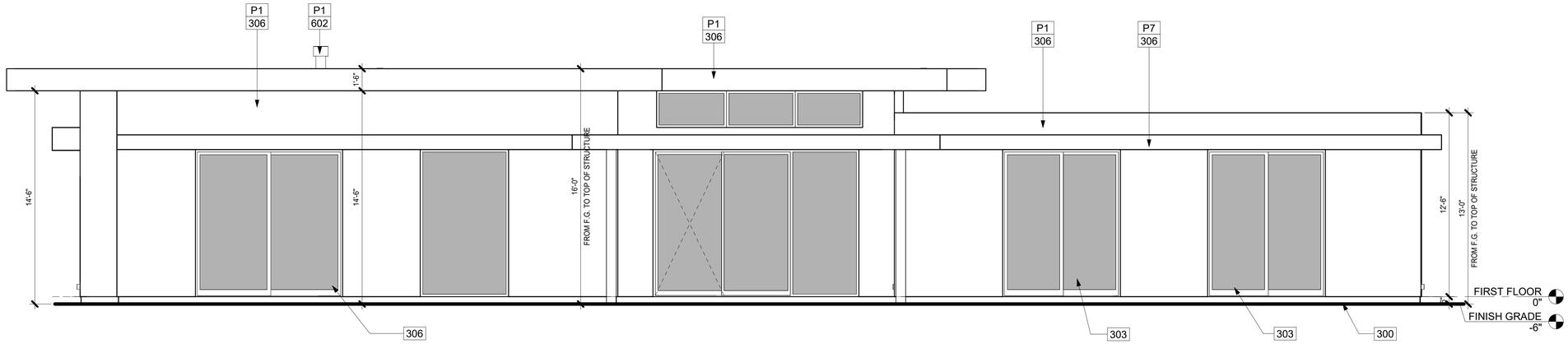
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FLOOR PLAN

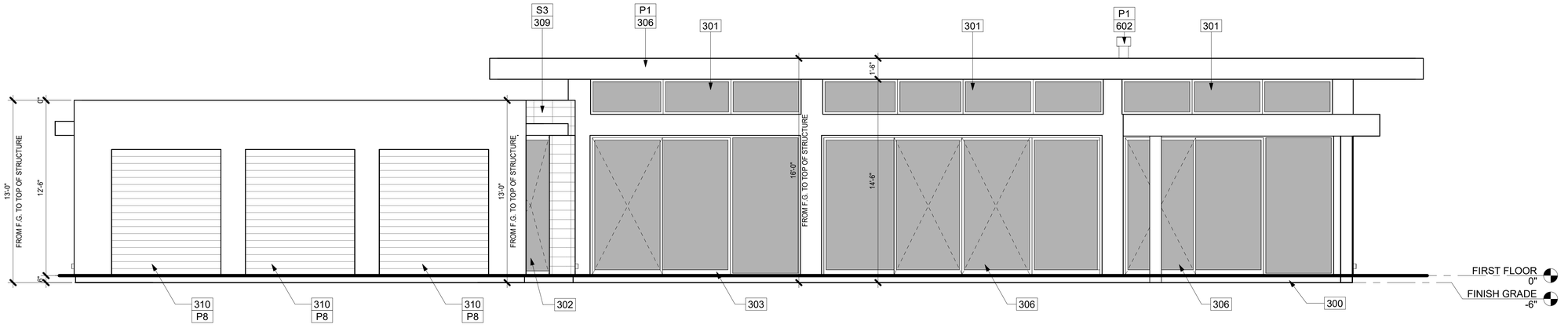
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Sheet: A3.201

11/18/2025
225007



1 EAST ELEVATION
1/4" = 1'-0"

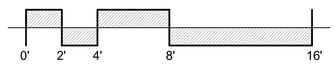


2 WEST ELEVATION
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P1	MFR: SHERWIN-WILLIAMS, COLOR: SW7015 REPOSE GRAY
P7	MFR: SHERWIN-WILLIAMS, COLOR: SW7019 GAUNTLET GRAY
P8	MFR: SHERWIN-WILLIAMS, COLOR: SW7017 DORIAN GRAY

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
301	WINDOW FRAME IN CLEAR OR DARK BRONZE ANODIZED ALUMINUM
302	ENTRY DOOR W/ SIDELITE TO BE FIBERGLASS SWING OR PIVOT
303	THERMALY BROKEN SLIDING GLASS DOORS
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
309	ARCHITECTURAL STONE VENEER, FINAL SPEC. PER DEVELOPER
310	POLYURETHANE INSULATED GARAGE DOOR, PAINTED
602	FIREPLACE VENT
S3	STONE, MFR: BEDROSIANS, JURA GREY

LINEA NORTH
LOT 3





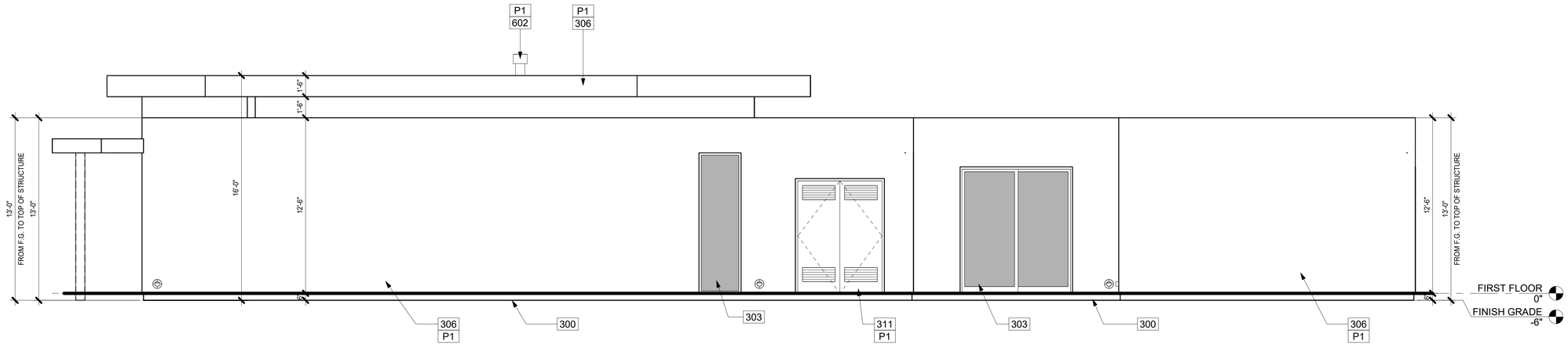
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EXTERIOR ELEVATIONS

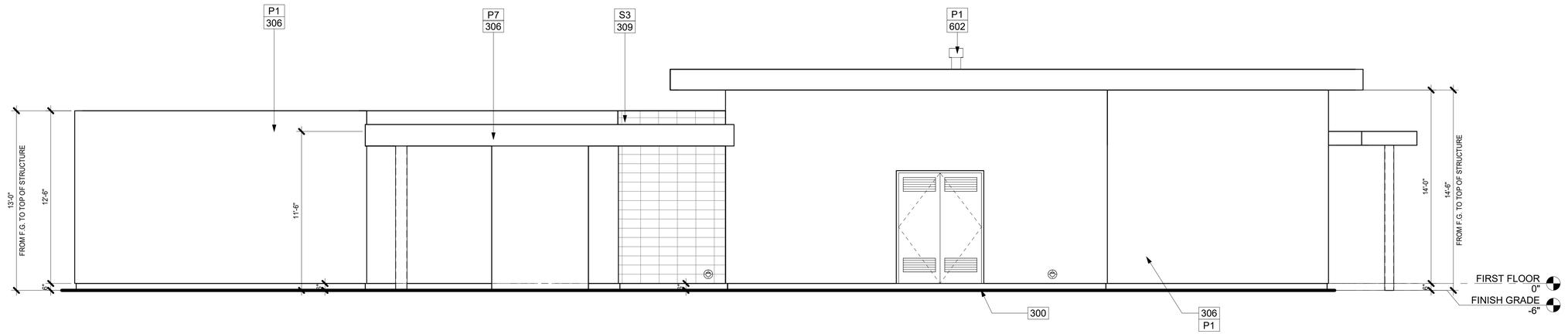
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Sheet: A3.301

11/18/2025
225007



2 NORTH ELEVATION
1/4" = 1'-0"



1 SOUTH ELEVATION
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P1	MFR: SHERWIN-WILLIAMS, COLOR: SW7015 REPOSE GRAY
P7	MFR: SHERWIN-WILLIAMS, COLOR: SW7019 GAUNTLET GRAY

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
303	THERMALY BROKEN SLIDING GLASS DOORS
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
309	ARCHITECTURAL STONE VENEER, FINAL SPEC. PER DEVELOPER
311	VENTED MECHANICAL DOOR TO MATCH EXTERIOR WALLS
602	FIREPLACE VENT
S3	STONE, MFR: BEDROSIANS, JURA GREY

LINEA NORTH
LOT 3

0' 2' 4' 8' 16'

LICENSED ARCHITECT
JOHN J. VUKSIC II
C-19210
05 . 31 . 27
RENEWAL DATE
STATE OF CALIFORNIA

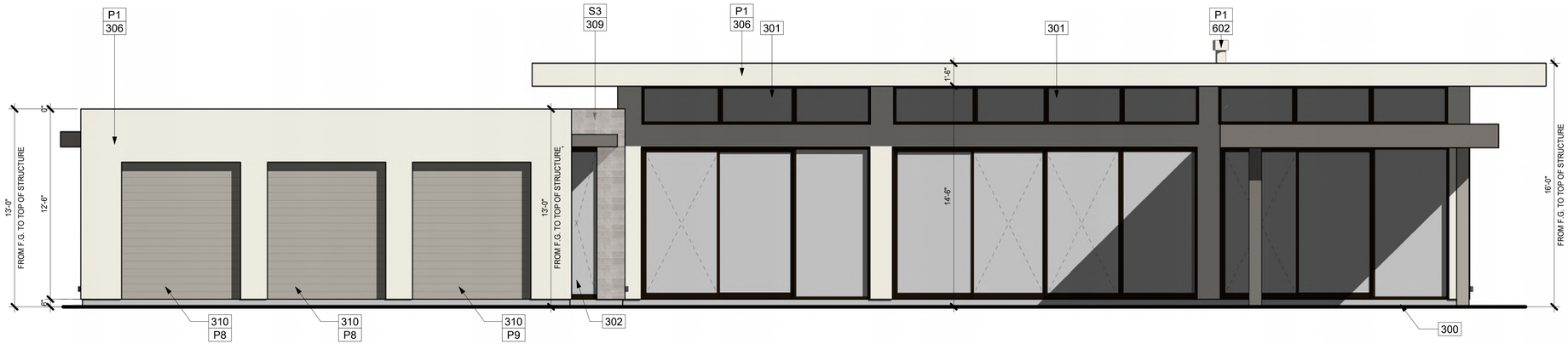
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EXTERIOR ELEVATIONS

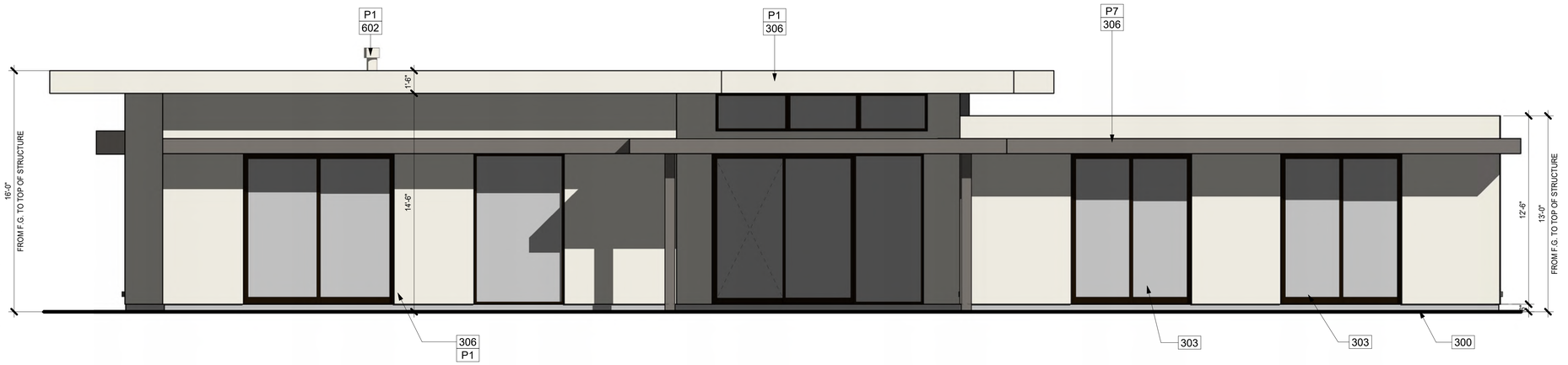
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Sheet: A3.302

11/18/2025
225007



1 WEST ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P1	MFR: SHERWIN-WILLIAMS, COLOR: SW7015 REPOSE GRAY
P7	MFR: SHERWIN-WILLIAMS, COLOR: SW7019 GAUNTLET GRAY
P8	MFR: SHERWIN-WILLIAMS, COLOR: SW7017 DORIAN GRAY
P9	MFR: SHERWIN-WILLIAMS, COLOR: SW7018 DOVETAIL

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
301	WINDOW FRAME IN CLEAR OR DARK BRONZE ANODIZED ALUMINUM
302	ENTRY DOOR W/ SIDELITE TO BE FIBERGLASS SWING OR PIVOT
303	THERMALY BROKEN SLIDING GLASS DOORS
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
309	ARCHITECTURAL STONE VENEER, FINAL SPEC. PER DEVELOPER
310	POLYURETHANE INSULATED GARAGE DOOR, PAINTED
602	FIREPLACE VENT
S3	STONE, MFR: BEDROSIANS, JURA GREY

LINEA NORTH
LOT 3

LICENSED ARCHITECT
JOHN J. VUKSIC
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05 . 31 . 27
RENEWAL DATE
STATE OF CALIFORNIA

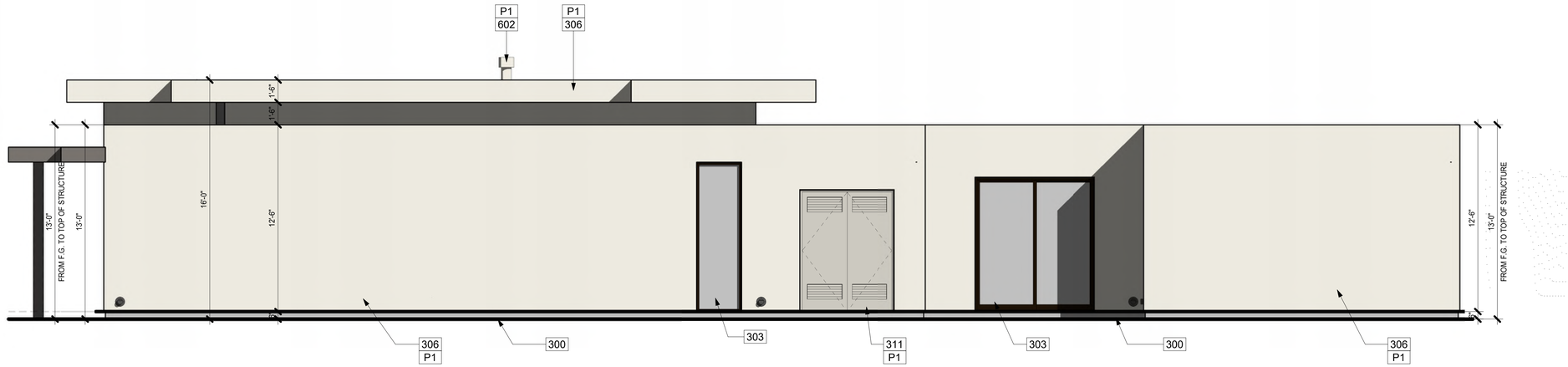
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COLORED ELEVATIONS

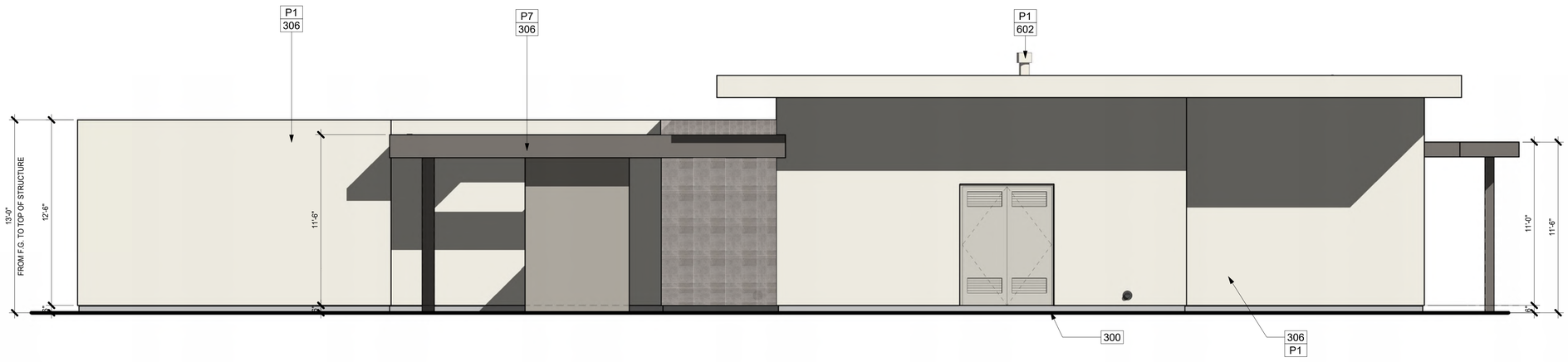
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Sheet: A3.303

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1 NORTH ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P1	MFR: SHERWIN-WILLIAMS, COLOR: SW7015 REPOSE GRAY
P7	MFR: SHERWIN-WILLIAMS, COLOR: SW7019 GAUNTLET GRAY

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
303	THERMALY BROKEN SLIDING GLASS DOORS
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
311	VENTED MECHANICAL DOOR TO MATCH EXTERIOR WALLS
602	FIREPLACE VENT

LINEA NORTH
LOT 3

LICENSED ARCHITECT
JOHN J. VUKSIC
C-19210
05 . 31 . 27
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COLORED ELEVATIONS

Scale: 1/4" = 1'-0"

Sheet: A3.304

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LINEA NORTH
LOT 3

LINEA NORTH
LOT 3

0' 2' 4' 8' 16'

LICENSED ARCHITECT
JOHN J. VUKSIC
C-19210
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RENEWAL DATE
STATE OF CALIFORNIA

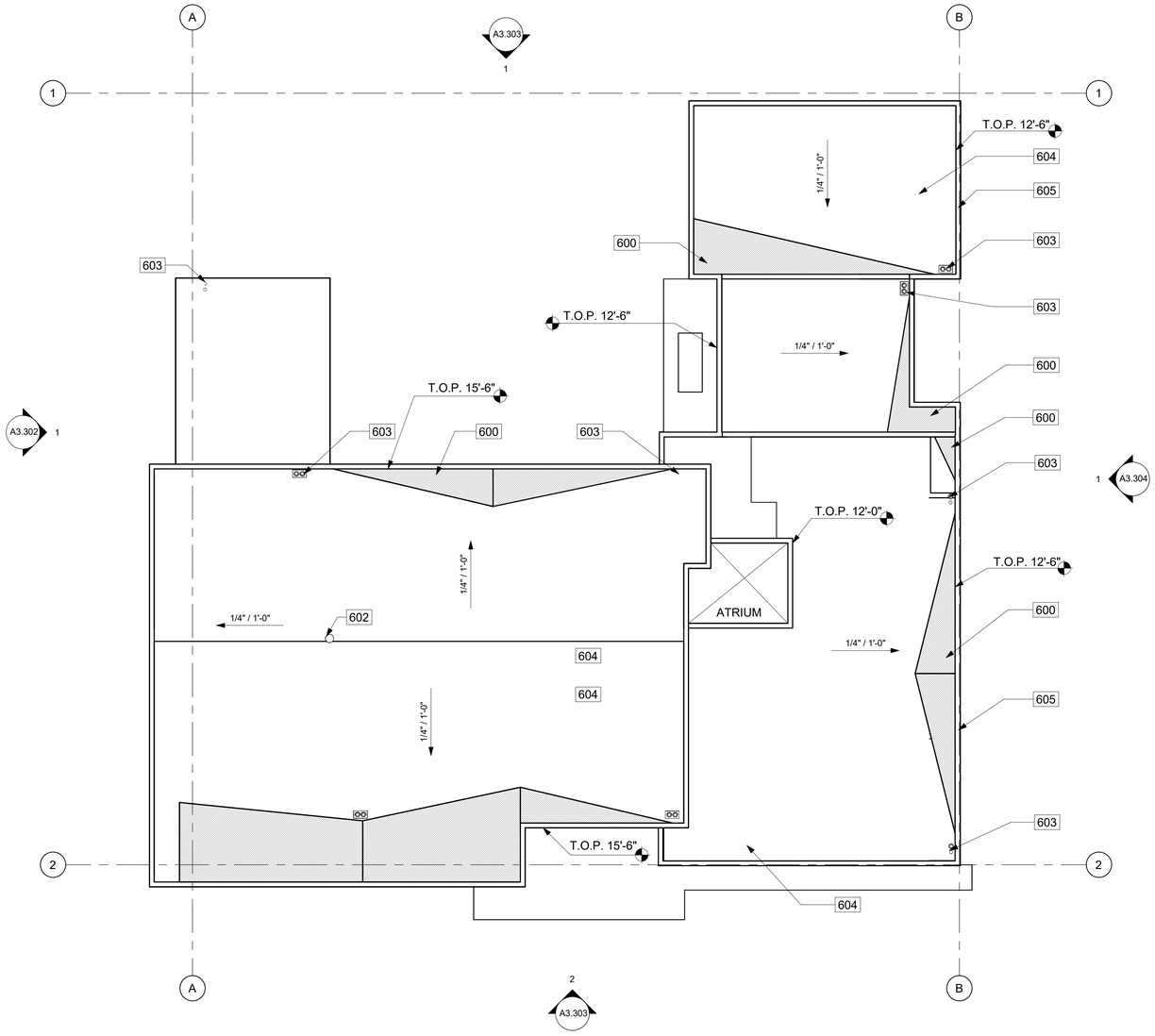
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EXTERIOR ELEVATION
FRONT - COLOR

Scale: 1/4" = 1'-0"

Sheet: A3.305

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KEYNOTES

NO.	DESCRIPTION
600	CRICKET, TYPCAL
602	FIREPLACE VENT
603	ROOF DRAIN (DOWNSPOUT & OVERFLOW)
604	45 MIL FIBERTITE-SM MEMBRAN. h-SHIELD CG HUNTER PANELS ENERGY SMART POLYISO INSULATION BOARD (R-VALUE:5.7). ROOF ASSEMBLY TO HAVE CLASS "A" FIRE RATING.
605	ROOF PARAPET, TYP (SEE ELEVATIONS FOR HEIGHT).

LINEA NORTH

LOT 3

LICENSED ARCHITECT
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05 . 31 . 27
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ROOF PLAN

Scale: 1/8" = 1'-0"

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1 3D PERSPECTIVE

LINEA NORTH
LOT 3

LICENSED ARCHITECT
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RENEWAL DATE
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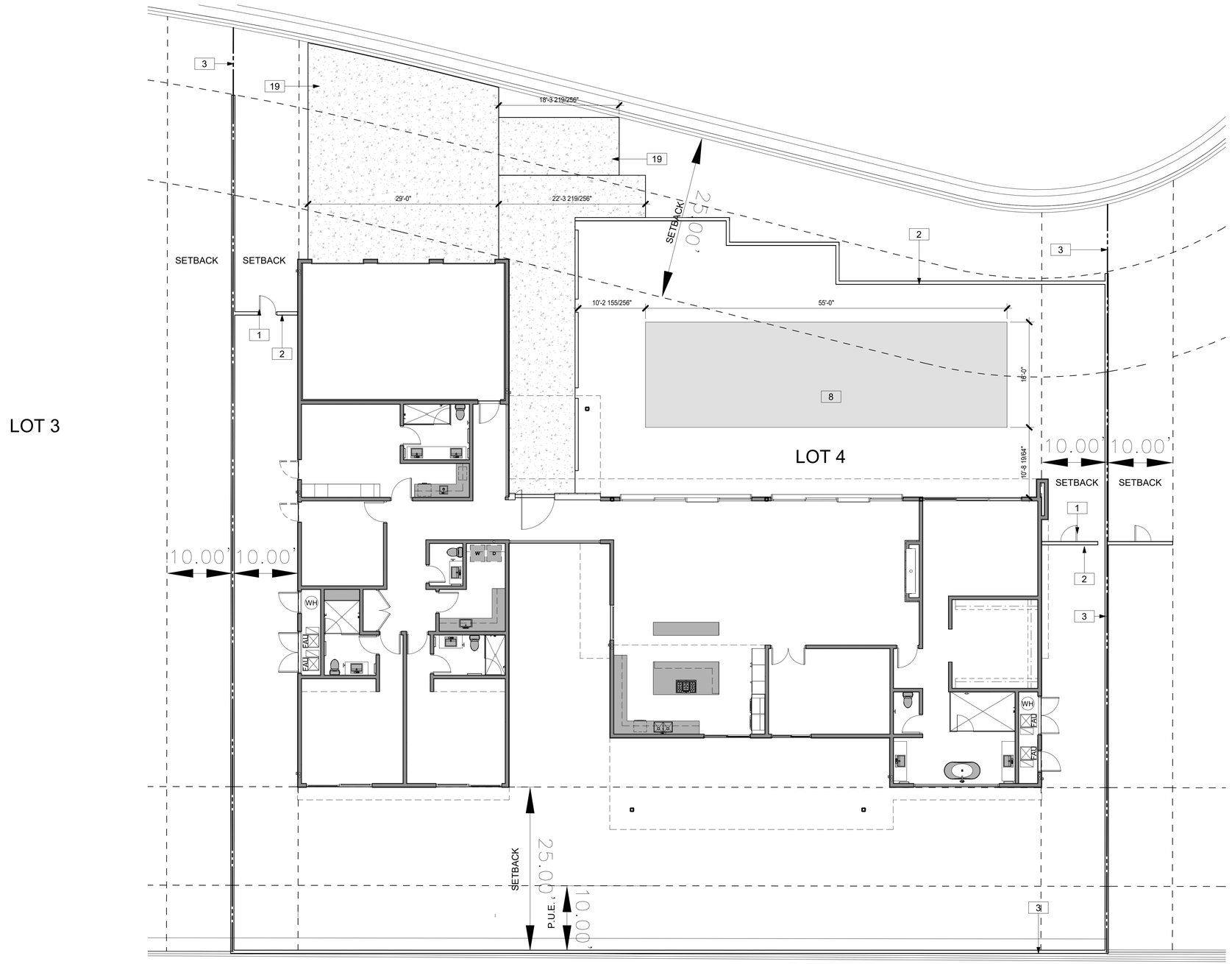
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3D VIEWS

Scale:

Sheet: A3.501

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KEYNOTES

NO.	DESCRIPTION
1	GATE. HEIGHT TO MATCH SITE WALLS
2	SITE WALLS 6' FROM FINISH GRADE
3	PROPERTY LINE
8	POOL
19	CONCRETE

LINEA NORTH

LOT 4

0' 4' 8' 16' 32'

LICENSED ARCHITECT
JOHN J. VUKSIC
C-19210
05 . 31 . 27
RENEWAL DATE
STATE OF CALIFORNIA

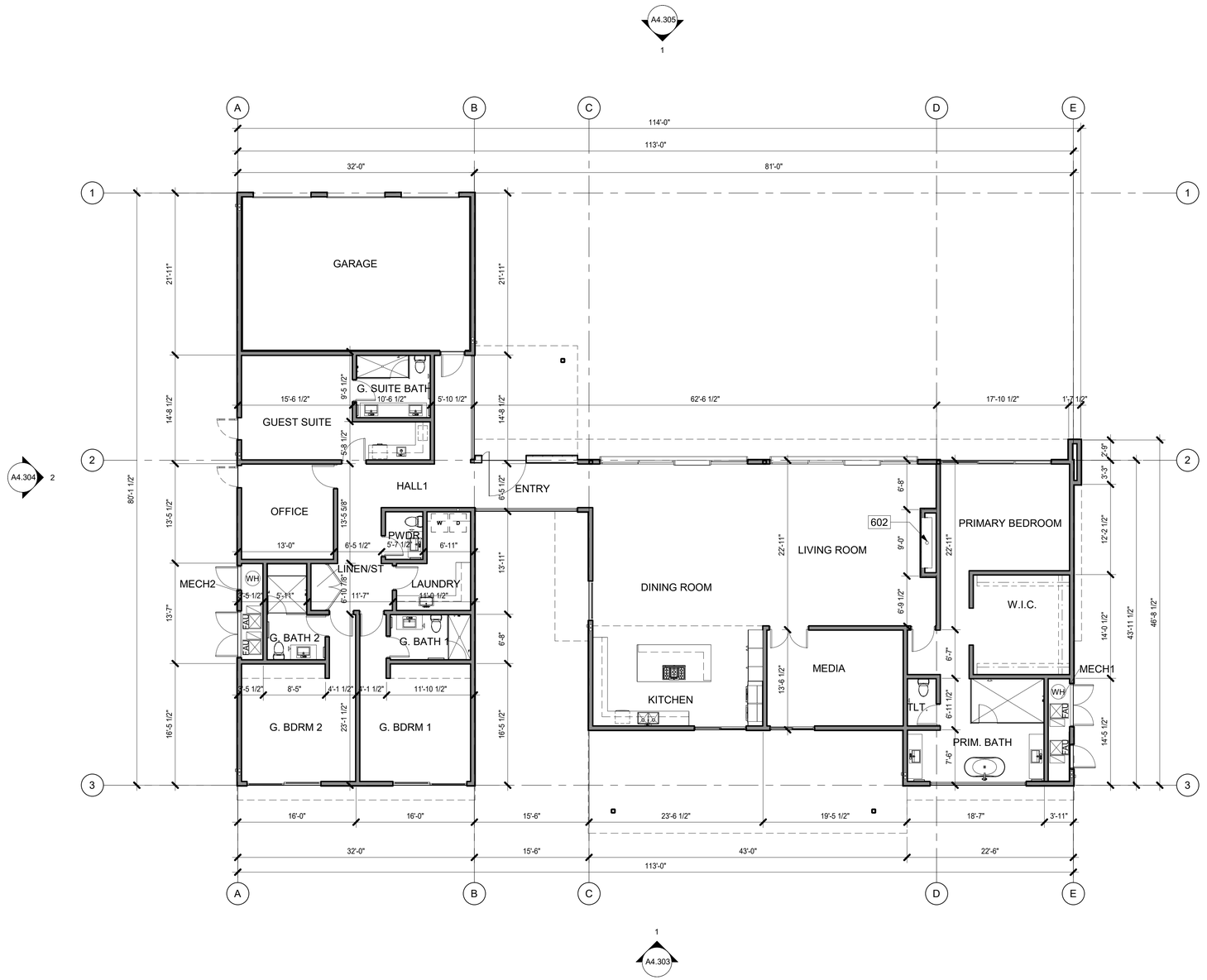
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SITE PLAN

Scale: 1/8" = 1'-0"

Sheet: A4.101

11/18/2025
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KEYNOTES	
NO.	DESCRIPTION
602	FIREPLACE VENT

LINEA NORTH

LOT 4

0' 4' 8' 16' 32'

LICENSED ARCHITECT
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C-19210
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RENEWAL DATE
STATE OF CALIFORNIA

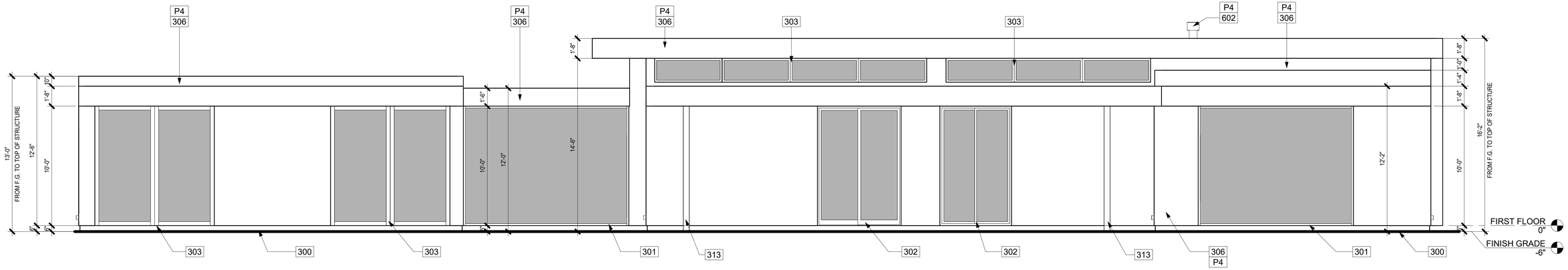
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FLOOR PLAN

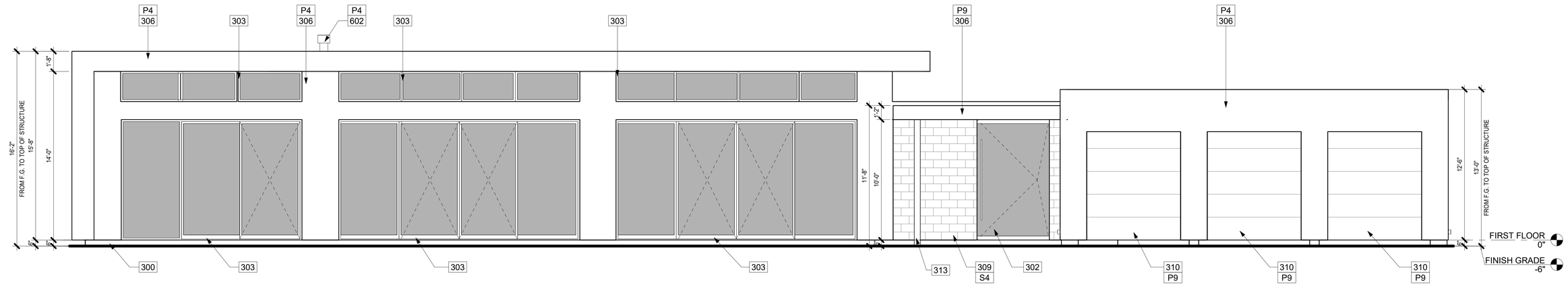
Scale: 1/8" = 1'-0"

Sheet: A4.201

11/18/2025
225007



2 EAST ELEVATION
1/4" = 1'-0"



1 WEST ELEVATION
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P4	MFR: SHERWIN-WILLIAMS, COLOR: SW7008 ALABASTER
P9	MFR: SHERWIN-WILLIAMS, COLOR: SW7018 DOVETAIL

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
301	WINDOW FRAME IN CLEAR OR DARK BRONZE ANODIZED ALUMINUM
302	ENTRY DOOR W/ SIDELITE TO BE FIBERGLASS SWING OR PIVOT
303	THERMALY BROKEN SLIDING GLASS DOORS
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
309	ARCHITECTURAL STONE VENEER, FINAL SPEC. PER DEVELOPER
310	POLYURETHANE INSULATED GARAGE DOOR, PAINTED
313	PAINTED METAL COLUMN
602	FIREPLACE VENT
S4	STONE, MFR: ELDORADO, RIDGETOP 18, COLOR: WHISPER WHITE

LINEA NORTH
LOT 4

0' 2' 4' 8' 16'

LICENSED ARCHITECT
JOHN J. VUKSIC
C-19210
05 . 31 . 27
RENEWAL DATE
STATE OF CALIFORNIA

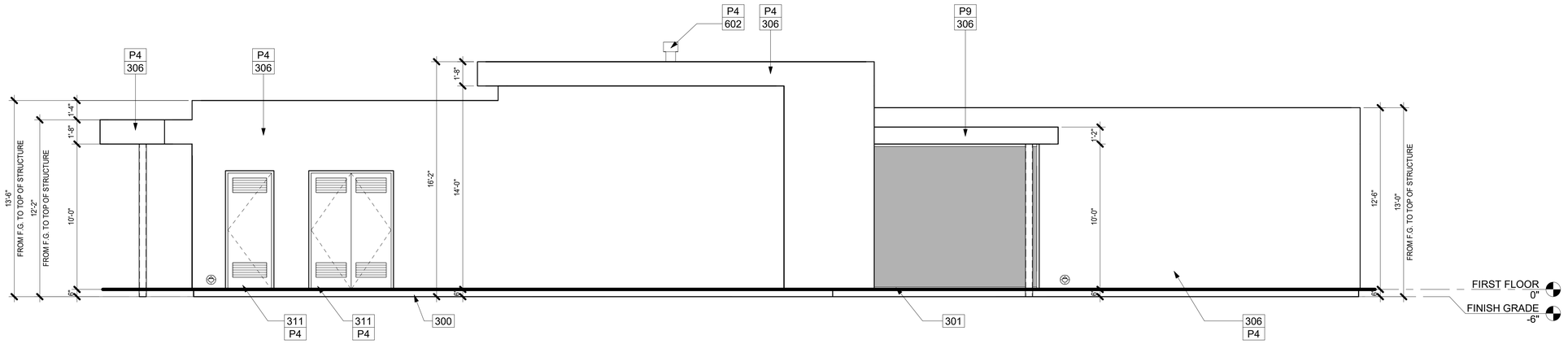
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EXTERIOR ELEVATIONS

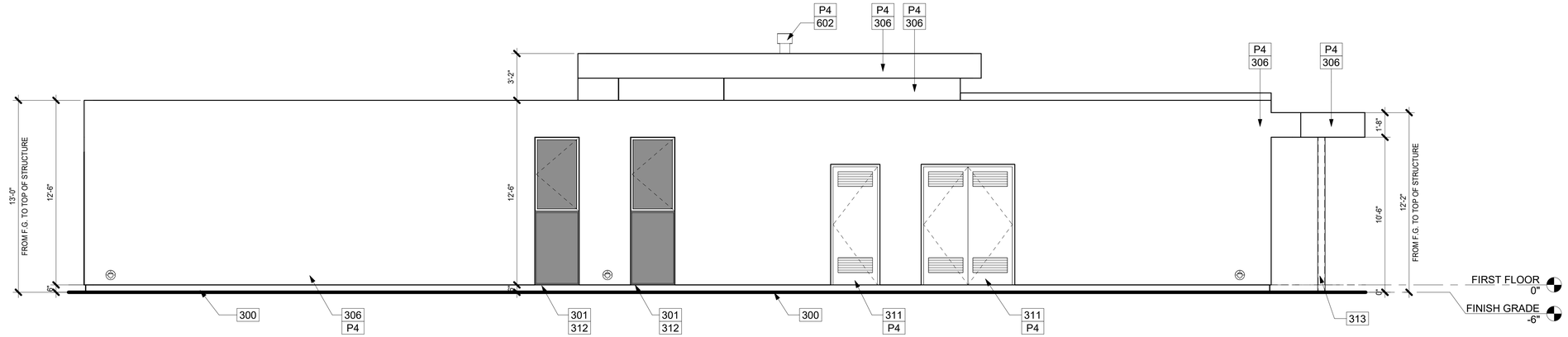
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Sheet: A4.301

11/18/2025
225007



1 NORTH ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P4	MFR: SHERWIN-WILLIAMS, COLOR: SW7008 ALABASTER
P9	MFR: SHERWIN-WILLIAMS, COLOR: SW7018 DOVETAIL

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
301	WINDOW FRAME IN CLEAR OR DARK BRONZE ANODIZED ALUMINUM
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
311	VENTED MECHANICAL DOOR TO MATCH EXTERIOR WALLS
312	EGRESS WINDOW
313	PAINTED METAL COLUMN
602	FIREPLACE VENT

LINEA NORTH
LOT 4

0' 2' 4' 8' 16'

LICENSED ARCHITECT
JOHN J. VUKSIC
C-19210
05 . 31 . 27
RENEWAL DATE
STATE OF CALIFORNIA

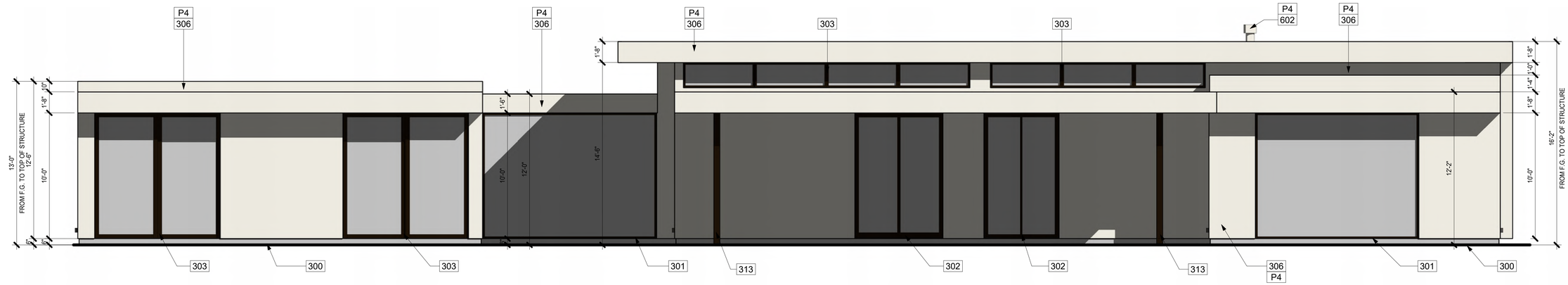
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EXTERIOR ELEVATIONS

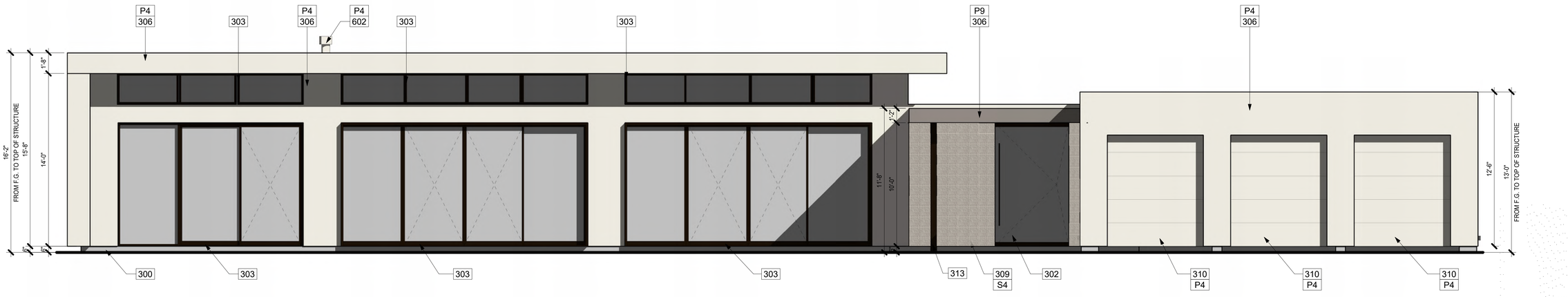
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Sheet: A4.302

11/18/2025
225007



1 EAST ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

PAINT LEGEND

NO.	DESCRIPTION
P4	MFR: SHERWIN-WILLIAMS, COLOR: SW7008 ALABASTER
P9	MFR: SHERWIN-WILLIAMS, COLOR: SW7018 DOVETAIL

KEYNOTES

NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
301	WINDOW FRAME IN CLEAR OR DARK BRONZE ANODIZED ALUMINUM
302	ENTRY DOOR W/ SIDELITE TO BE FIBERGLASS SWING OR PIVOT
303	THERMALY BROKEN SLIDING GLASS DOORS
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
309	ARCHITECTURAL STONE VENEER, FINAL SPEC. PER DEVELOPER
310	POLYURETHANE INSULATED GARAGE DOOR, PAINTED
313	PAINTED METAL COLUMN
602	FIREPLACE VENT
S4	STONE, MFR: ELDORADO, RIDGETOP 18, COLOR: WHISPER WHITE

LINEA NORTH
LOT 4

LICENSED ARCHITECT
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05 . 31 . 27
RENEWAL DATE
STATE OF CALIFORNIA

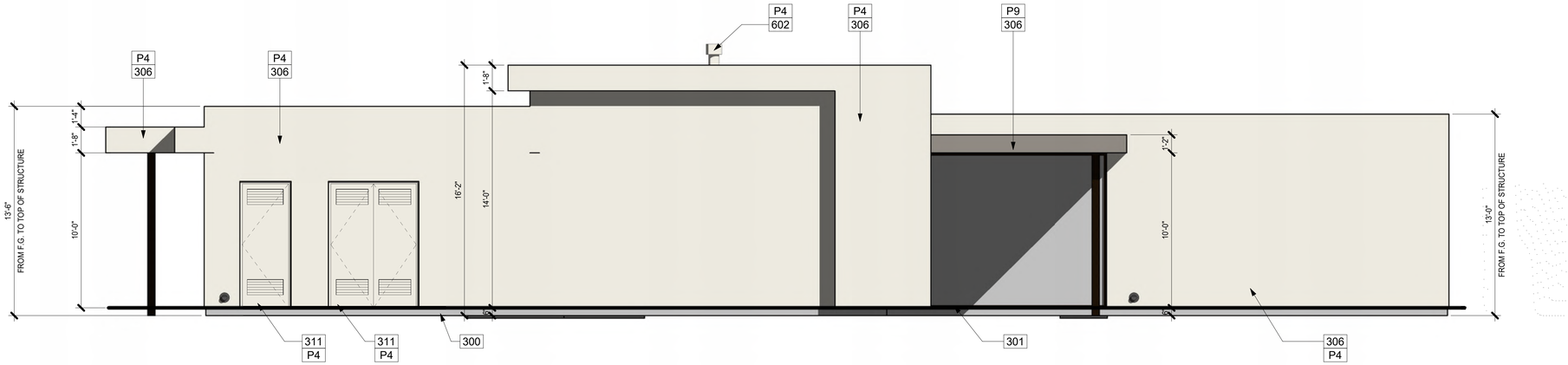
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COLORED ELEVATIONS

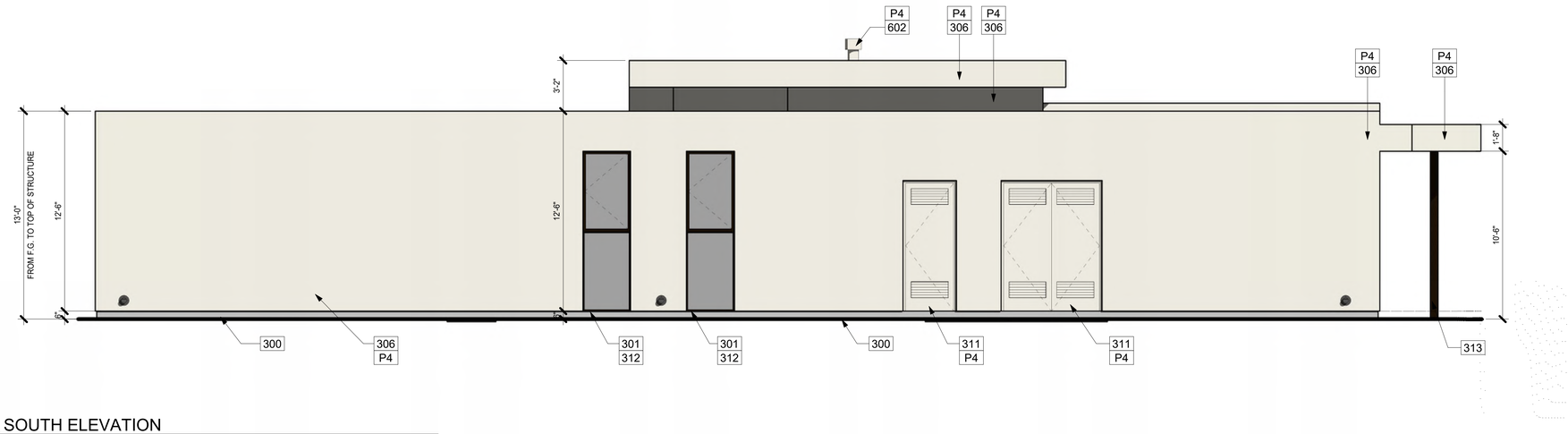
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11/18/2025
225007



1 NORTH ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P4	MFR: SHERWIN-WILLIAMS, COLOR: SW7008 ALABASTER
P9	MFR: SHERWIN-WILLIAMS, COLOR: SW7018 DOVETAIL

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
301	WINDOW FRAME IN CLEAR OR DARK BRONZE ANODIZED ALUMINUM
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
311	VENTED MECHANICAL DOOR TO MATCH EXTERIOR WALLS
312	EGRESS WINDOW
313	PAINTED METAL COLUMN
602	FIREPLACE VENT

LINEA NORTH
LOT 4

LICENSED ARCHITECT
JOHN J. VUKSIC
C-19210
05 . 31 . 27
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COLORED ELEVATIONS

Scale: 1/4" = 1'-0"

Sheet: A4.304

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LINEA NORTH
LOT 4

LINEA NORTH
LOT 4

LICENSED ARCHITECT
JOHN J. VUKSIC
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RENEWAL DATE
STATE OF CALIFORNIA

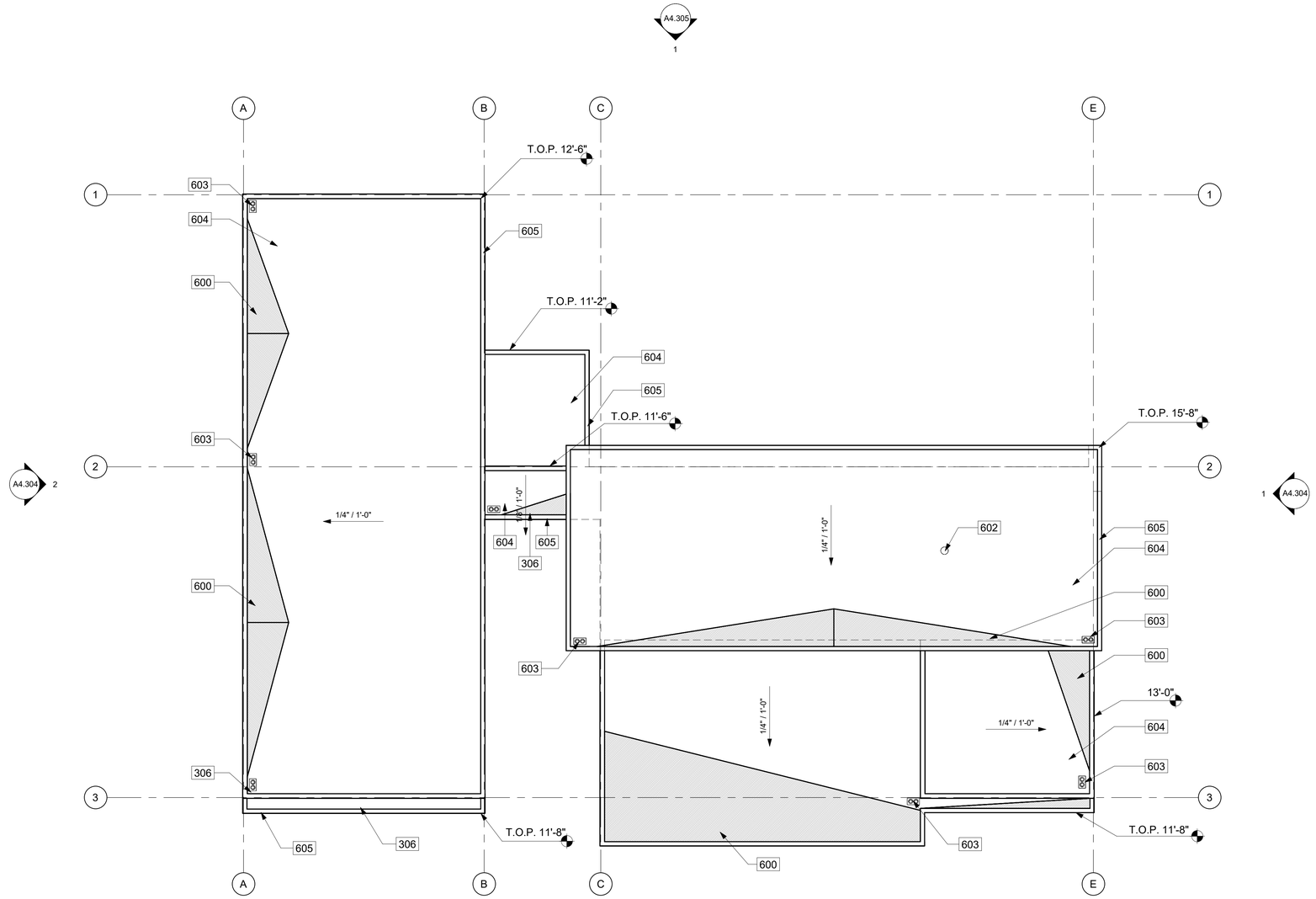
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EXTERIOR ELEVATION
FRONT - COLOR

Scale: 1/4" = 1'-0"

Sheet: A4.305

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225007



KEYNOTES

NO.	DESCRIPTION
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
600	CRICKET, TYPCAL
602	FIREPLACE VENT
603	ROOF DRAIN (DOWNSPOUT & OVERFLOW)
604	45 MIL FIBERTITE-SM MEMBRAN. h-SHIELD CG HUNTER PANELS ENERGY SMART POLYISO INSULATION BOARD (R-VALUE-5.7). ROOF ASSEMBLY TO HAVE CLASS "A" FIRE RATING.
605	ROOF PARAPET, TYP (SEE ELEVATIONS FOR HEIGHT).

LINEA NORTH

LOT 4

0' 4' 8' 16' 32'

LICENSED ARCHITECT
JOHN J. VUKSIC
C-19210
05 . 31 . 27
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ROOF PLAN

Scale: 1/8" = 1'-0"

Sheet: A4.401

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1 3D View 3

LINEA NORTH
LOT 4

LICENSED ARCHITECT
JOHN J. VUKSIC
C-19210
05 . 31 . 27
RENEWAL DATE
STATE OF CALIFORNIA

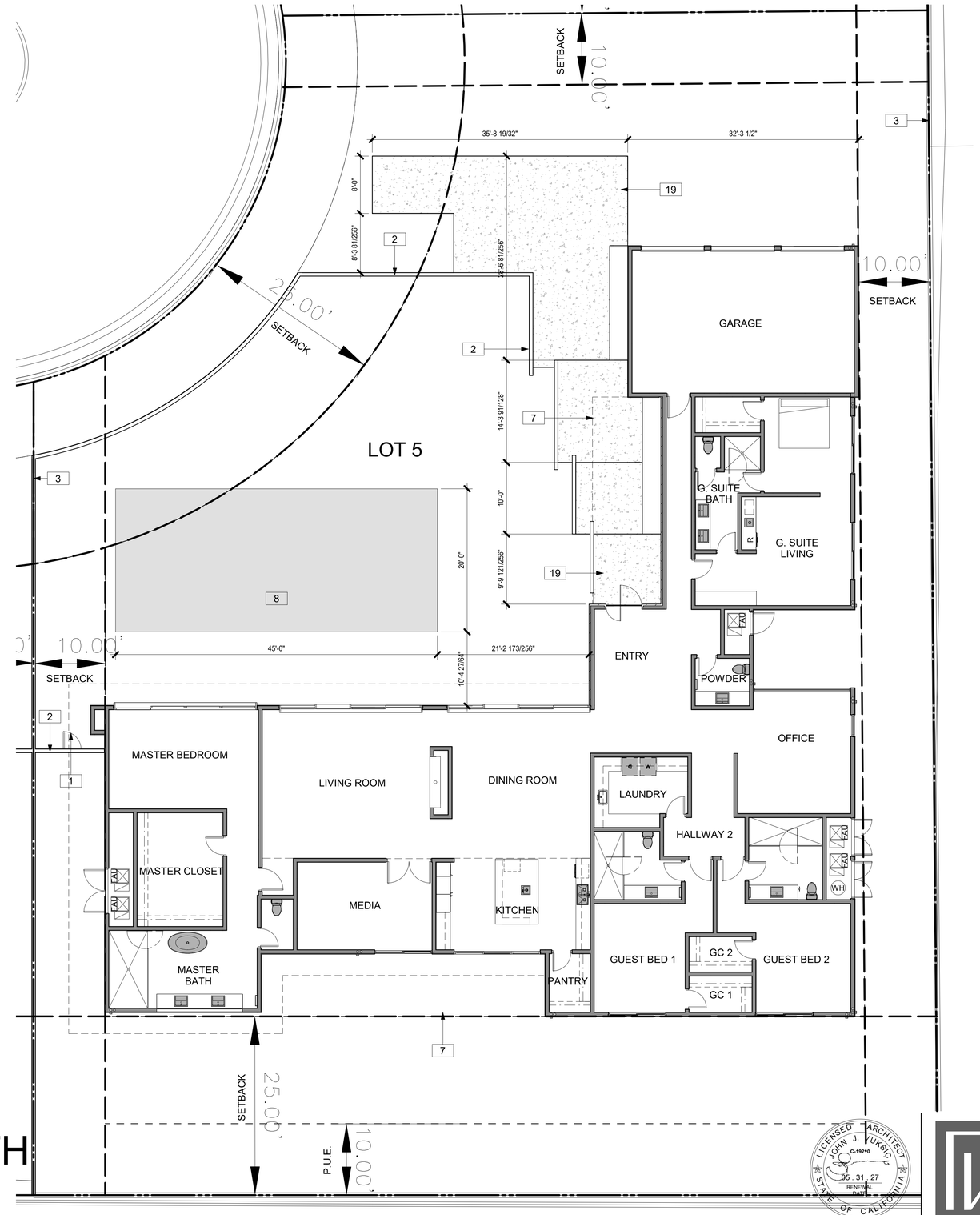
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3D VIEWS

Scale:

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LINEA NORTH
LOT 5

KEYNOTES	
NO.	DESCRIPTION
1	GATE. HEIGHT TO MATCH SITE WALLS
2	SITE WALLS 6' FROM FINISH GRADE
3	PROPERTY LINE
7	LINE OF ROOF OVERHANG
8	POOL
19	CONCRETE

0' 4' 8' 16' 32'

LICENSED ARCHITECT
JOHN J. VUKSIC
C-19210
05.31.27
RENEWAL DATE
STATE OF CALIFORNIA

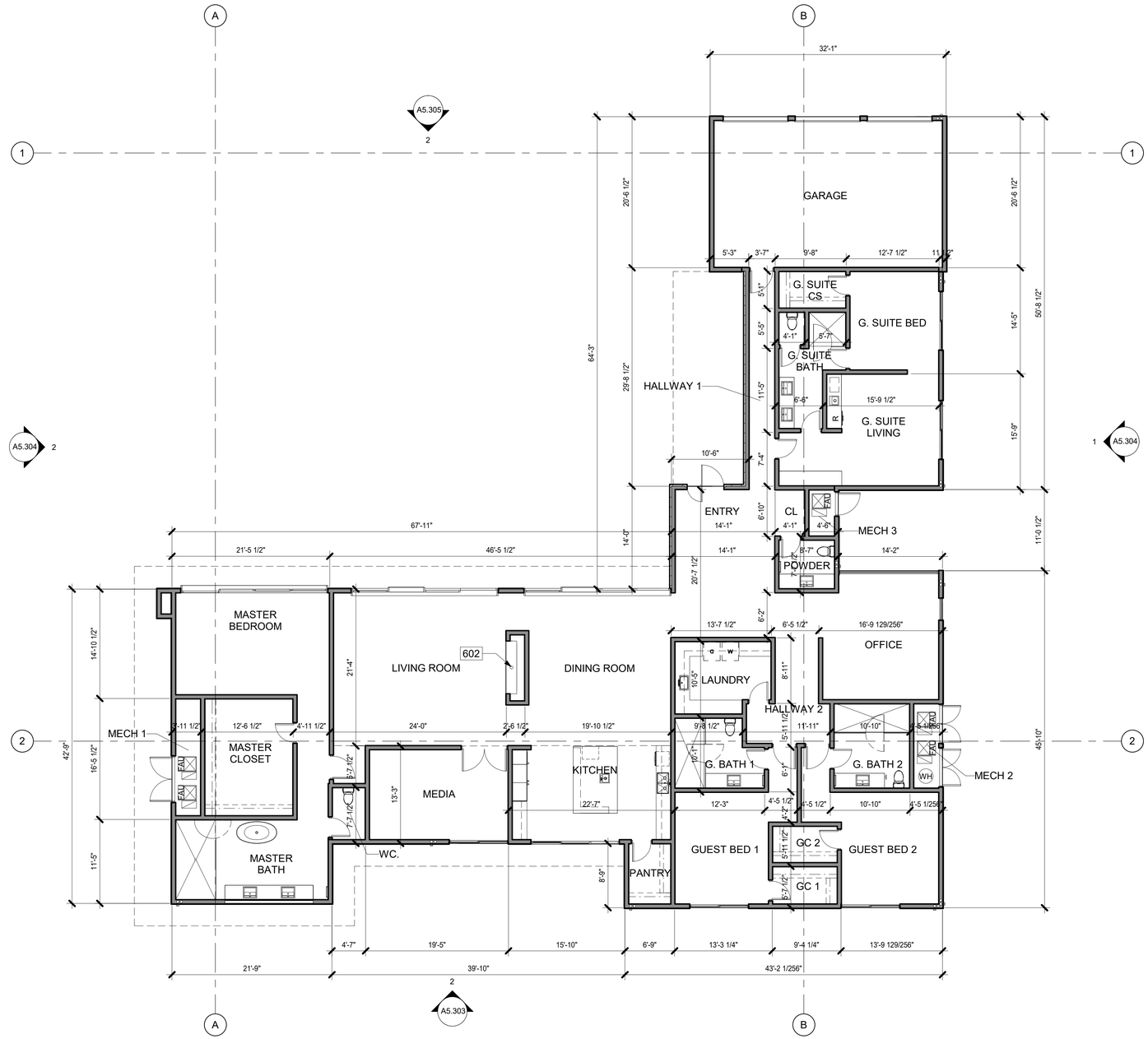
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SITE PLAN

Scale: 1/8" = 1'-0"

Sheet: A5.101

11/18/2025
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KEYNOTES	
NO.	DESCRIPTION
602	FIREPLACE VENT

LINEA NORTH

LOT 5

0' 4' 8' 16' 32'

LICENSED ARCHITECT JOHN J. VUKSIC C-19210 05 . 31 . 27 RENEWAL DATE STATE OF CALIFORNIA

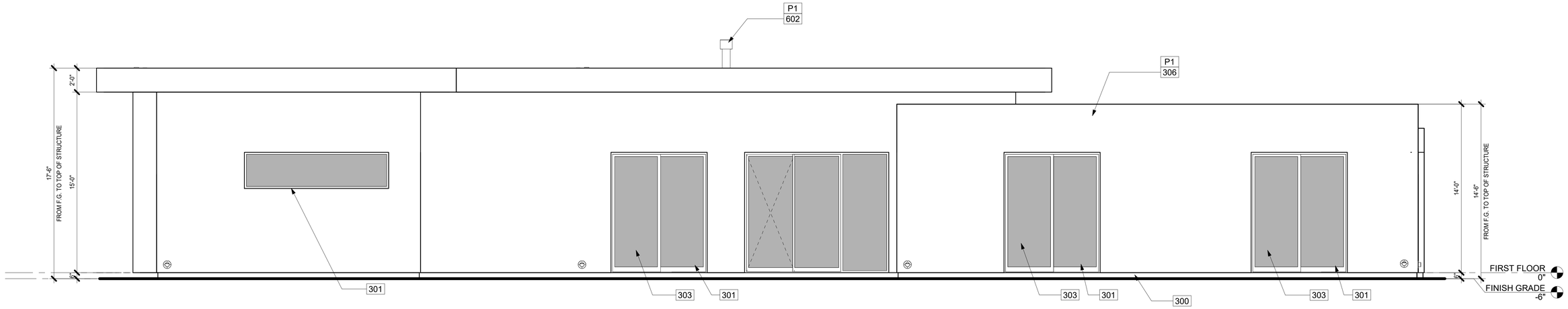
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FLOOR PLAN

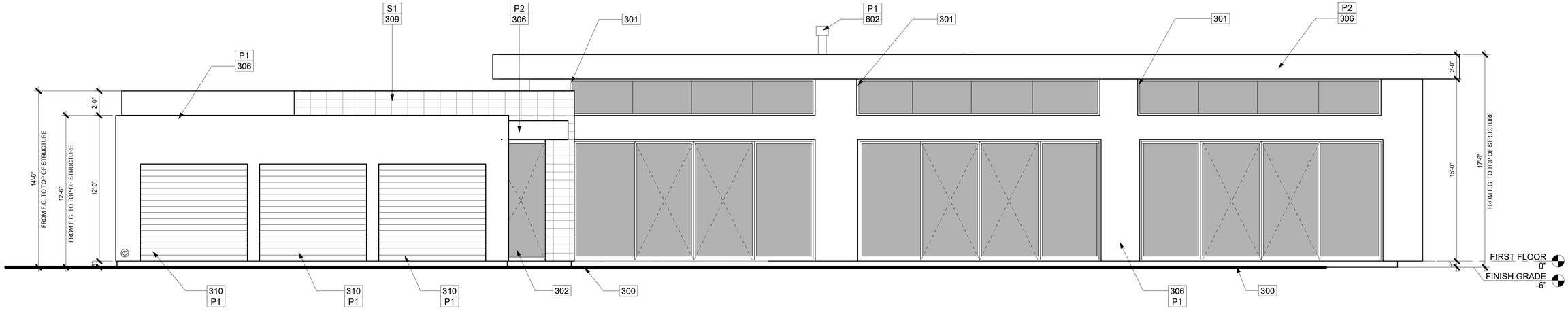
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Sheet: A5.201

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1 EAST ELEVATION
1/4" = 1'-0"

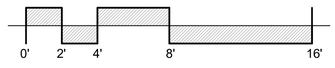


2 WEST ELEVATION
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P1	MFR: SHERWIN-WILLIAMS, COLOR: SW7015 REPOSE GRAY
P2	MFR: SHERWIN-WILLIAMS, COLOR: SW7673 PEWTER CAST

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
301	WINDOW FRAME IN CLEAR OR DARK BRONZE ANODIZED ALUMINUM
302	ENTRY DOOR W/ SIDELITE TO BE FIBERGLASS SWING OR PIVOT
303	THERMALY BROKEN SLIDING GLASS DOORS
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
309	ARCHITECTURAL STONE VENEER, FINAL SPEC. PER DEVELOPER
310	POLYURETHANE INSULATED GARAGE DOOR, PAINTED
602	FIREPLACE VENT
S1	STONE, MFR: BEDROSIANS, CSR TUNDRA GRAY

LINEA NORTH
LOT 5





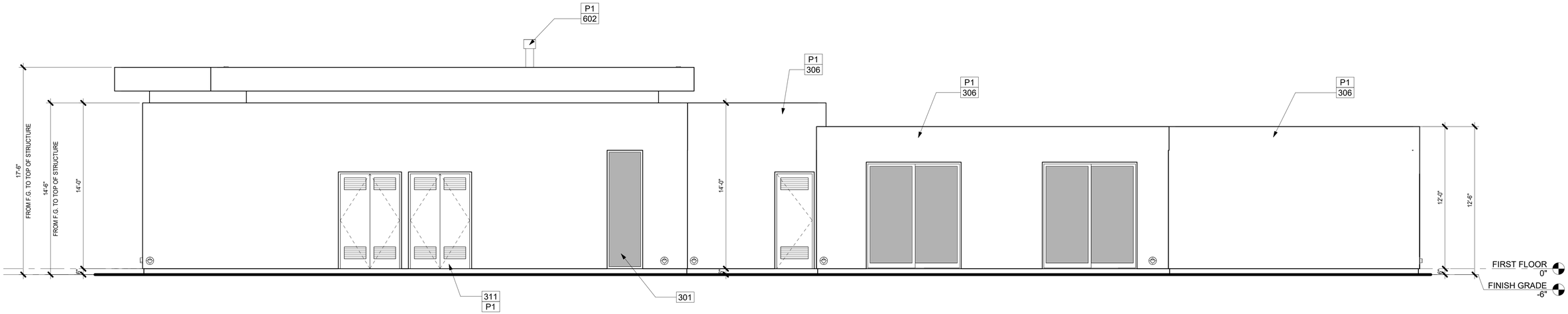
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EXTERIOR ELEVATIONS

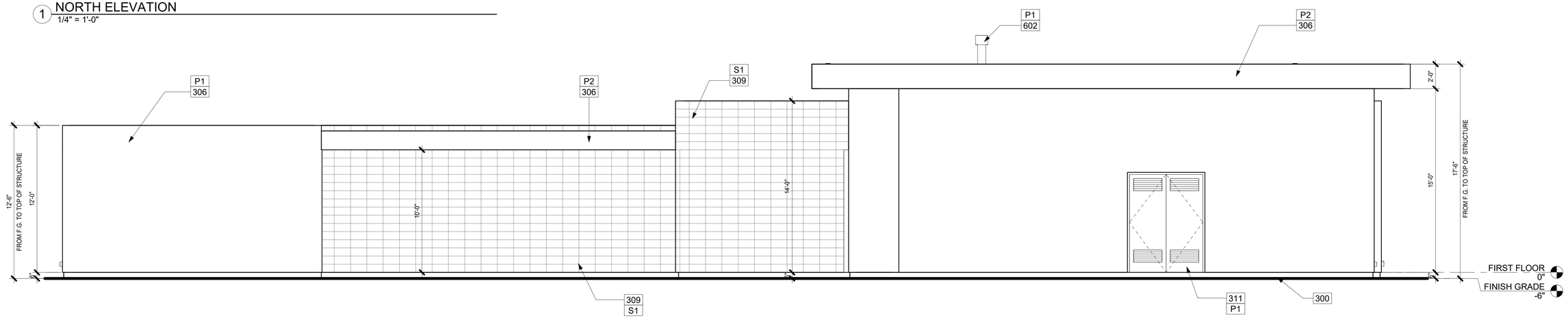
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Sheet: A5.301

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1 NORTH ELEVATION
1/4" = 1'-0"

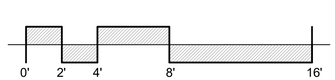


2 SOUTH ELEVATION
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P1	MFR: SHERWIN-WILLIAMS, COLOR: SW7015 REPOSE GRAY
P2	MFR: SHERWIN-WILLIAMS, COLOR: SW7673 PEWTER CAST

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
301	WINDOW FRAME IN CLEAR OR DARK BRONZE ANODIZED ALUMINUM
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
309	ARCHITECTURAL STONE VENEER, FINAL SPEC. PER DEVELOPER
311	VENTED MECHANICAL DOOR TO MATCH EXTERIOR WALLS
602	FIREPLACE VENT
S1	STONE, MFR: BEDROSIANS, CSR TUNDRA GRAY

LINEA NORTH
LOT 5





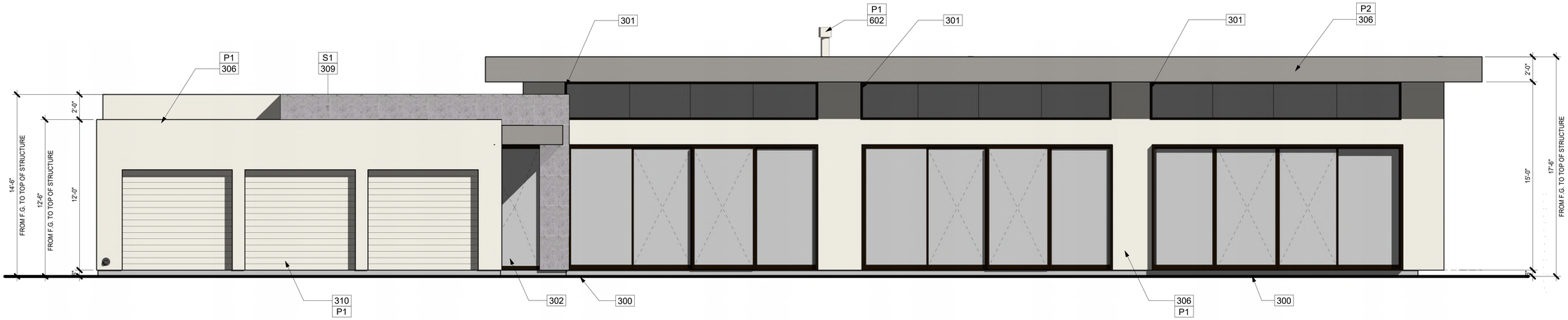
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EXTERIOR ELEVATIONS

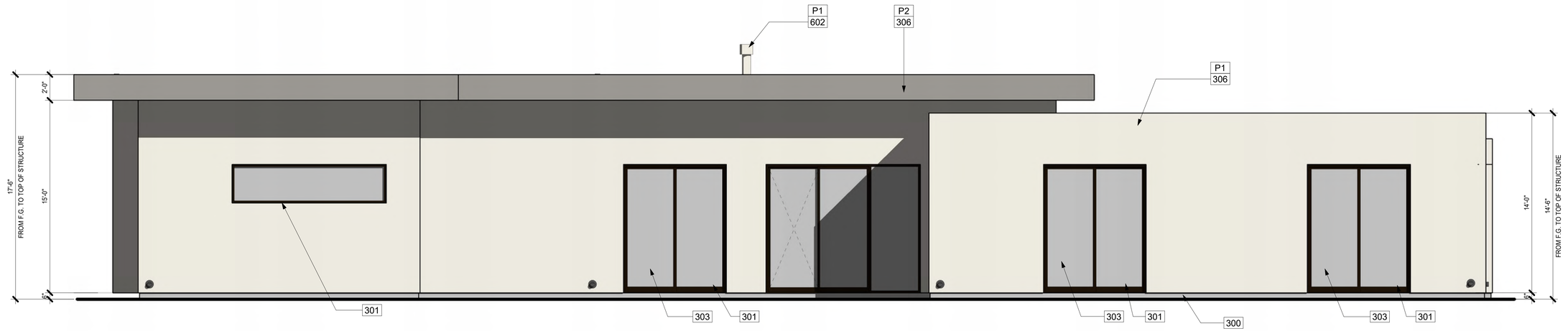
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1 WEST ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P1	MFR: SHERWIN-WILLIAMS, COLOR: SW7015 REPOSE GRAY
P2	MFR: SHERWIN-WILLIAMS, COLOR: SW7673 PEWTER CAST

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
301	WINDOW FRAME IN CLEAR OR DARK BRONZE ANODIZED ALUMINUM
302	ENTRY DOOR W/ SIDELITE TO BE FIBERGLASS SWING OR PIVOT
303	THERMALY BROKEN SLIDING GLASS DOORS
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
309	ARCHITECTURAL STONE VENEER, FINAL SPEC. PER DEVELOPER
310	POLYURETHANE INSULATED GARAGE DOOR, PAINTED
602	FIREPLACE VENT
S1	STONE, MFR: BEDROSIANS, CSR TUNDRA GRAY

LINEA NORTH
LOT 5

LICENSED ARCHITECT
JOHN J. VUKSIC
C-19210
05 . 31 . 27
RENEWAL DATE
STATE OF CALIFORNIA

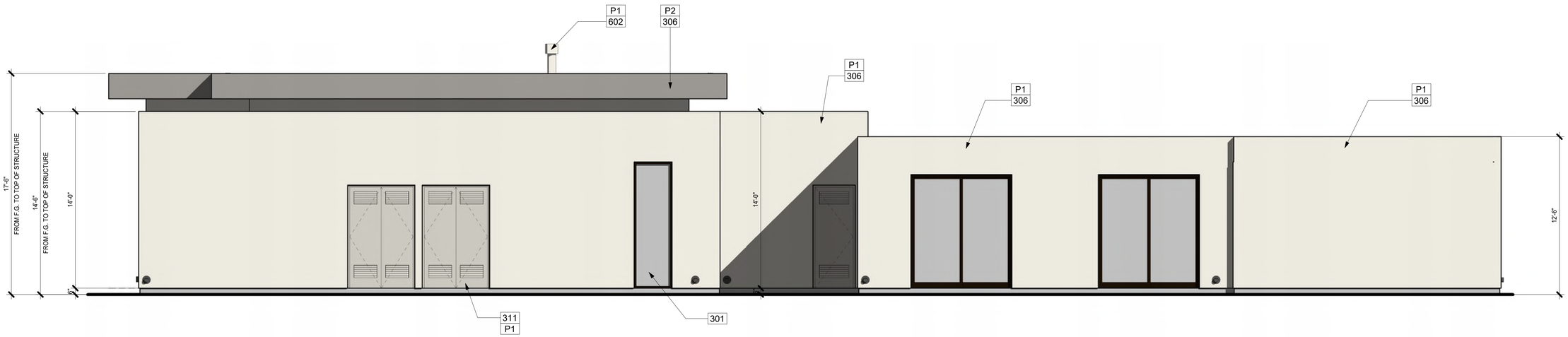
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COLORED ELEVATIONS

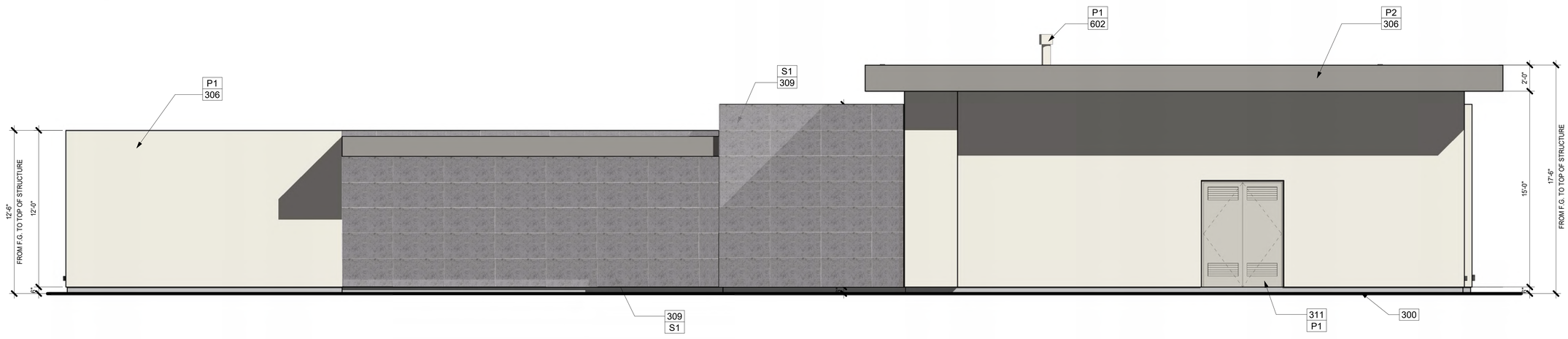
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Sheet: A5.303

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225007



1 NORTH ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P1	MFR: SHERWIN-WILLIAMS, COLOR: SW7015 REPOSE GRAY
P2	MFR: SHERWIN-WILLIAMS, COLOR: SW7673 PEWTER CAST

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
301	WINDOW FRAME IN CLEAR OR DARK BRONZE ANODIZED ALUMINUM
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
309	ARCHITECTURAL STONE VENEER, FINAL SPEC. PER DEVELOPER
311	VENTED MECHANICAL DOOR TO MATCH EXTERIOR WALLS
602	FIREPLACE VENT
S1	STONE, MFR: BEDROSIANS, CSR TUNDRA GRAY

LINEA NORTH
LOT 5

LICENSED ARCHITECT
JOHN J. VUKSIC
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COLORED ELEVATIONS

Scale: 1/4" = 1'-0"

Sheet: A5.304

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LINEA NORTH
LOT 5

LINEA NORTH
LOT 5

LICENSED ARCHITECT
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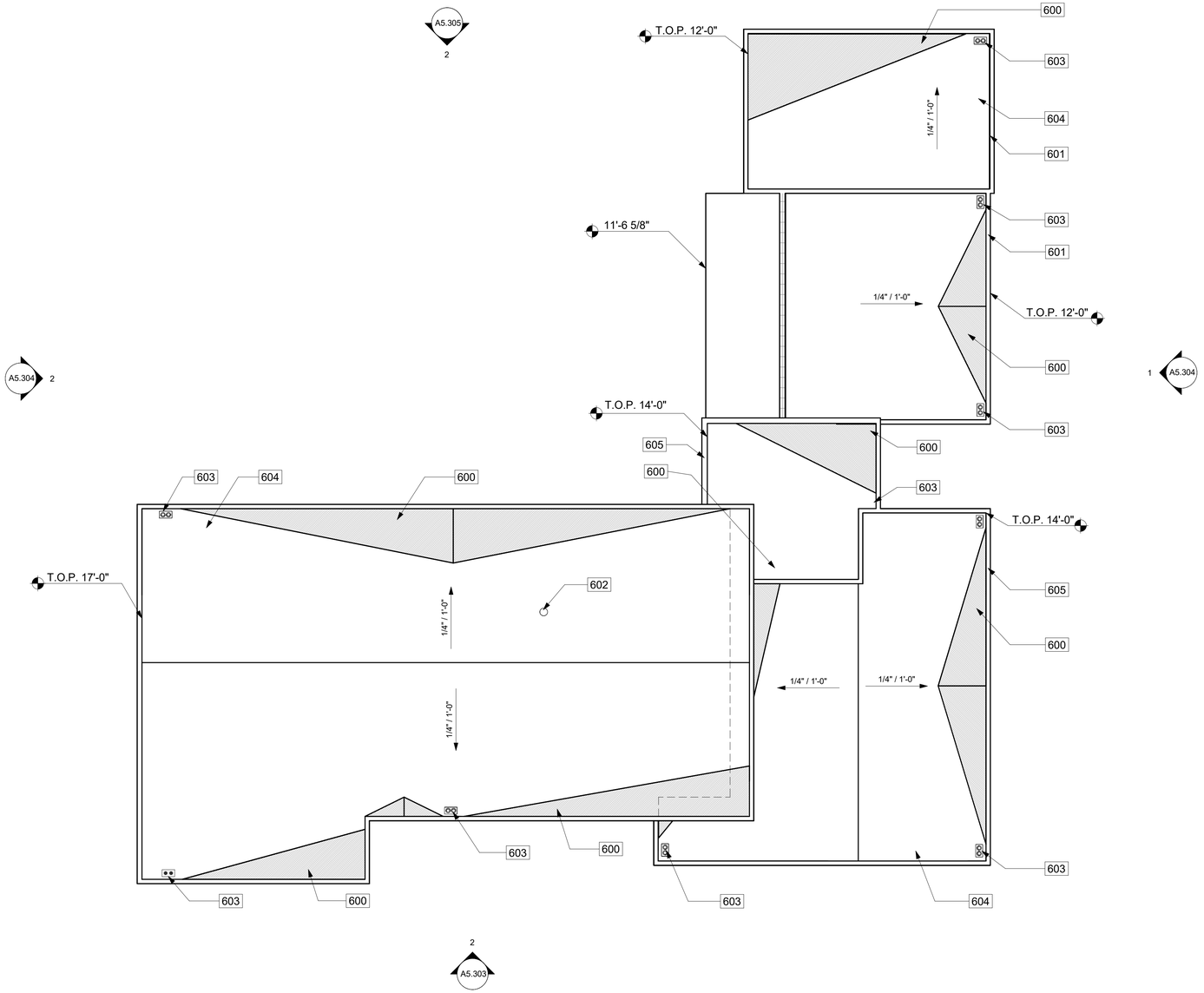
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EXTERIOR ELEVATION
FRONT - COLOR

Scale: 1/4" = 1'-0"

Sheet: A5.305

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KEYNOTES

NO.	DESCRIPTION
600	CRICKET, TYPCAL
601	ROOF PARAPET 12' FROM FINISH FLOOR, TYP.
602	FIREPLACE VENT
603	ROOF DRAIN (DOWNSPOUT & OVERFLOW)
604	45 MIL FIBERTITE-SM MEMBRAN. h-SHIELD CG HUNTER PANELS ENERGY SMART POLYISO INSULATION BOARD (R-VALUE:5.7). ROOF ASSEMBLY TO HAVE CLASS "A" FIRE RATING.
605	ROOF PARAPET, TYP (SEE ELEVATIONS FOR HEIGHT).

LINEA NORTH
LOT 5

0' 4' 8' 16' 32'

LICENSED ARCHITECT
JOHN J. VUKSIC
C-19210
05 . 31 . 27
RENEWAL DATE
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ROOF PLAN

Scale: 1/8" = 1'-0"

Sheet: A5.401

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1 3D PERSPECTIVE

LINEA NORTH
LOT 5

LICENSED ARCHITECT
JOHN J. VUKSIC III
C-19210
05 . 31 . 27
RENEWAL DATE
STATE OF CALIFORNIA

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3D VIEWS

Scale:

Sheet: A5.501

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LINEA NORTH

LOT 6

KEYNOTES

NO.	DESCRIPTION
1	GATE. HEIGHT TO MATCH SITE WALLS
2	SITE WALLS 6' FROM FINISH GRADE
3	PROPERTY LINE
5	CONCRETE STAIRS / LANDING
7	LINE OF ROOF OVERHANG
8	POOL
17	GUEST HOUSE
19	CONCRETE

0' 4' 8' 16' 32'

LICENSED ARCHITECT JOHN J. VUKSIC C-19210 05.31.27 RENEWAL DATE STATE OF CALIFORNIA

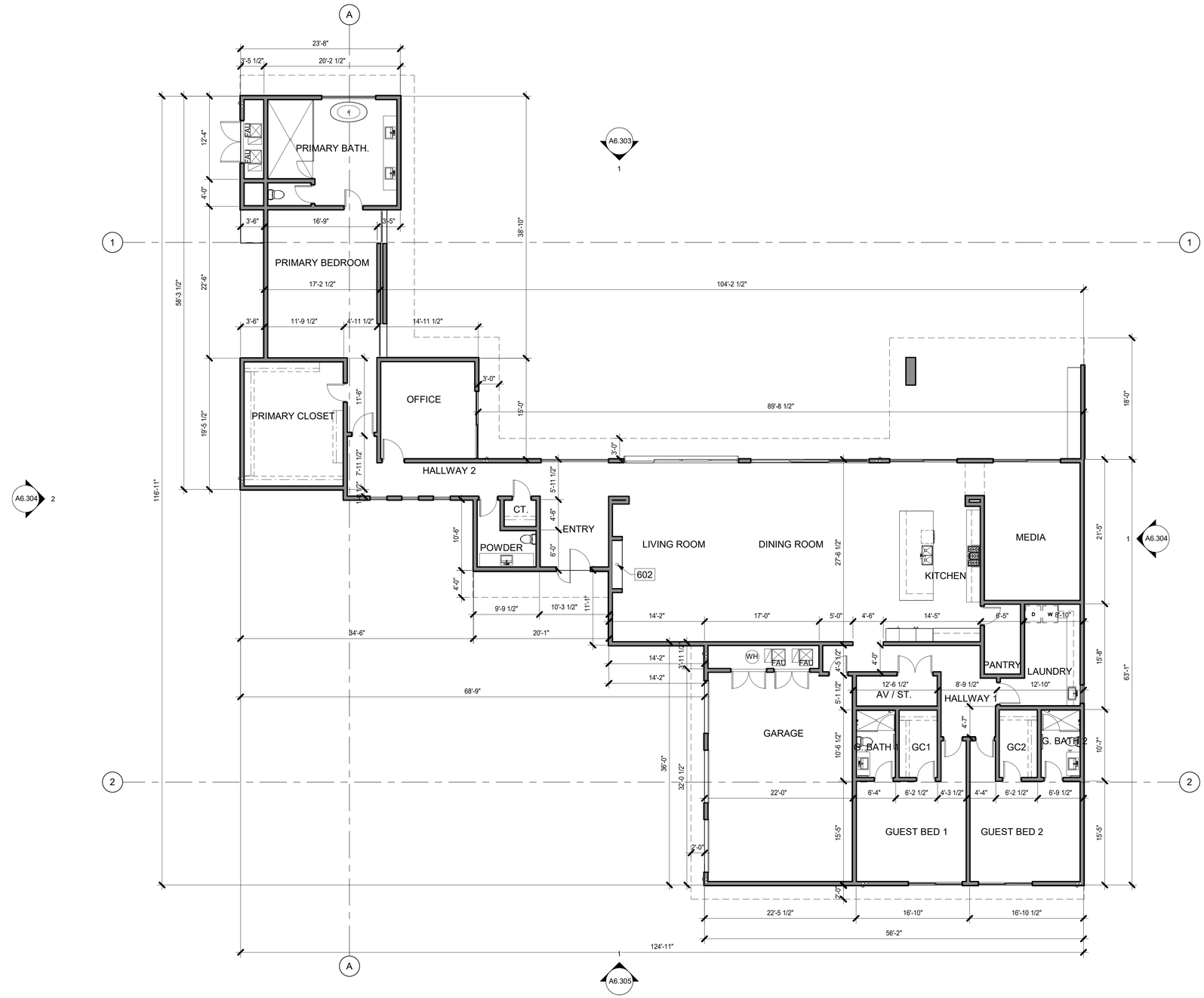
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SITE PLAN

Scale: 1/8" = 1'-0"

Sheet: A6.101

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KEYNOTES	
NO.	DESCRIPTION
602	FIREPLACE VENT

LINEA NORTH
LOT 6

0' 4' 8' 16' 32'

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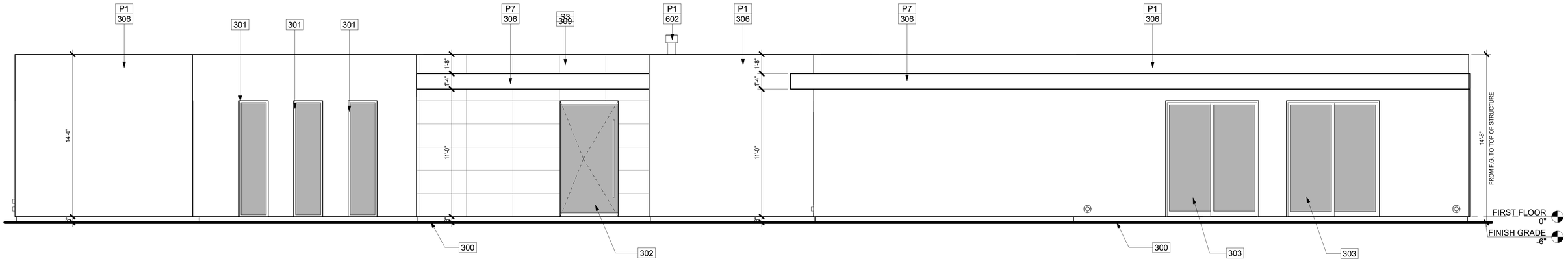
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FLOOR PLAN

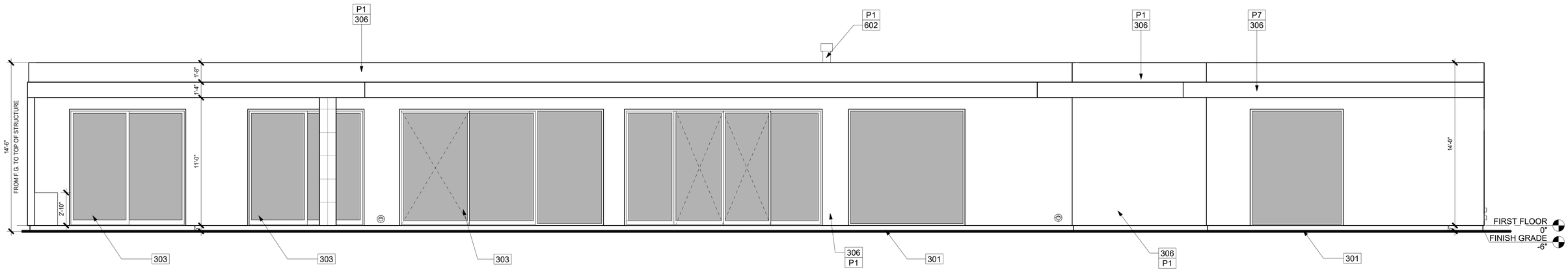
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Sheet: A6.201

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1 EAST ELEVATION
1/4" = 1'-0"

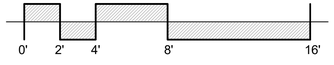


2 WEST ELEVATION
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P1	MFR: SHERWIN-WILLIAMS, COLOR: SW7015 REPOSE GRAY
P7	MFR: SHERWIN-WILLIAMS, COLOR: SW7019 GAUNTLET GRAY

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
301	WINDOW FRAME IN CLEAR OR DARK BRONZE ANODIZED ALUMINUM
302	ENTRY DOOR W/ SIDELITE TO BE FIBERGLASS SWING OR PIVOT
303	THERMALY BROKEN SLIDING GLASS DOORS
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
309	ARCHITECTURAL STONE VENEER, FINAL SPEC. PER DEVELOPER
602	FIREPLACE VENT
S3	STONE, MFR: BEDROSIANS, JURA GREY

LINEA NORTH
LOT 6



LICENSED ARCHITECT
JOHN J. VUKSIC
C-19210
05 . 31 . 27
RENEWAL DATE
STATE OF CALIFORNIA

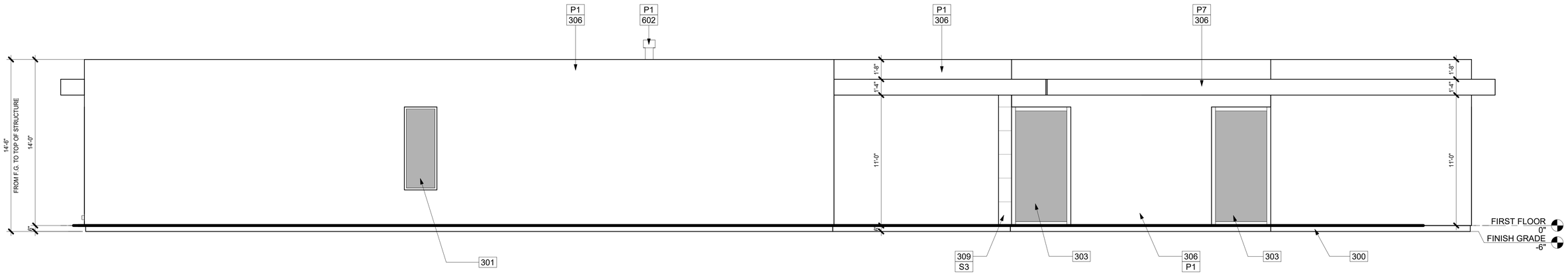
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EXTERIOR ELEVATIONS

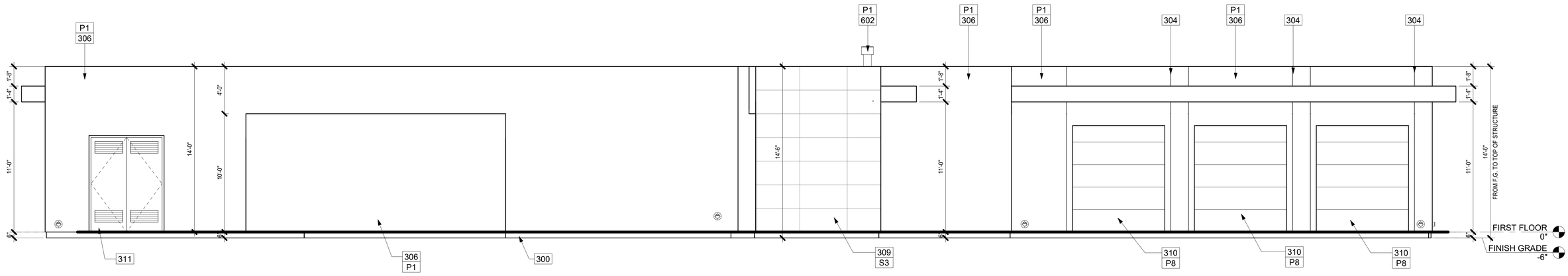
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Sheet: A6.301

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1 NORTH ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"

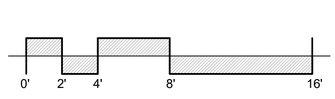
PAINT LEGEND

NO.	DESCRIPTION
P1	MFR: SHERWIN-WILLIAMS, COLOR: SW7015 REPOSE GRAY
P7	MFR: SHERWIN-WILLIAMS, COLOR: SW7019 GAUNTLET GRAY
P8	MFR: SHERWIN-WILLIAMS, COLOR: SW7017 DORIAN GRAY

KEYNOTES

NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
301	WINDOW FRAME IN CLEAR OR DARK BRONZE ANODIZED ALUMINUM
303	THERMALY BROKEN SLIDING GLASS DOORS
304	CONTROL JOINT
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
309	ARCHITECTURAL STONE VENEER, FINAL SPEC. PER DEVELOPER
310	POLYURETHANE INSULATED GARAGE DOOR, PAINTED
311	VENTED MECHANICAL DOOR TO MATCH EXTERIOR WALLS
602	FIREPLACE VENT
S3	STONE, MFR: BEDROSIANS, JURA GREY

LINEA NORTH
LOT 6



LICENSED ARCHITECT
JOHN J. VUKSIC
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05.31.27
RENEWAL DATE
STATE OF CALIFORNIA

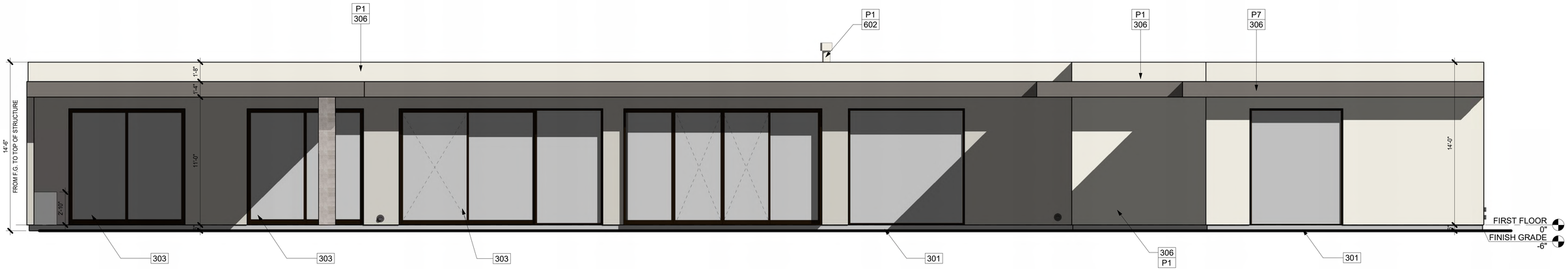
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EXTERIOR ELEVATIONS

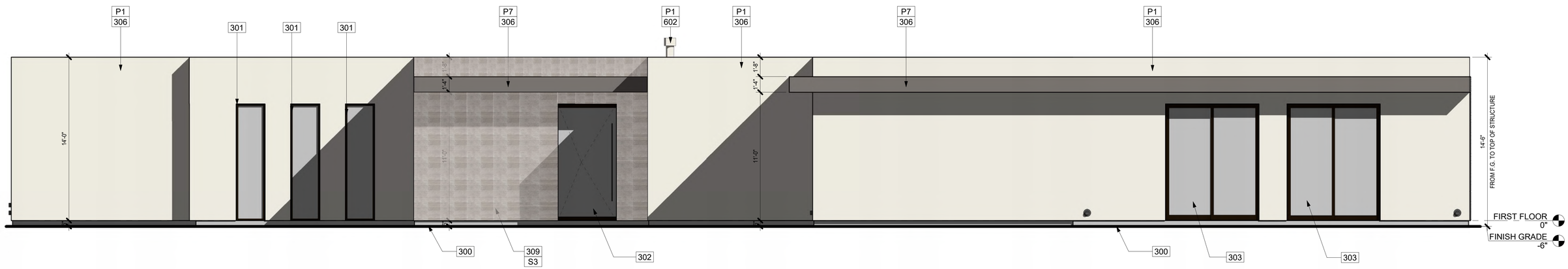
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Sheet: A6.302

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1 WEST ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P1	MFR: SHERWIN-WILLIAMS, COLOR: SW7015 REPOSE GRAY
P7	MFR: SHERWIN-WILLIAMS, COLOR: SW7019 GAUNTLET GRAY

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
301	WINDOW FRAME IN CLEAR OR DARK BRONZE ANODIZED ALUMINUM
302	ENTRY DOOR W/ SIDELITE TO BE FIBERGLASS SWING OR PIVOT
303	THERMALY BROKEN SLIDING GLASS DOORS
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
309	ARCHITECTURAL STONE VENEER, FINAL SPEC. PER DEVELOPER
602	FIREPLACE VENT
S3	STONE, MFR: BEDROSIANS, JURA GREY

LINEA NORTH
LOT 6

LICENSED ARCHITECT
JOHN J. VUKSIC
C-19210
05 . 31 . 27
RENEWAL DATE
STATE OF CALIFORNIA

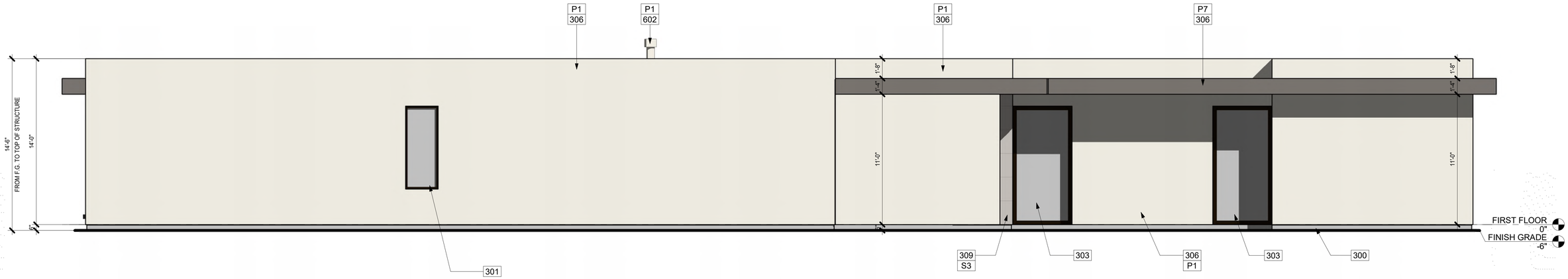
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COLORED ELEVATIONS

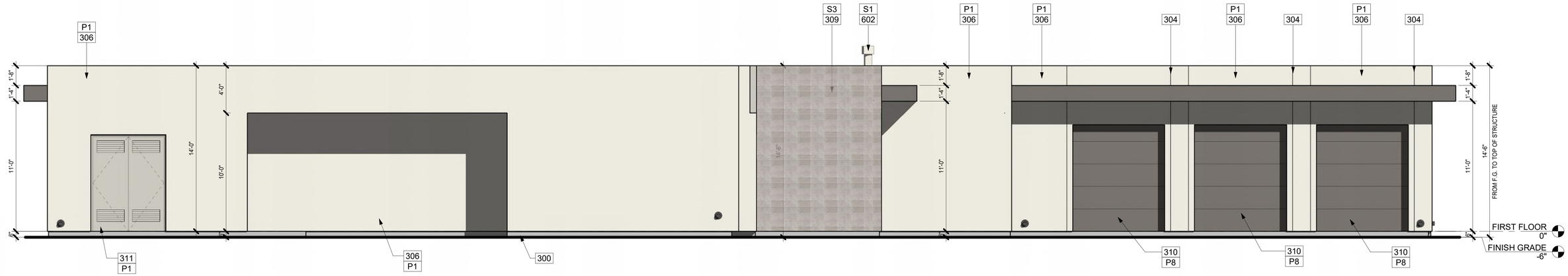
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Sheet: A6.303

11/18/2025
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1 NORTH ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P1	MFR: SHERWIN-WILLIAMS, COLOR: SW7015 REPOSE GRAY
P7	MFR: SHERWIN-WILLIAMS, COLOR: SW7019 GAUNTLET GRAY
P8	MFR: SHERWIN-WILLIAMS, COLOR: SW7017 DORIAN GRAY

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
301	WINDOW FRAME IN CLEAR OR DARK BRONZE ANODIZED ALUMINUM
303	THERMALY BROKEN SLIDING GLASS DOORS
304	CONTROL JOINT
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
309	ARCHITECTURAL STONE VENEER, FINAL SPEC. PER DEVELOPER
310	POLYURETHANE INSULATED GARAGE DOOR, PAINTED
311	VENTED MECHANICAL DOOR TO MATCH EXTERIOR WALLS
602	FIREPLACE VENT
S1	STONE, MFR: BEDROSIANS, CSR TUNDRA GRAY
S3	STONE, MFR: BEDROSIANS, JURA GREY

LINEA NORTH
LOT 6

LICENSED ARCHITECT
JOHN J. VUKSIC
C-19210
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COLORED ELEVATIONS

Scale: 1/4" = 1'-0"

Sheet: A6.304

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LINEA NORTH
LOT 6

LINEA NORTH
LOT 6

0' 2' 4' 8' 16'

LICENSED ARCHITECT
JOHN J. VUKSIC
C-19210
05 . 31 . 27
RENEWAL DATE
STATE OF CALIFORNIA

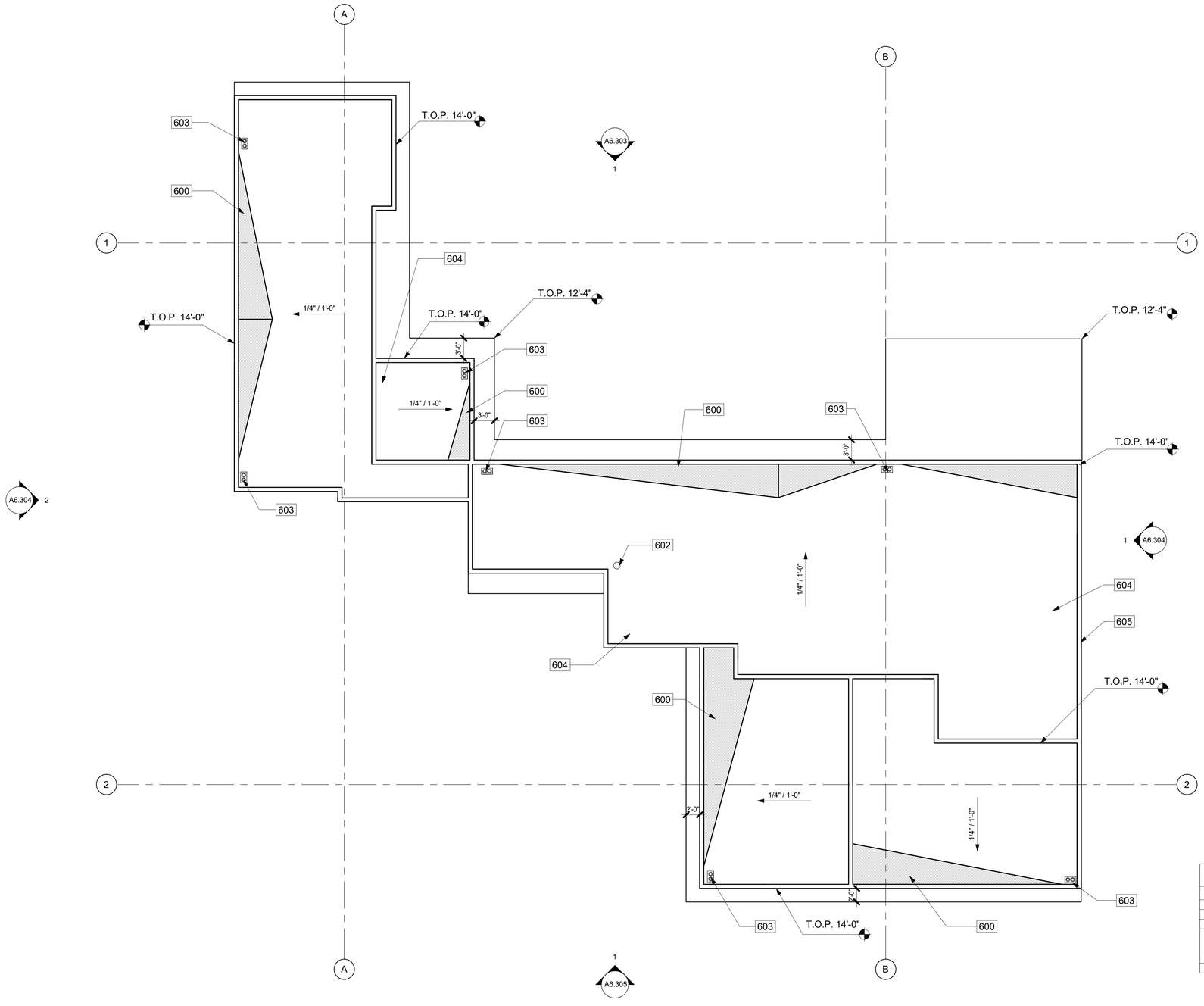
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EXTERIOR ELEVATION
FRONT - COLOR

Scale: 1/4" = 1'-0"

Sheet: A6.305

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KEYNOTES	
NO.	**DESCRIPTION**
600	CRICKET, TYPCAL
602	FIREPLACE VENT
603	ROOF DRAIN (DOWNSPOUT & OVERFLOW)
604	45 MIL FIBERTITE-SM MEMBRAN. h-SHIELD CG HUNTER PANELS ENERGY SMART POLYISO INSULATION BOARD (R-VALUE:5.7). ROOF ASSEMBLY TO HAVE CLASS "A" FIRE RATING.
605	ROOF PARAPET, TYP (SEE ELEVATIONS FOR HEIGHT).

LINEA NORTH
LOT 6

0' 4' 8' 16' 32'

LICENSED ARCHITECT
JOHN J. VUKSIC
C-19210
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RENEWAL DATE
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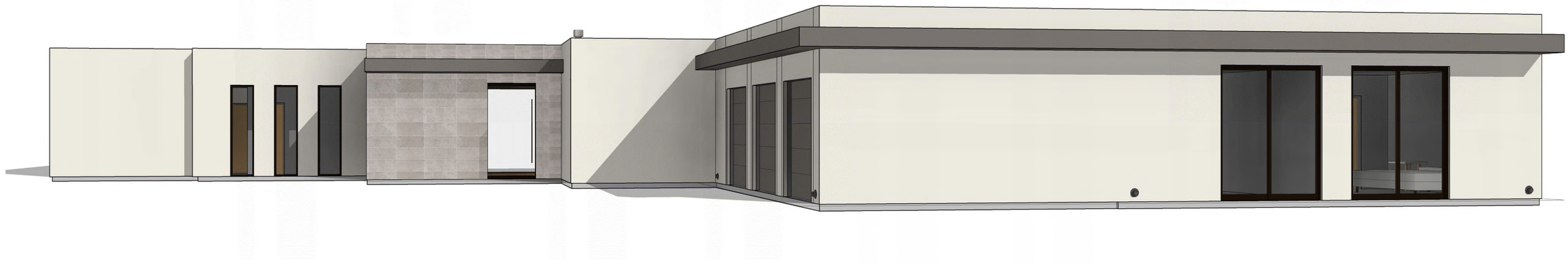
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ROOF PLAN

Scale: 1/8" = 1'-0"

Sheet: A6.401

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1 3D PERSPECTIVE

LINEA NORTH
LOT 6

LICENSED ARCHITECT
JOHN J. VUKSIC II
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STATE OF CALIFORNIA

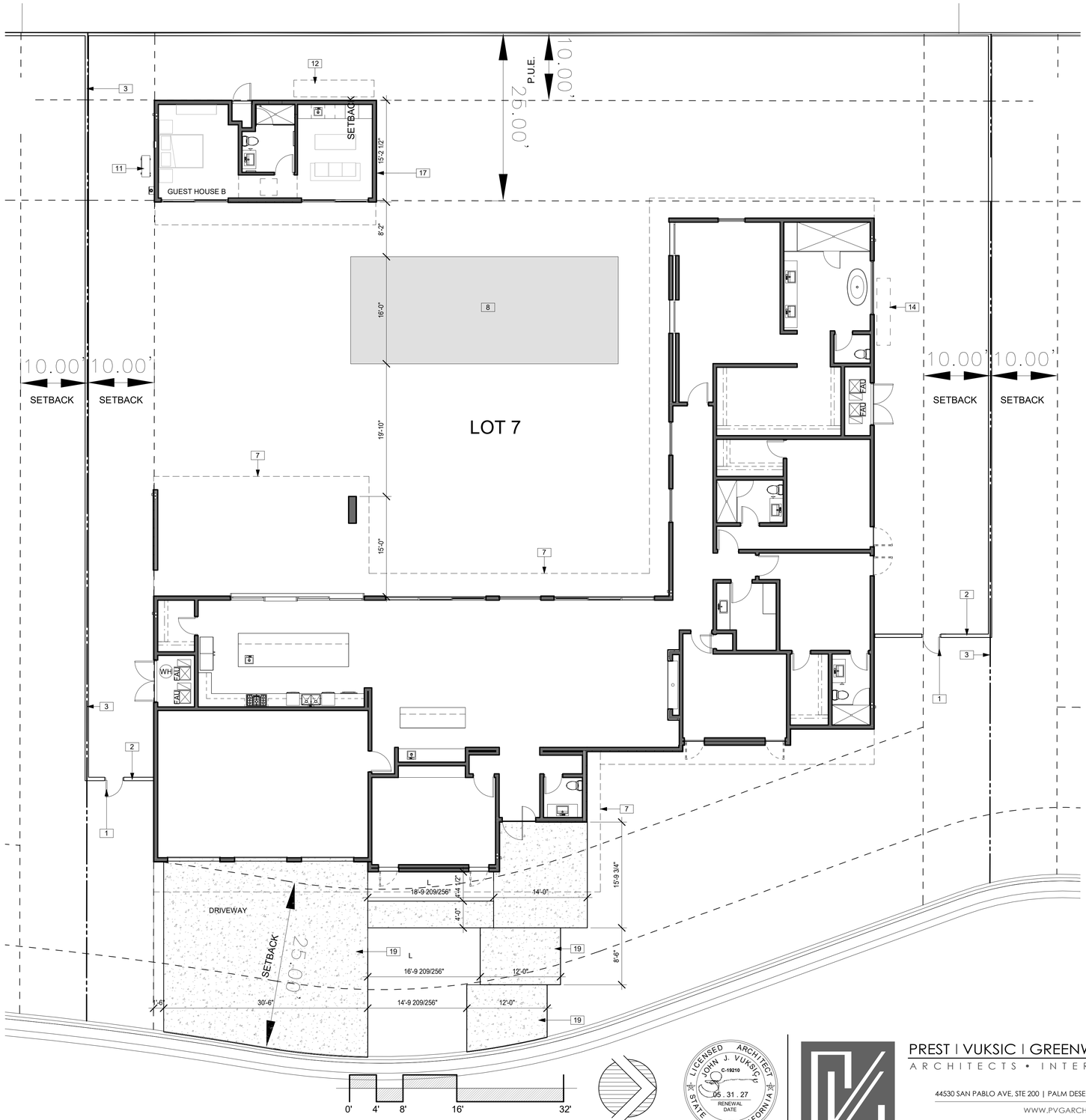
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3D VIEWS

Scale:

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KEYNOTES	
NO.	DESCRIPTION
1	GATE. HEIGHT TO MATCH SITE WALLS
2	SITE WALLS 6' FROM FINISH GRADE
3	PROPERTY LINE
7	LINE OF ROOF OVERHANG
8	POOL
11	CONDENSER
12	POOL EQUIPMENT
14	UTILITIES
17	GUEST HOUSE
19	CONCRETE

LINEA NORTH
LOT 7

LICENSED ARCHITECT
JOHN J. VUKSIC
C-19210
05 . 31 . 27
RENEWAL DATE
STATE OF CALIFORNIA

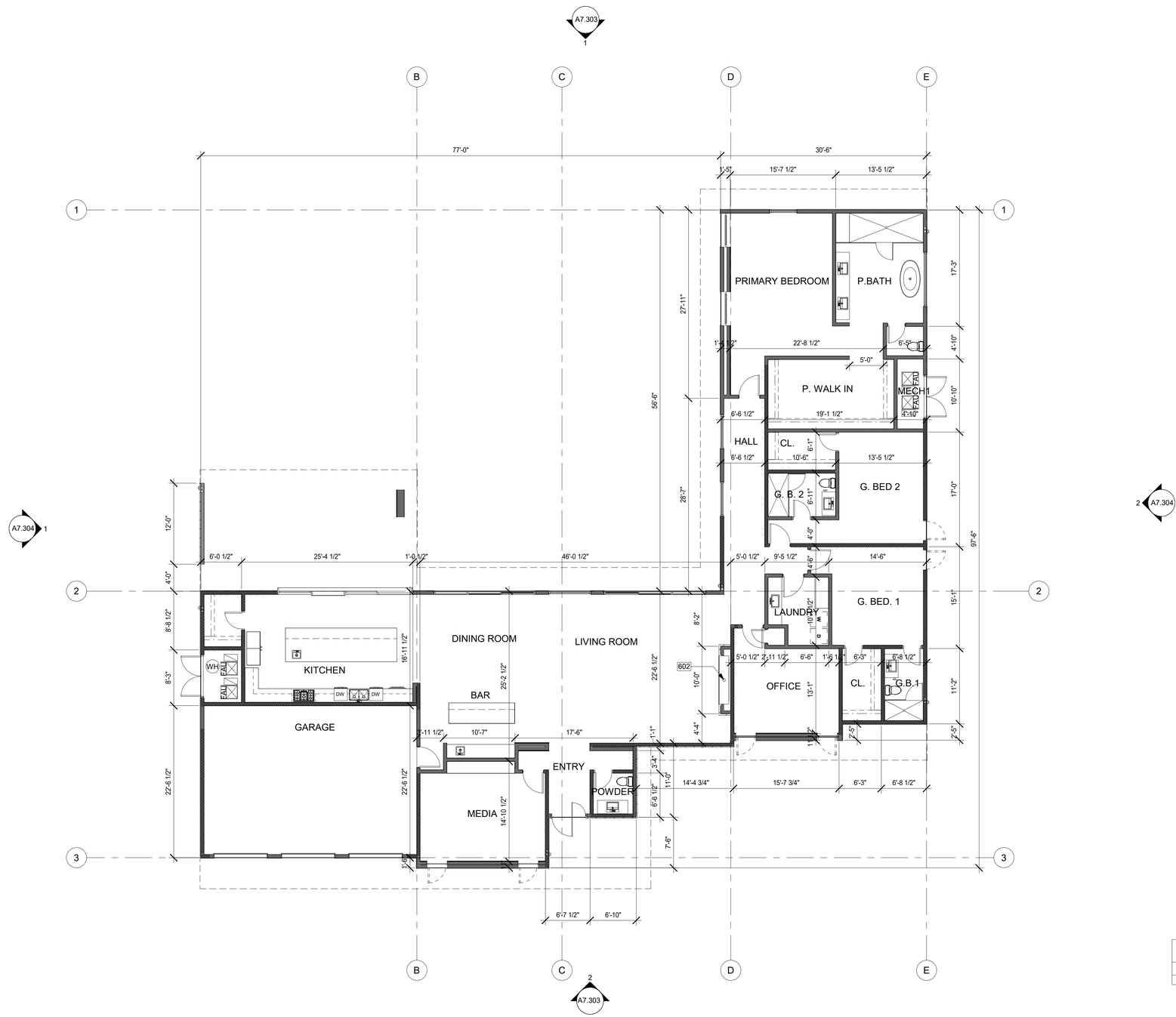
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SITE PLAN

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KEYNOTES	
NO.	DESCRIPTION
602	FIREPLACE VENT

LINEA NORTH

LOT 7

0' 4' 8' 16' 32'

LICENSED ARCHITECT JOHN J. VUKSIC C-19210 05 . 31 . 27 RENEWAL DATE STATE OF CALIFORNIA

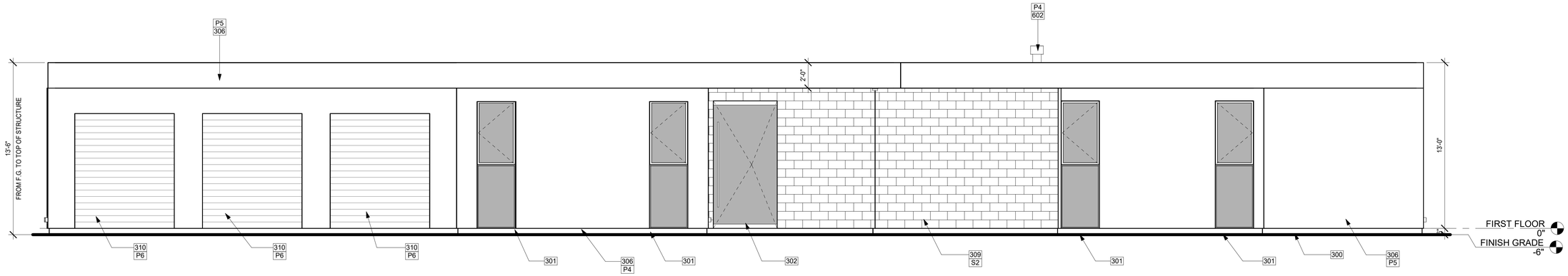
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FLOOR PLAN

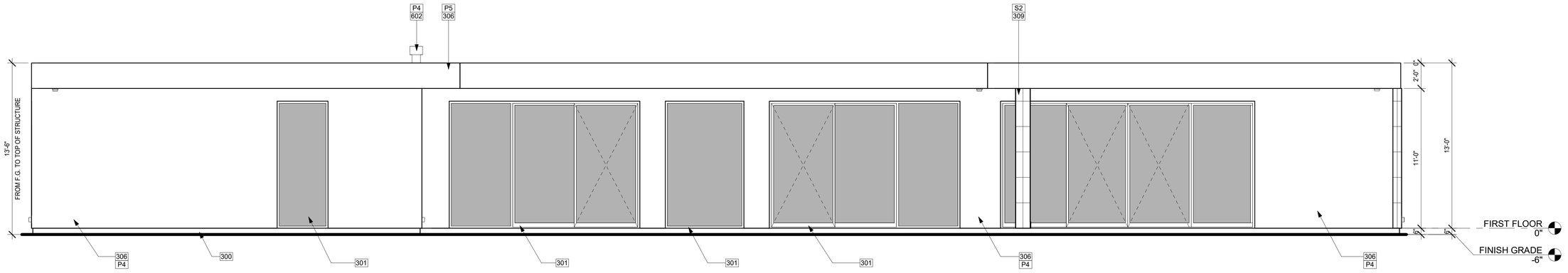
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1 EAST ELEVATION
1/4" = 1'-0"

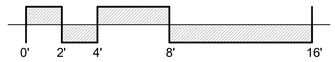


2 WEST ELEVATION
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P4	MFR: SHERWIN-WILLIAMS, COLOR: SW7008 ALABASTER
P5	MFR: SHERWIN-WILLIAMS, COLOR: SW7024 FUNCTIONAL GRAY
P6	MFR: SHERWIN-WILLIAMS, COLOR: SW7043 WORDLY GRAY

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
301	WINDOW FRAME IN CLEAR OR DARK BRONZE ANODIZED ALUMINUM
302	ENTRY DOOR W/ SIDELITE TO BE FIBERGLASS SWING OR PIVOT
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
309	ARCHITECTURAL STONE VENEER, FINAL SPEC. PER DEVELOPER
310	POLYURETHANE INSULATED GARAGE DOOR, PAINTED
602	FIREPLACE VENT
S2	STONE, MFR: BEDROSIANS, SILVER CREAM TRAVERTINE

LINEA NORTH
LOT 7



LICENSED ARCHITECT
JOHN J. VUKSIC
C-19210
05 . 31 . 27
RENEWAL DATE
STATE OF CALIFORNIA

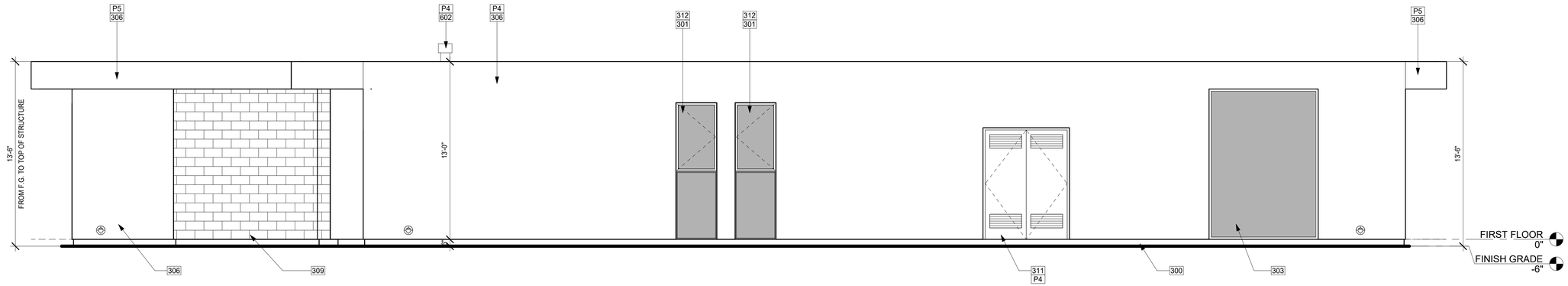
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EXTERIOR ELEVATIONS

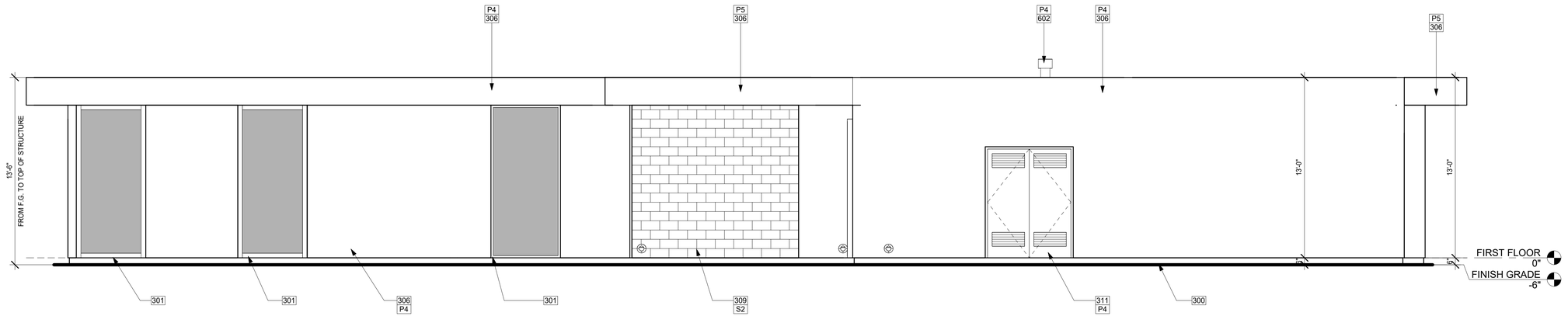
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Sheet: A7.301

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225007



1 NORTH ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P4	MFR: SHERWIN-WILLIAMS, COLOR: SW7008 ALABASTER
P5	MFR: SHERWIN-WILLIAMS, COLOR: SW7024 FUNCTIONAL GRAY

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
301	WINDOW FRAME IN CLEAR OR DARK BRONZE ANODIZED ALUMINUM
303	THERMALY BROKEN SLIDING GLASS DOORS
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
309	ARCHITECTURAL STONE VENEER, FINAL SPEC. PER DEVELOPER
311	VENTED MECHANICAL DOOR TO MATCH EXTERIOR WALLS
312	EGRESS WINDOW
602	FIREPLACE VENT
S2	STONE, MFR: BEDROSIANS, SILVER CREAM TRAVERTINE

LINEA NORTH
LOT 7

0' 2' 4' 8' 16'

LICENSED ARCHITECT
JOHN J. VUKSIC IV
C-19210
05 . 31 . 27
RENEWAL DATE
STATE OF CALIFORNIA

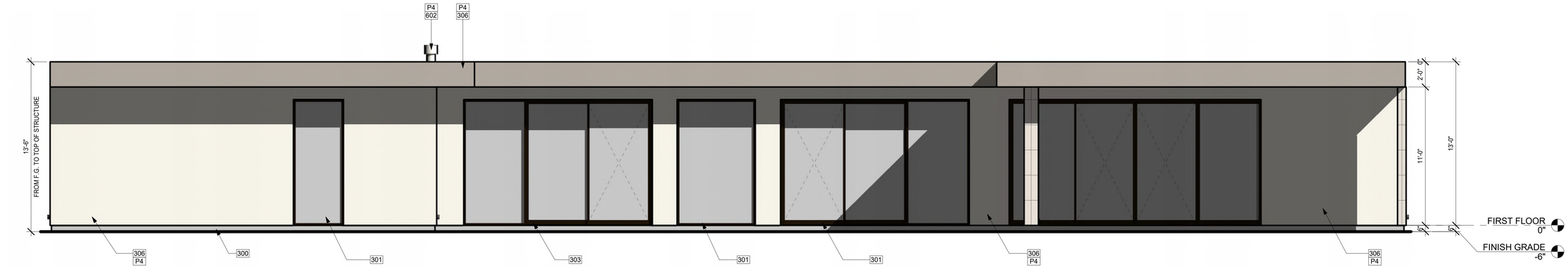
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EXTERIOR ELEVATIONS

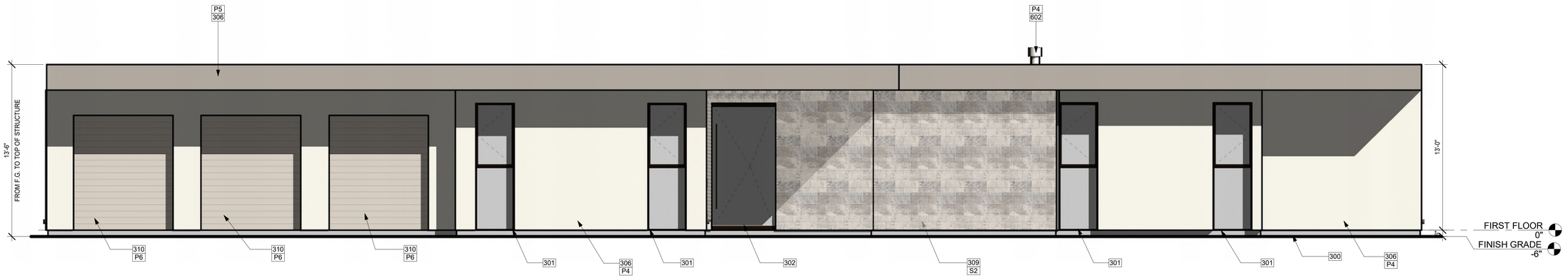
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Sheet: A7.302

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225007



1 WEST ELEVATION COLORED
1/4" = 1'-0"



2 EAST ELEVATION COLORED
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P4	MFR: SHERWIN-WILLIAMS, COLOR: SW7008 ALABASTER
P5	MFR: SHERWIN-WILLIAMS, COLOR: SW7024 FUNCTIONAL GRAY
P6	MFR: SHERWIN-WILLIAMS, COLOR: SW7043 WORDLY GRAY

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
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303	THERMALY BROKEN SLIDING GLASS DOORS
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
309	ARCHITECTURAL STONE VENEER, FINAL SPEC. PER DEVELOPER
310	POLYURETHANE INSULATED GARAGE DOOR, PAINTED
602	FIREPLACE VENT
S2	STONE, MFR: BEDROSIANS, SILVER CREAM TRAVERTINE

LINEA NORTH
LOT 7

LICENSED ARCHITECT
JOHN J. VUKSIC
C-19210
05 . 31 . 27
RENEWAL DATE
STATE OF CALIFORNIA

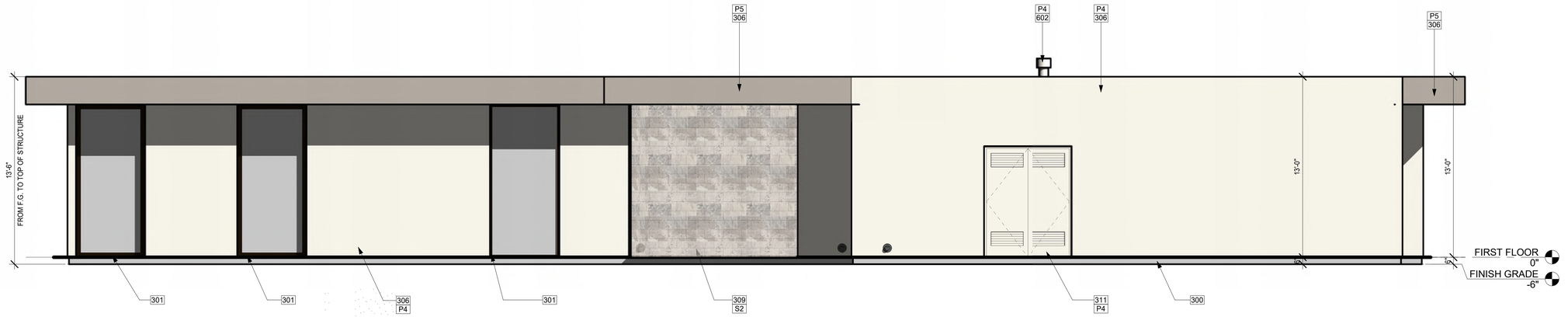
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COLORED ELEVATIONS

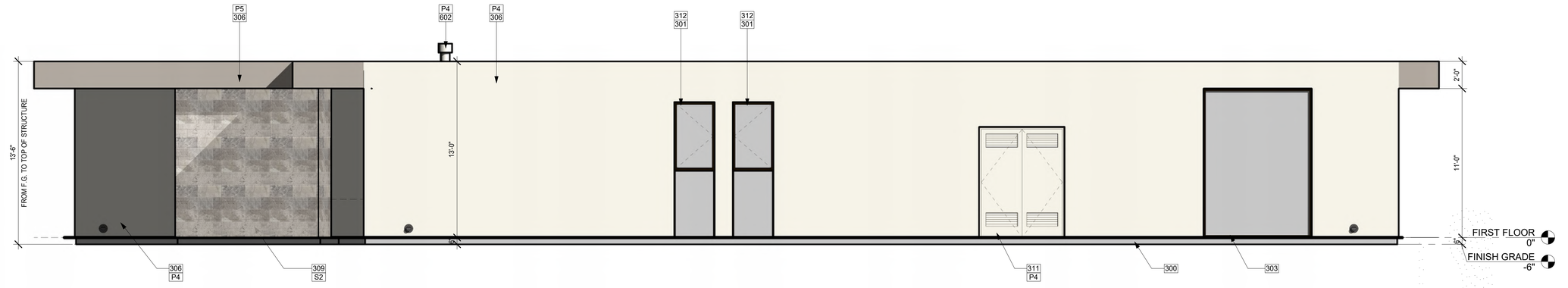
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Sheet: A7.303

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1 SOUTH ELEVATION COLORED
1/4" = 1'-0"



2 NORTH ELEVATION COLORED
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P4	MFR: SHERWIN-WILLIAMS, COLOR: SW7008 ALABASTER
P5	MFR: SHERWIN-WILLIAMS, COLOR: SW7024 FUNCTIONAL GRAY

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
301	WINDOW FRAME IN CLEAR OR DARK BRONZE ANODIZED ALUMINUM
303	THERMALY BROKEN SLIDING GLASS DOORS
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
309	ARCHITECTURAL STONE VENEER, FINAL SPEC. PER DEVELOPER
311	VENTED MECHANICAL DOOR TO MATCH EXTERIOR WALLS
312	EGRESS WINDOW
602	FIREPLACE VENT
S2	STONE, MFR: BEDROSIANS, SILVER CREAM TRAVERTINE

LINEA NORTH
LOT 7

LICENSED ARCHITECT
JOHN J. VUKSIC
C-19210
05 . 31 . 27
RENEWAL DATE
STATE OF CALIFORNIA

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COLORED ELEVATIONS

Scale: 1/4" = 1'-0"

Sheet: A7.304

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LINEA NORTH
LOT 7

LINEA NORTH
LOT 7

LICENSED ARCHITECT
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05 . 31 . 27
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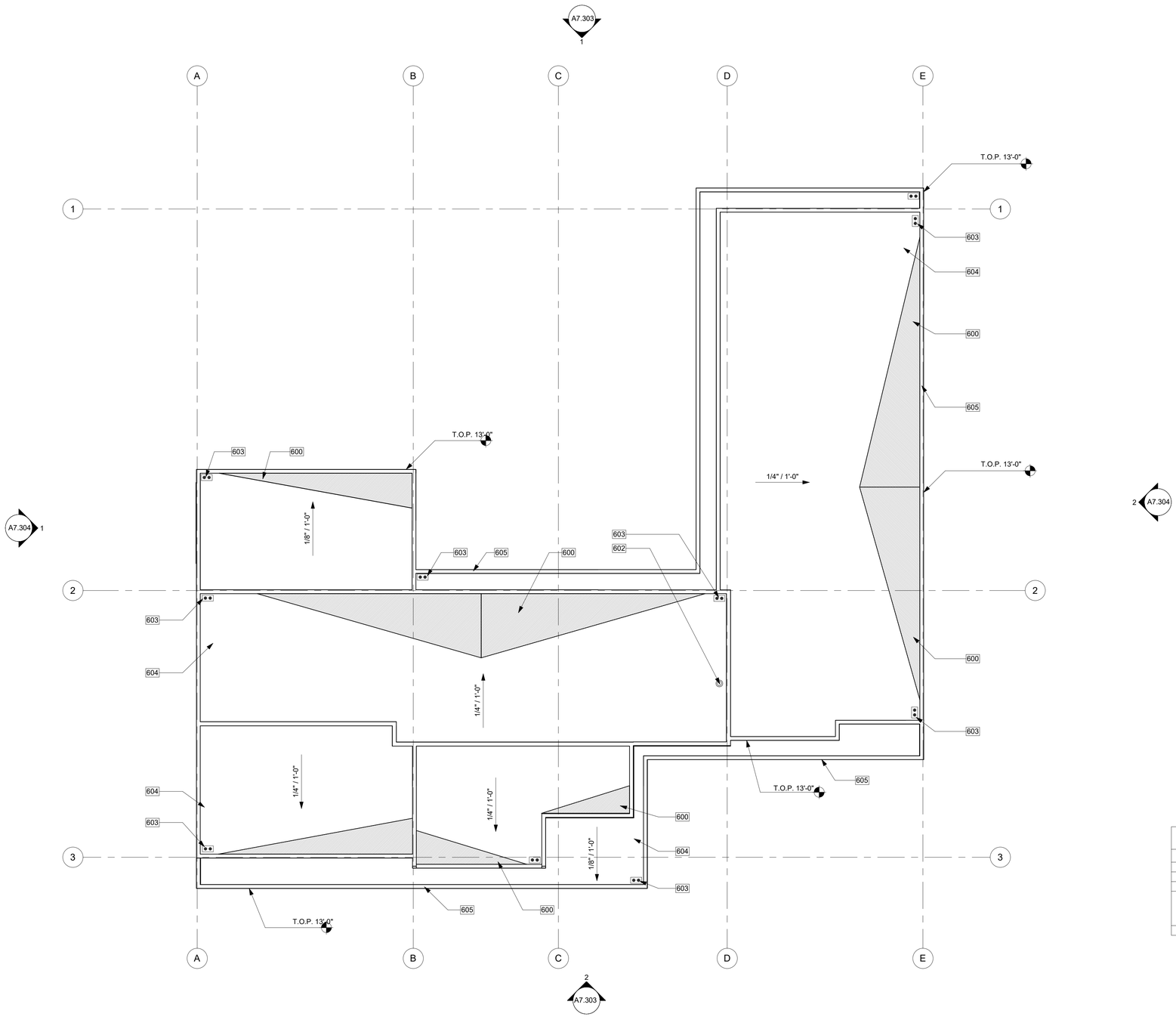
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EXTERIOR ELEVATIONS FRONT - COLOR

Scale: 1/4" = 1'-0"

Sheet: A7.305

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KEYNOTES	
NO.	DESCRIPTION
600	CRICKET, TYPCAL
602	FIREPLACE VENT
603	ROOF DRAIN (DOWNSPOUT & OVERFLOW)
604	45 MIL FIBERTITE-SM MEMBRAN. h-SHIELD CG HUNTER PANELS ENERGY SMART POLYISO INSULATION BOARD (R-VALUE:5.7). ROOF ASSEMBLY TO HAVE CLASS "A" FIRE RATING.
605	ROOF PARAPET, TYP (SEE ELEVATIONS FOR HEIGHT).

LINEA NORTH

LOT 7

0' 4' 8' 16' 32'

LICENSED ARCHITECT
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ROOF PLAN

Scale: 1/8" = 1'-0"

Sheet: A7.401

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2 3D PERSPECTIVE

LINEA NORTH
LOT 7

LICENSED ARCHITECT
JOHN J. VUKSIC
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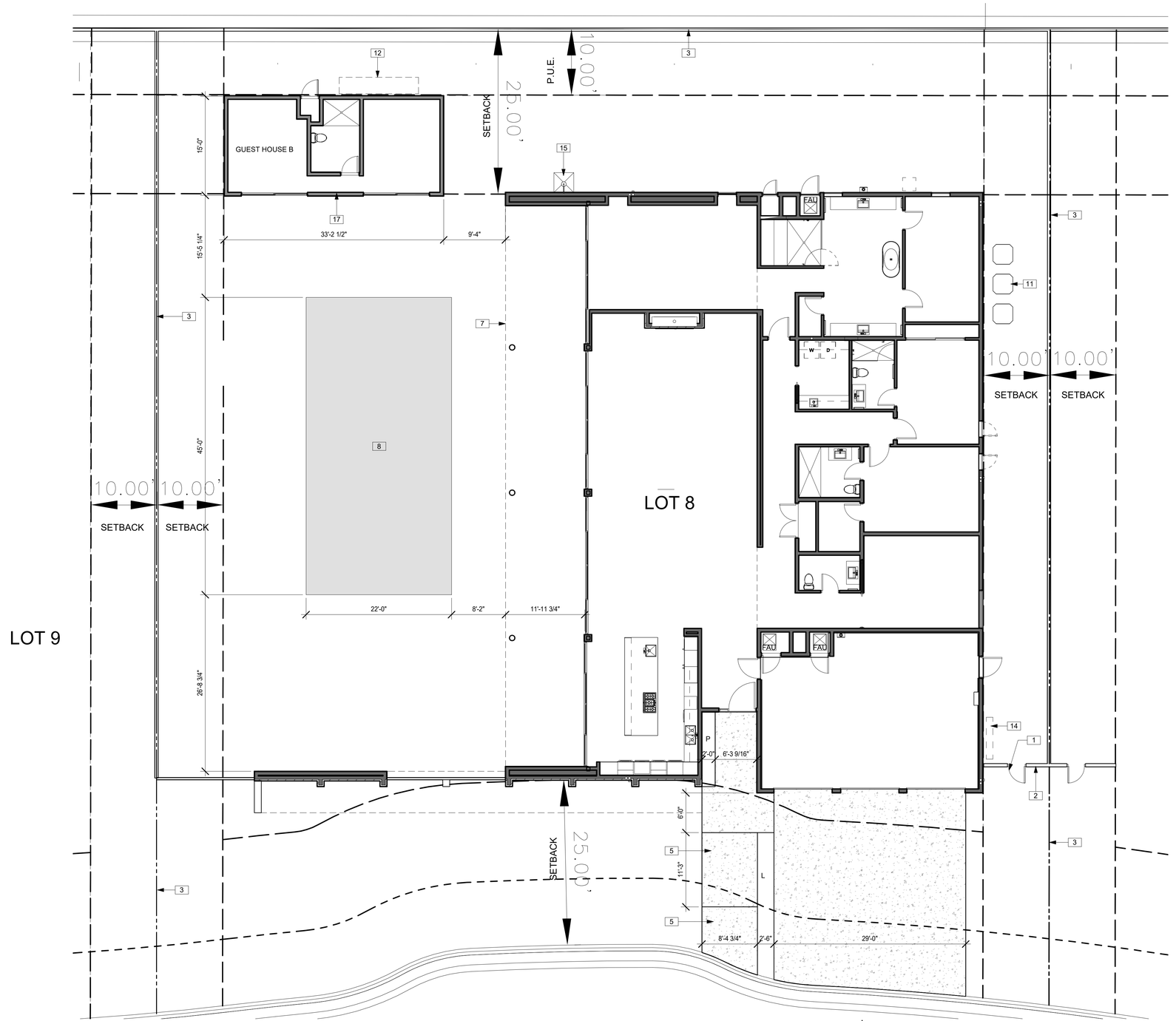
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3D VIEWS

Scale:

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KEYNOTES	
NO.	DESCRIPTION
1	GATE. HEIGHT TO MATCH SITE WALLS
2	SITE WALLS 6' FROM FINISH GRADE
3	PROPERTY LINE
5	CONCRETE STAIRS / LANDING
7	LINE OF ROOF OVERHANG
8	POOL
11	CONDENSER
12	POOL EQUIPMENT
14	UTILITIES
15	OUTDOOR SHOWER
17	GUEST HOUSE

LINEA NORTH - LOT 8

RANCHO MIRAGE, CALIFORNIA

0' 4' 8' 16' 32'

LICENSED ARCHITECT
JOHN J. VUKSIC
C-19210
05 . 31 . 27
RENEWAL DATE
STATE OF CALIFORNIA

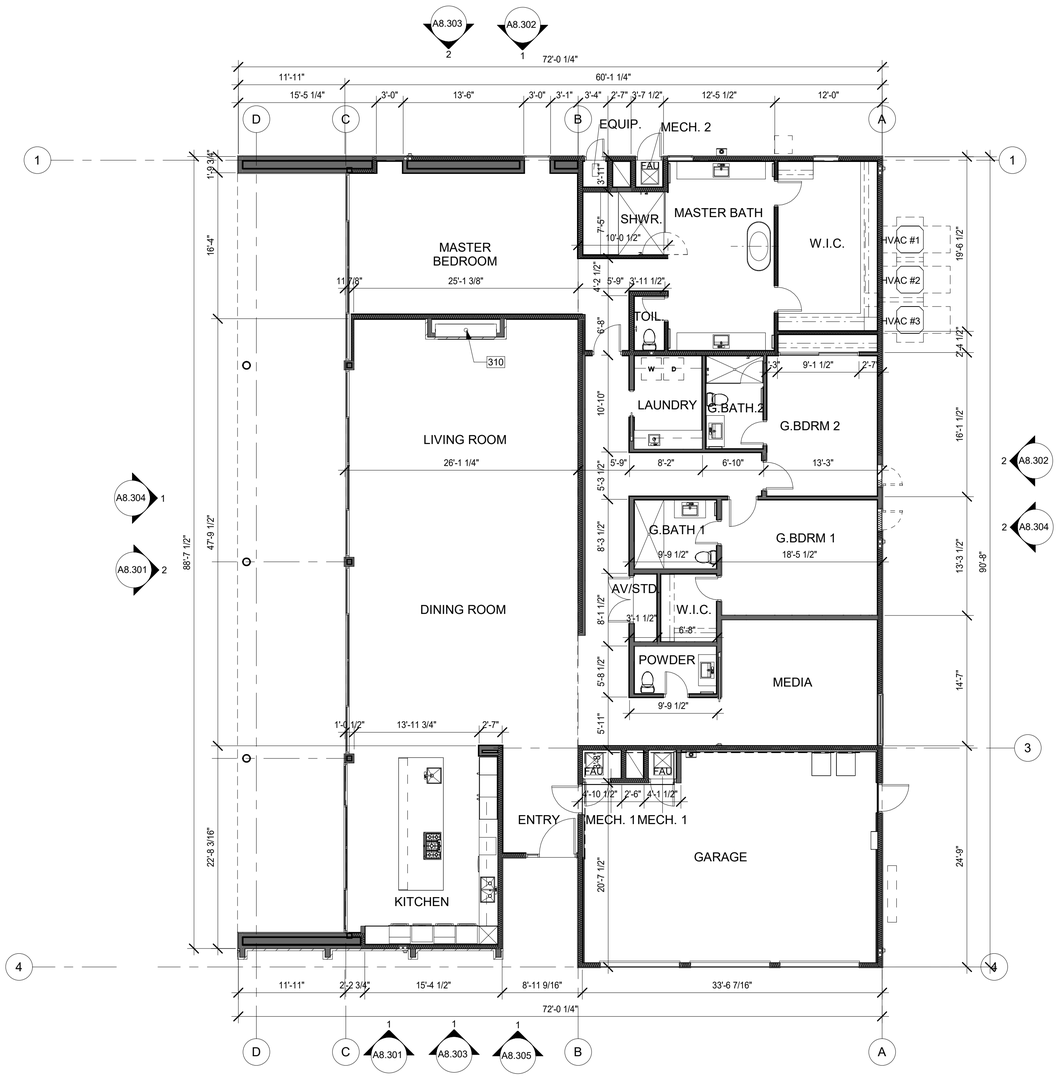
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SITE PLAN

Scale: 1/8" = 1'-0"

Sheet: A8.101

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KEYNOTES	
NO.	DESCRIPTION
310	FIREPLACE VENT

LINEA NORTH - LOT 8

RANCHO MIRAGE, CALIFORNIA

0' 4' 8' 16' 32'

LICENSED ARCHITECT JOHN J. VUKSIC C-19210 05 . 31 . 27 RENEWAL DATE STATE OF CALIFORNIA

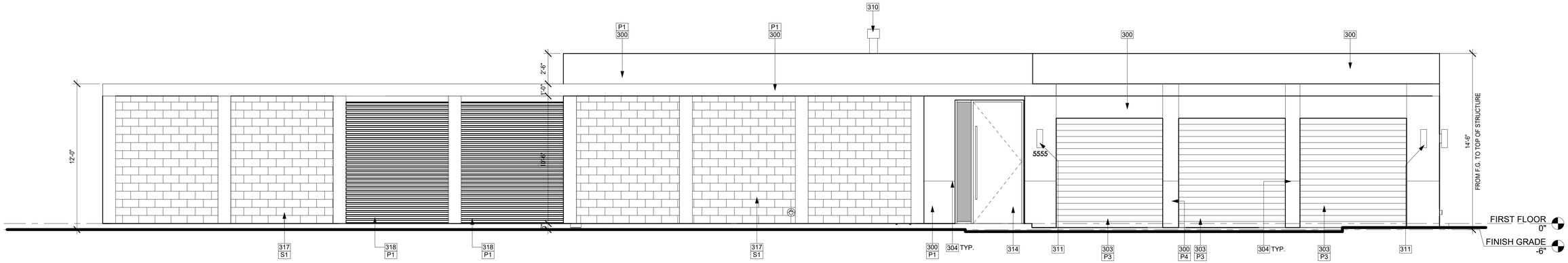
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FLOOR PLAN

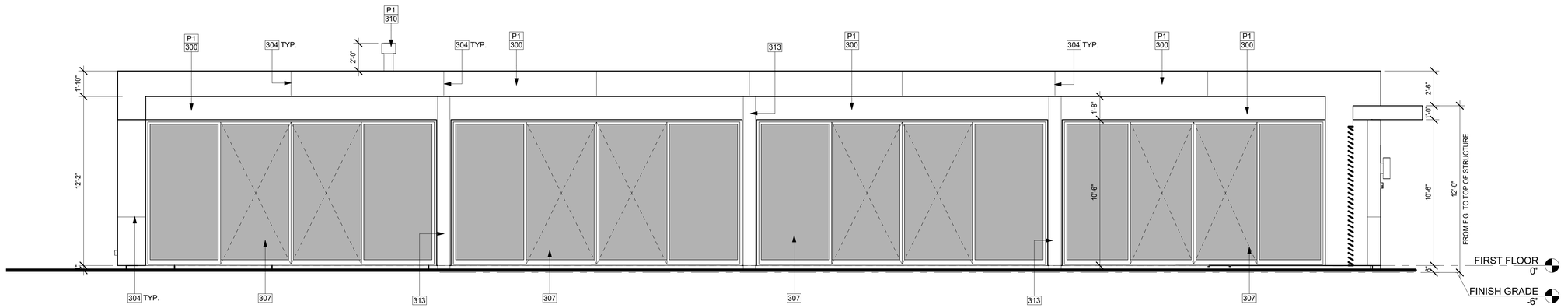
Scale: 1/8" = 1'-0"

Sheet: A8.201

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1 EAST ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"

PAINT SCHEDULE	
NO.	DESCRIPTION
P1	MFR: SHERWIN-WILLIAMS, COLOR: SW7015 REPOSE GRAY
P3	MFR: SHERWIN-WILLIAMS, COLOR: SW7016 MINDFUL GRAY
P4	MFR: SHERWIN-WILLIAMS, COLOR: SW7008 ALABASTER

KEYNOTES	
NO.	DESCRIPTION
300	7/8" (3 COAT) ACRYLIC STUCCO, FINISH: SAND SMOOTH, COLOR: SEE PAINT SCHEDULE
303	PAINTED METAL SECTIONAL GARAGE DOOR, COLOR: SEE PAINT SCHEDULE
304	#15 S.M. CONTROL JOINT, WRAP CORNERS AND SOFFITS, CONTRACTOR TO OBTAIN ARCHITECT'S APPROVAL OF ALL LOCATIONS PRIOR TO PLASTER INSTALLATION. SEE DETAILS 1 & 2/A2.30
307	SLIDING GLASS DOOR
310	FIREPLACE VENT
311	EXTERIOR LIGHT FIXURE, SEE ELECTRICAL
313	STEEL COLUMN, PRIMED AND PAINTED TO MATCH HOUSE
314	DECORATIVE FRONT ENTRY DOOR, LOT HOMEOWNER TO SELECT
317	STONE VENEER
318	PAINTED STEEL LOUVERS
S1	STONE, MFR: BEDROSIANS, CSR TUNDRA GRAY

LINEA NORTH - LOT 8
RANCHO MIRAGE, CALIFORNIA

0' 2' 4' 8' 16'

LICENSED ARCHITECT
JOHN J. VUKSIC
C-19210
05 . 31 . 27
RENEWAL DATE
STATE OF CALIFORNIA

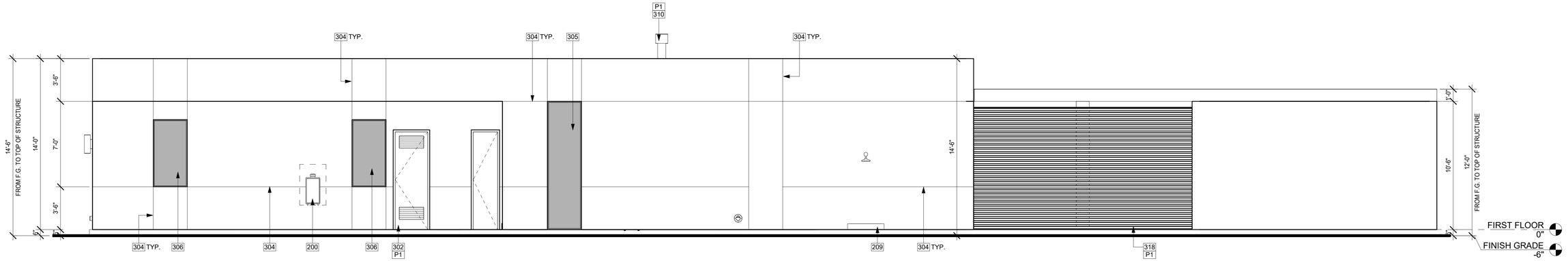
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EXTERIOR ELEVATIONS

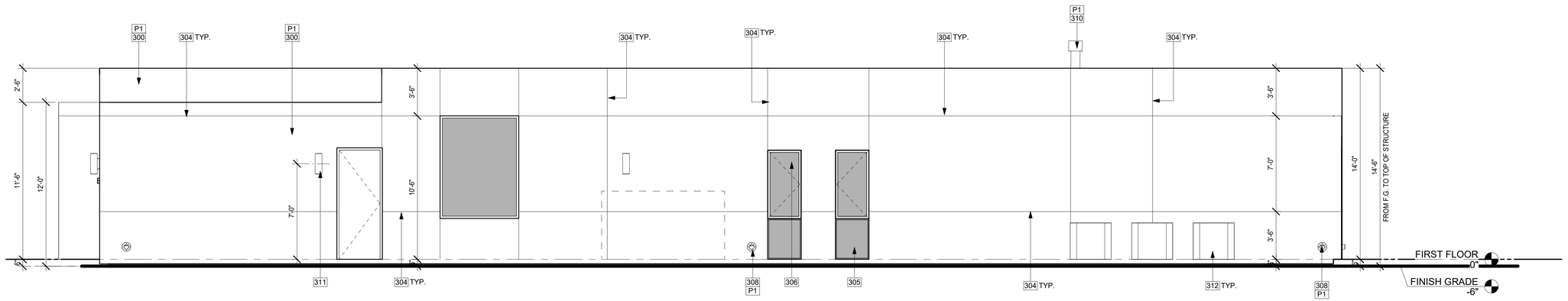
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Sheet: A8.301

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1 WEST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"

PAINT SCHEDULE	
NO.	DESCRIPTION
P1	MFR: SHERWIN-WILLIAMS, COLOR: SW7015 REPOSE GRAY

KEYNOTES	
NO.	DESCRIPTION
200	TANKLESS GAS WATER HEATER
209	OUTDOOR SHOWER
300	7/8" (3 COAT) ACRYLIC STUCCO. FINISH: SAND SMOOTH, COLOR: SEE PAINT SCHEDULE
302	HOLLOW METAL DOOR WITH LOUVERS, PAINTED TO MATCH ADJACENT SURFACE
304	#15 S.M. CONTROL JOINT, WRAP CORNERS AND SOFFITS, CONTRACTOR TO OBTAIN ARCHITECT'S APPROVAL OF ALL LOCATIONS PRIOR TO PLASTER INSTALLATION. SEE DETAILS 1 & 2/A2.30
305	FIXED WINDOW
306	OPERABLE WINDOW
308	ROOF OVERFLOW DRAIN, SEE ROOF PLAN AND PLUMBING
310	FIREPLACE VENT
311	EXTERIOR LIGHT FIXURE, SEE ELECTRICAL
312	HVAC CONDENSER ON CONC. PAD, SEE MECHANICAL
318	PAINTED STEEL LOUVERS

LINEA NORTH - LOT 8
RANCHO MIRAGE, CALIFORNIA

0' 2' 4' 8' 16'

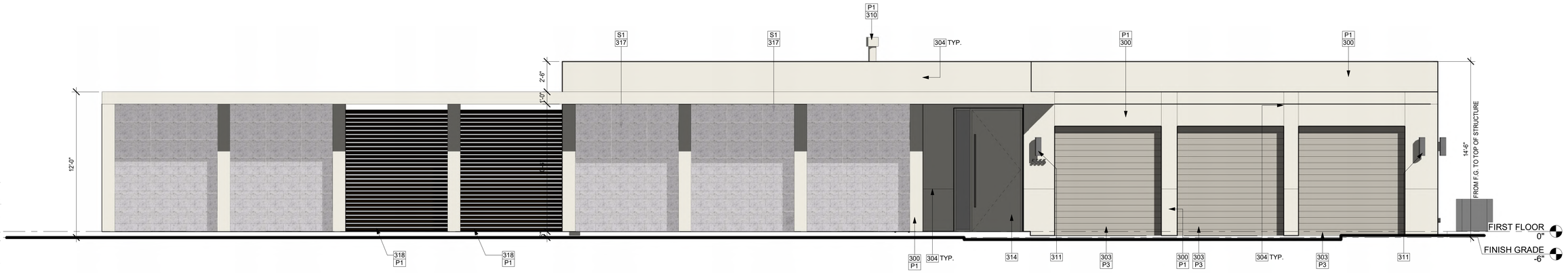
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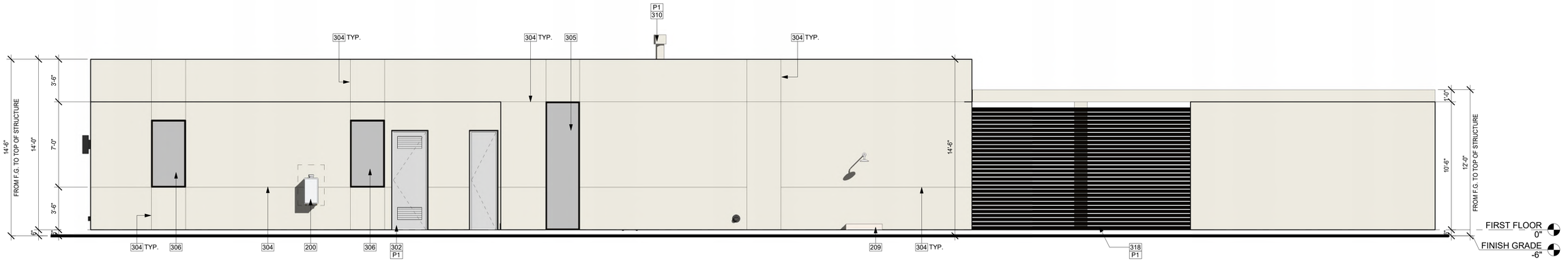
EXTERIOR ELEVATION

Scale: 1/4" = 1'-0"
Sheet: A8.302

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1 EAST ELEVATION COLORED
1/4" = 1'-0"



2 WEST ELEVATION COLORED
1/4" = 1'-0"

PAINT SCHEDULE	
NO.	DESCRIPTION
P1	MFR: SHERWIN-WILLIAMS, COLOR: SW7015 REPOSE GRAY
P3	MFR: SHERWIN-WILLIAMS, COLOR: SW7016 MINDFUL GRAY

KEYNOTES	
NO.	DESCRIPTION
200	TANKLESS GAS WATER HEATER
209	OUTDOOR SHOWER
300	7/8" (3 COAT) ACRYLIC STUCCO, FINISH: SAND SMOOTH, COLOR: SEE PAINT SCHEDULE
302	HOLLOW METAL DOOR WITH LOUVERS, PAINTED TO MATCH ADJACENT SURFACE
303	PAINTED METAL SECTIONAL GARAGE DOOR, COLOR: SEE PAINT SCHEDULE
304	#15 S.M. CONTROL JOINT, WRAP CORNERS AND SOFFITS, CONTRACTOR TO OBTAIN ARCHITECT'S APPROVAL OF ALL LOCATIONS PRIOR TO PLASTER INSTALLATION. SEE DETAILS 1 & 2/A2.30
305	FIXED WINDOW
306	OPERABLE WINDOW
310	FIREPLACE VENT
311	EXTERIOR LIGHT FIXURE, SEE ELECTRICAL
314	DECORATIVE FRONT ENTRY DOOR, LOT HOMEOWNER TO SELECT
317	STONE VENEER
318	PAINTED STEEL LOUVERS
S1	STONE, MFR: BEDROSIANS, CSR TUNDRA GRAY

LINEA NORTH - LOT 8
RANCHO MIRAGE, CALIFORNIA



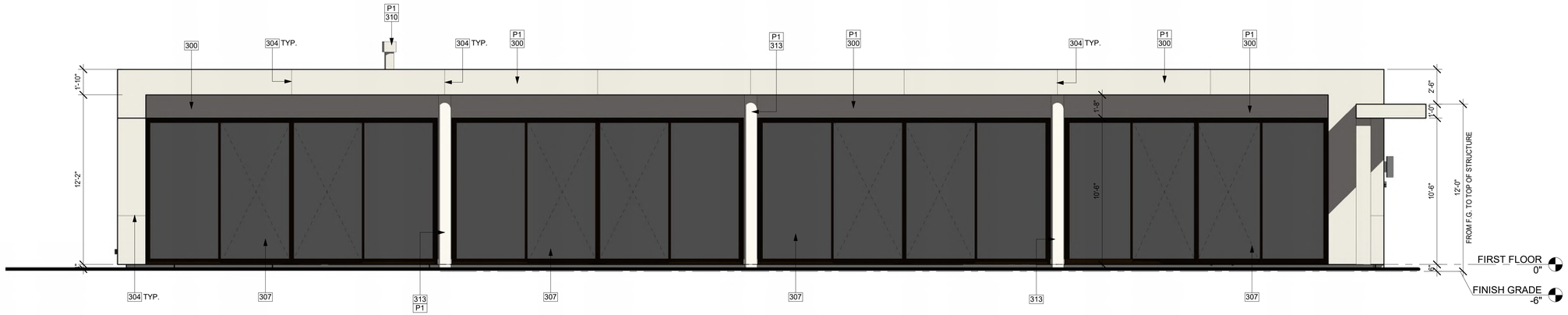
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COLORED ELEVATIONS

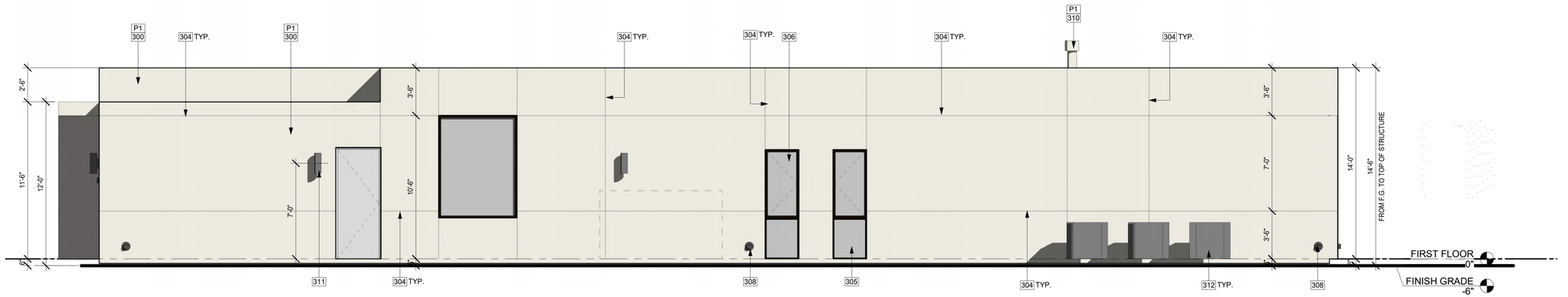
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Sheet: A8.303

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1 SOUTH ELEVATION COLORED
1/4" = 1'-0"



2 NORTH ELEVATION COLORED
1/4" = 1'-0"

PAINT SCHEDULE	
NO.	DESCRIPTION
P1	MFR: SHERWIN-WILLIAMS, COLOR: SW7015 REPOSE GRAY

KEYNOTES	
NO.	DESCRIPTION
300	7/8" (3 COAT) ACRYLIC STUCCO, FINISH: SAND SMOOTH, COLOR: SEE PAINT SCHEDULE
304	#15 S.M. CONTROL JOINT, WRAP CORNERS AND SOFFITS, CONTRACTOR TO OBTAIN ARCHITECT'S APPROVAL OF ALL LOCATIONS PRIOR TO PLASTER INSTALLATION. SEE DETAILS 1 & 2/A2.30
305	FIXED WINDOW
306	OPERABLE WINDOW
307	SLIDING GLASS DOOR
308	ROOF OVERFLOW DRAIN, SEE ROOF PLAN AND PLUMBING
310	FIREPLACE VENT
311	EXTERIOR LIGHT FIXURE, SEE ELECTRICAL
312	HVAC CONDENSER ON CONC. PAD, SEE MECHANICAL
313	STEEL COLUMN, PRIMED AND PAINTED TO MATCH HOUSE

LINEA NORTH - LOT 8
RANCHO MIRAGE, CALIFORNIA



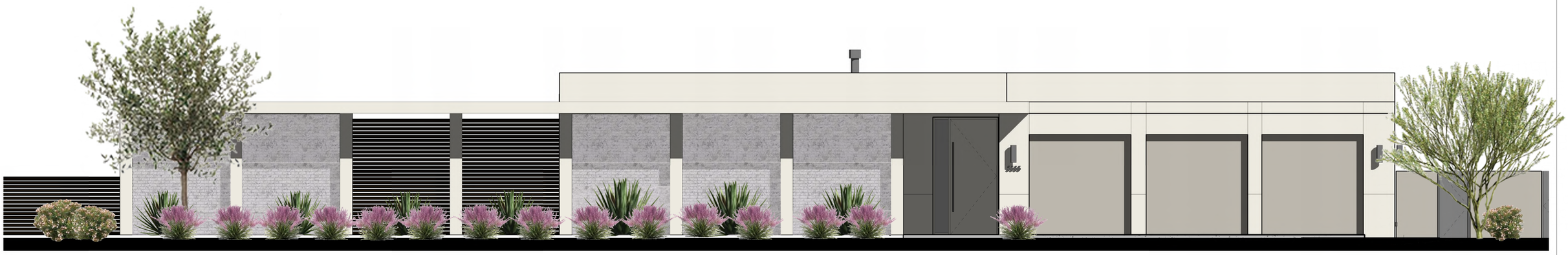
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COLORED ELEVATIONS

Scale: 1/4" = 1'-0"

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LINEA NORTH
LOT 8

LINEA NORTH - LOT 8
RANCHO MIRAGE, CALIFORNIA

LICENSED ARCHITECT
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RENEWAL DATE
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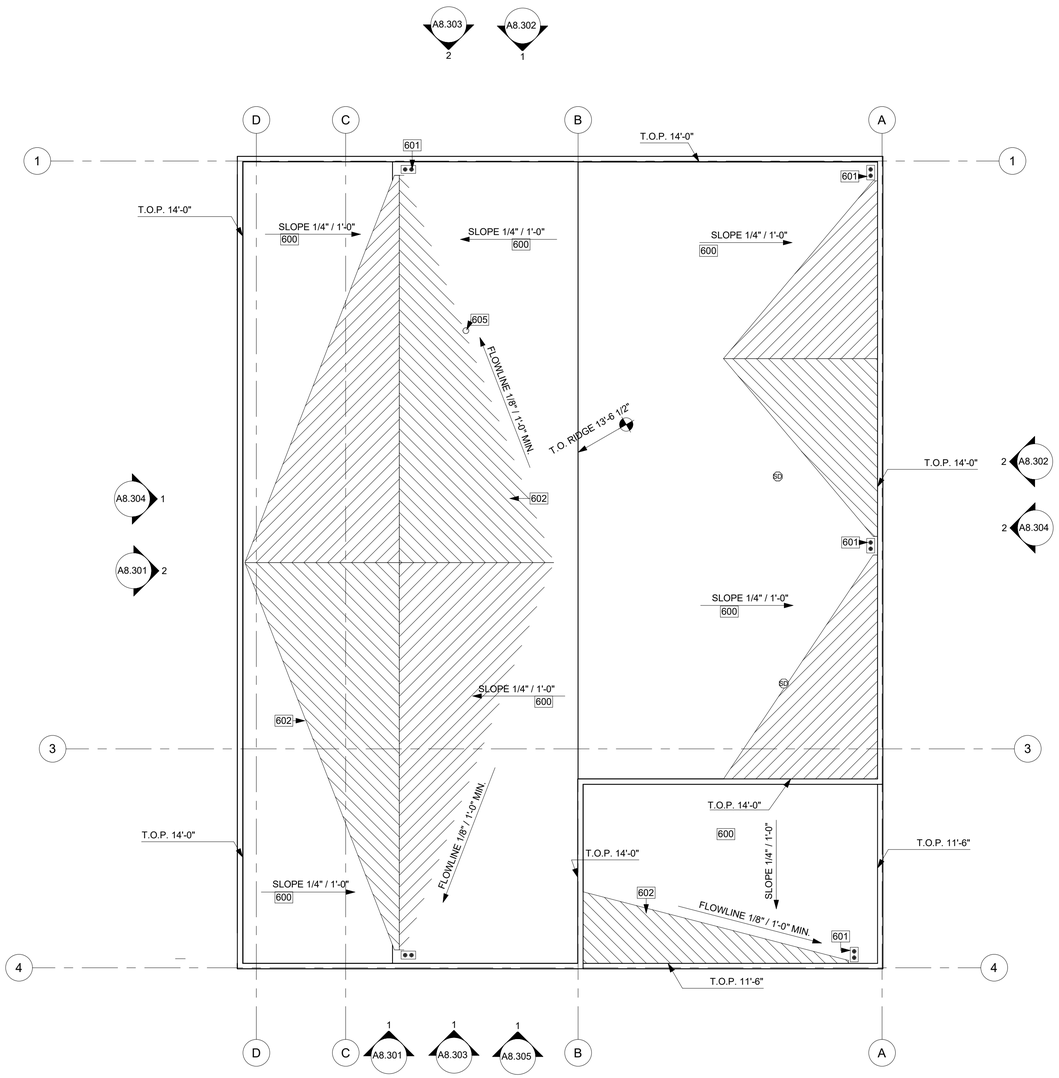
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EXTERIOR ELEVATION
FRONT - COLOR

Scale: 1/4" = 1'-0"

Sheet: A8.305

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KEYNOTES	
NO.	DESCRIPTION
600	JOHNS MANSVILLE FOUR PLY, MINERAL SURFACED FIBERGLASS BUILT UP ROOF (4GNC) WITH WHITE COATING. COATING: FIELD APPLIED KARNAK CORPORATION 501 ELASTO-BRITE. SOLAR REFLECTANCE AT 0.77. THERMAL EMTTANCE AT 0.90 JOHNSMANVILLE UL# TGFU.R.10167 KARNAK CORP. UL# TGFU.R12199 ROOF ASSEMBLY SHALL HAVE A CLASS "A" FIRE RATING.
601	COMBINATION ROOF AND OVERFLOW DRAIN, OVERFLOW TO WALL, PROVIDE CONC. SPLASH BLOCK AS REQ'D, DRAIN TO DAYLIGHT TO CURB, REFER TO PLUMBING AND CIVIL
602	2X CRICKET
605	DIRECT VENT

LINEA NORTH - LOT 8

RANCHO MIRAGE, CALIFORNIA

0' 4' 8' 16' 32'

LICENSED ARCHITECT
JOHN J. VUKSIC
C-19210
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ROOF PLAN

Scale: 1/8" = 1'-0"

Sheet: A8.401

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1 3D View 1

LINEA NORTH - LOT 8

RANCHO MIRAGE, CALIFORNIA

LICENSED ARCHITECT
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05 . 31 . 27
RENEWAL DATE
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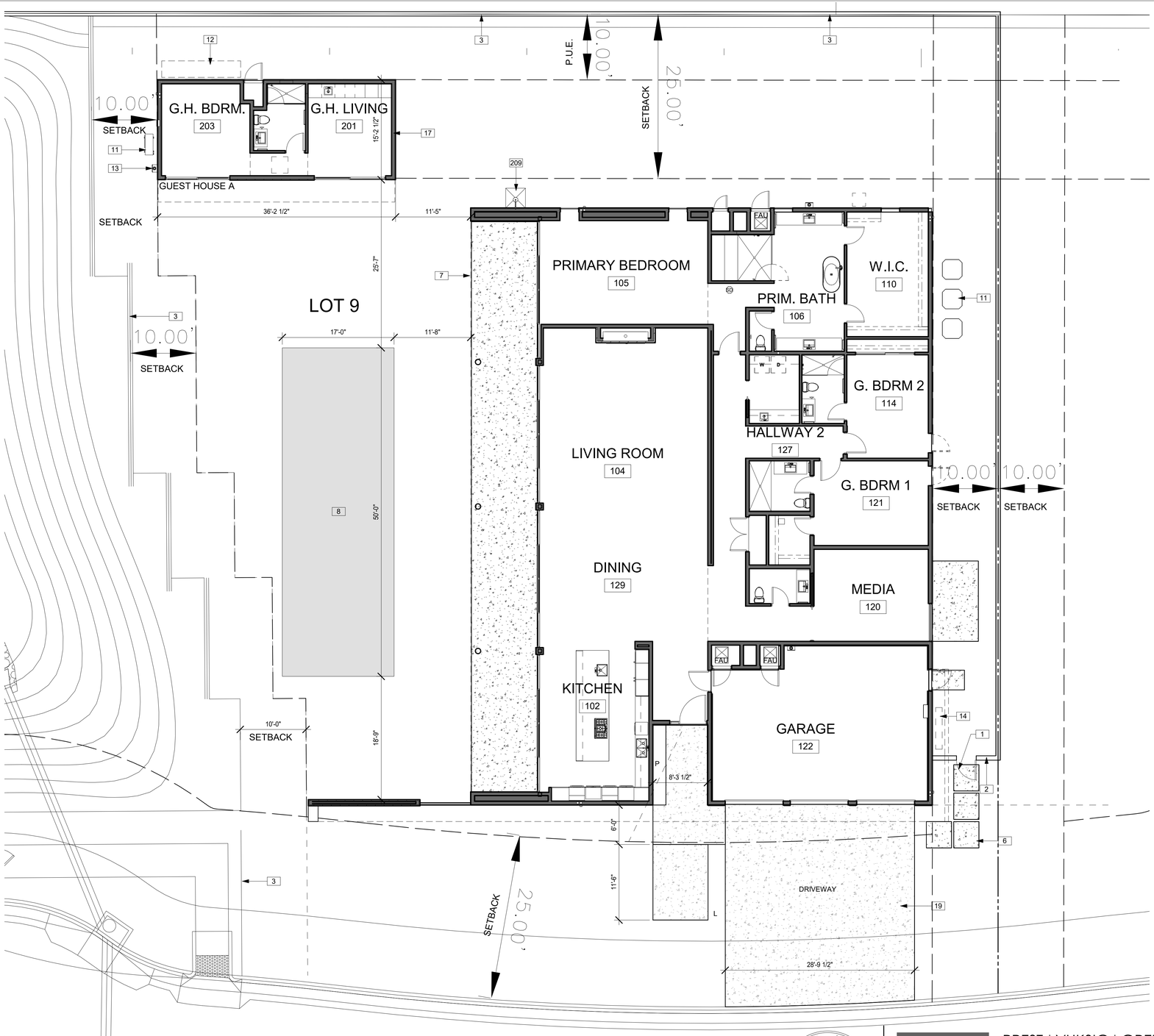
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3D VIEWS

Scale:

Sheet: A8.501

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KEYNOTES	
NO.	DESCRIPTION
1	GATE. HEIGHT TO MATCH SITE WALLS
2	SITE WALLS 6' FROM FINISH GRADE
3	PROPERTY LINE
6	STEPPING STONES
7	LINE OF ROOF OVERHANG
8	POOL
11	CONDENSER
12	POOL EQUIPMENT
13	TANKLESS WATER HEATER
14	UTILITIES
17	GUEST HOUSE
19	CONCRETE
209	OUTDOOR SHOWER

LINEA NORTH - LOT 09

RANCHO MIRAGE, CALIFORNIA

0' 4' 8' 16' 32'

LICENSED ARCHITECT JOHN J. VUKSIC C-19210 05 . 31 . 27 RENEWAL DATE STATE OF CALIFORNIA

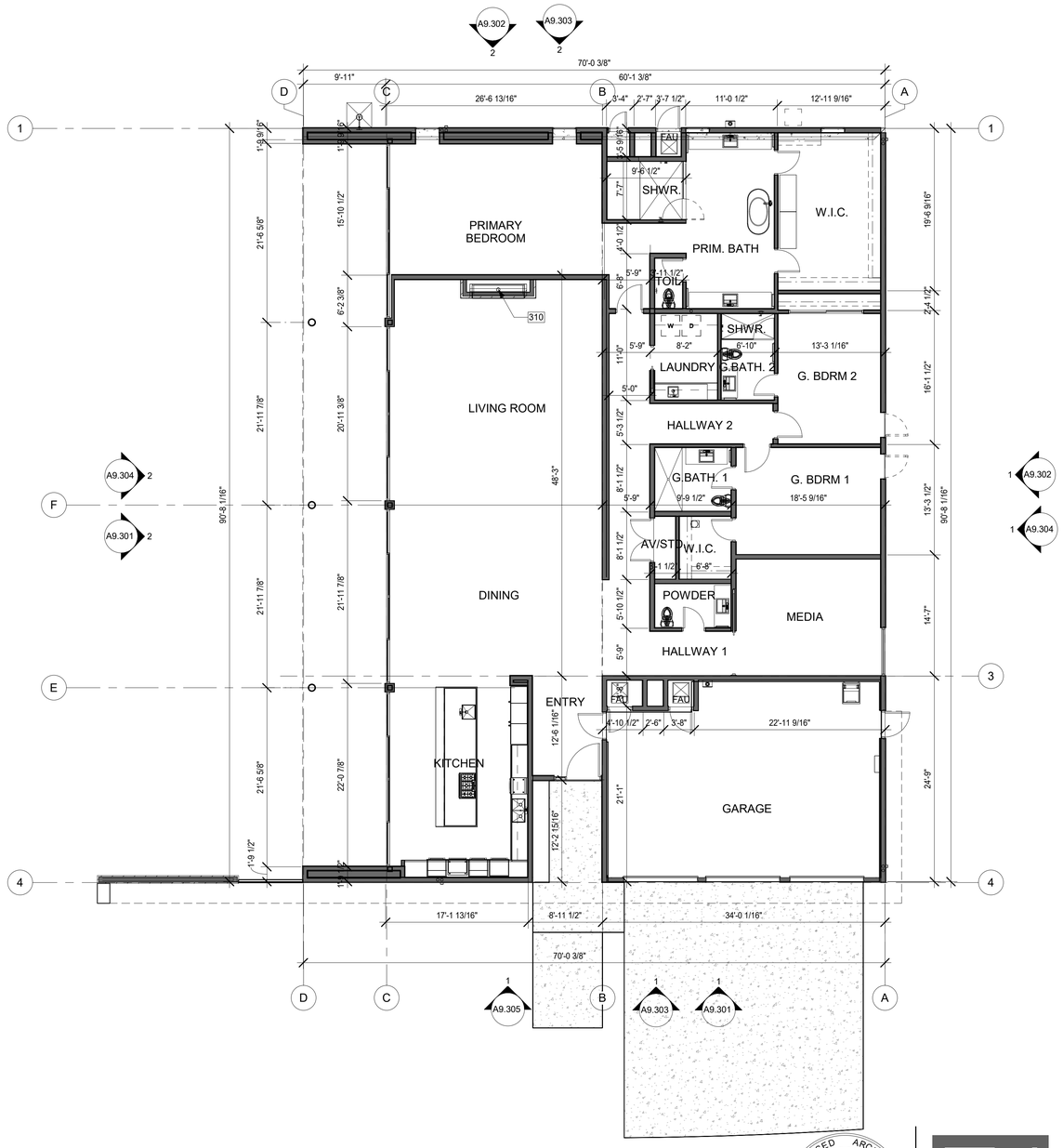
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SITE PLAN

Scale: 1/8" = 1'-0"

Sheet: A9.101

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KEYNOTES	
NO.	DESCRIPTION
310	FIREPLACE VENT

LINEA NORTH - LOT 09

RANCHO MIRAGE, CALIFORNIA

LICENSED ARCHITECT
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05 . 31 . 27
RENEWAL DATE
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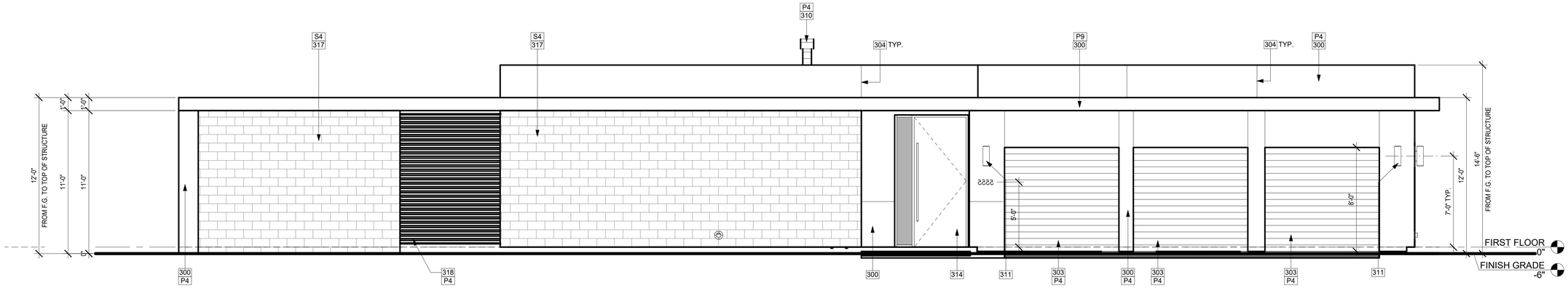
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FLOOR PLAN

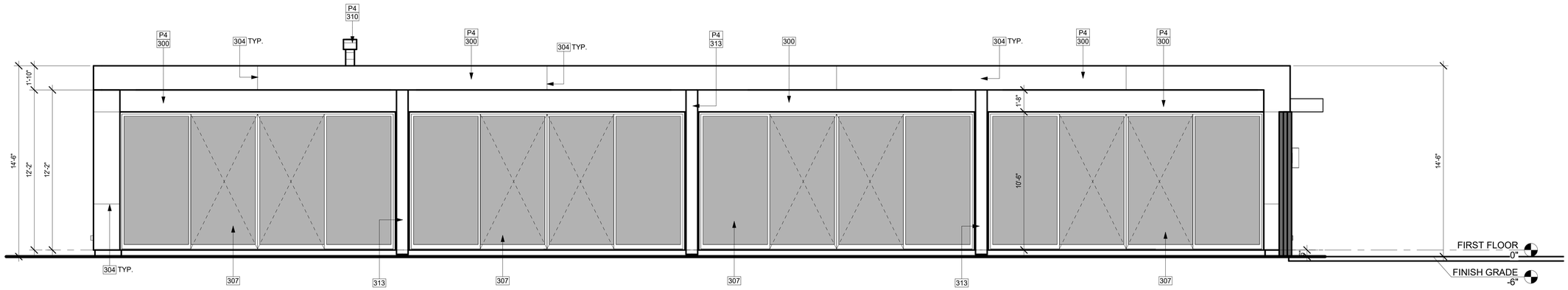
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Sheet: A9.201

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1 EAST ELEVATION
1/4" = 1'-0"

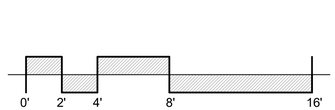


2 SOUTH ELEVATION
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P4	MFR: SHERWIN-WILLIAMS, COLOR: SW7008 ALABASTER
P9	MFR: SHERWIN-WILLIAMS, COLOR: SW7018 DOVETAIL

KEYNOTES	
NO.	DESCRIPTION
300	7/8" (3 COAT) ACRYLIC STUCCO, FINISH: SAND SMOOTH, COLOR: SEE PAINT SCHEDULE
303	PAINTED METAL SECTIONAL GARAGE DOOR, COLOR: SEE PAINT SCHEDULE
304	#15 S.M. CONTROL JOINT, WRAP CORNERS AND SOFFITS. CONTRACTOR TO OBTAIN ARCHITECTS APPROVAL OF ALL LOCATIONS PRIOR TO PLASTER INSTALLATION. SEE DETAILS 1 & 2/A2.30
307	SLIDING GLASS DOOR
310	FIREPLACE VENT
311	EXTERIOR LIGHT FIXURE, SEE ELECTRICAL
313	STEEL COLUMN, PRIMED AND PAINTED TO MATCH HOUSE
314	DECORATIVE FRONT ENTRY DOOR, LOT HOMEOWNER TO SELECT
317	STONE VENEER
318	PAINTED STEEL LOUVERS
S4	STONE, MFR: ELDORADO, RIDGETOP 18, COLOR: WHISPER WHITE

LINEA NORTH - LOT 09
RANCHO MIRAGE, CALIFORNIA





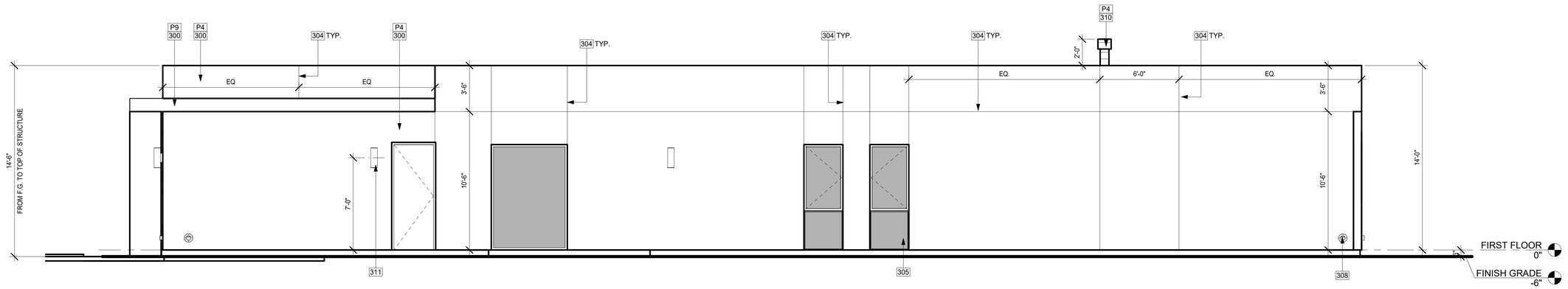
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EXTERIOR ELEVATIONS

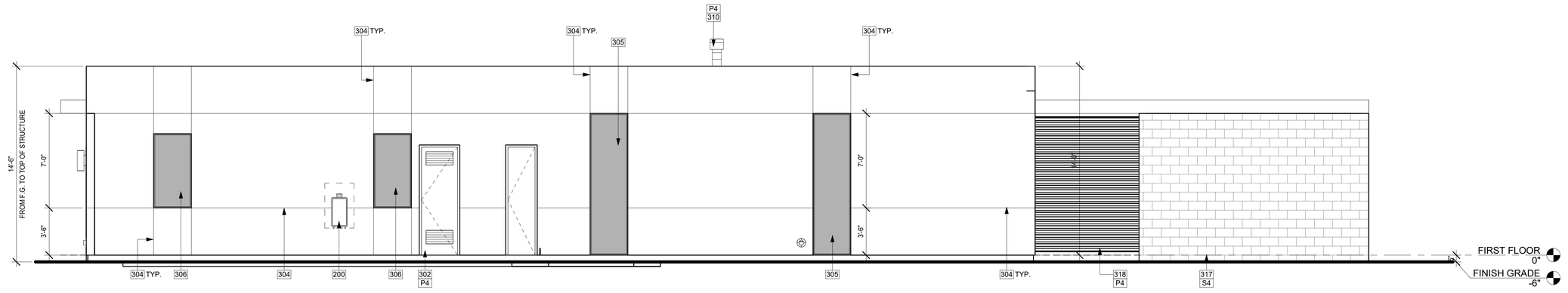
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Sheet: A9.301

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1 NORTH ELEVATION
1/4" = 1'-0"

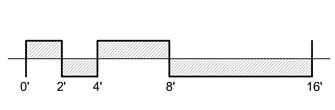


2 WEST ELEVATION
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P4	MFR: SHERWIN-WILLIAMS, COLOR: SW7008 ALABASTER
P9	MFR: SHERWIN-WILLIAMS, COLOR: SW7018 DOVETAIL

KEYNOTES	
NO.	DESCRIPTION
200	TANKLESS GAS WATER HEATER
300	7/8" (3 COAT) ACRYLIC STUCCO, FINISH: SAND SMOOTH, COLOR: SEE PAINT SCHEDULE
302	HOLLOW METAL DOOR WITH LOUVERS, PAINTED TO MATCH ADJACENT SURFACE
304	#15 S.M. CONTROL JOINT, WRAP CORNERS AND SOFFITS. CONTRACTOR TO OBTAIN ARCHITECT'S APPROVAL OF ALL LOCATIONS PRIOR TO PLASTER INSTALLATION. SEE DETAILS 1 & 2/A2.30
305	FIXED WINDOW
306	OPERABLE WINDOW
308	ROOF OVERFLOW DRAIN, SEE ROOF PLAN AND PLUMBING
310	FIREPLACE VENT
311	EXTERIOR LIGHT FIXURE, SEE ELECTRICAL
317	STONE VENEER
318	PAINTED STEEL LOUVERS
S4	STONE, MFR: ELDORADO, RIDGETOP 18, COLOR: WHISPER WHITE

LINEA NORTH - LOT 09
RANCHO MIRAGE, CALIFORNIA





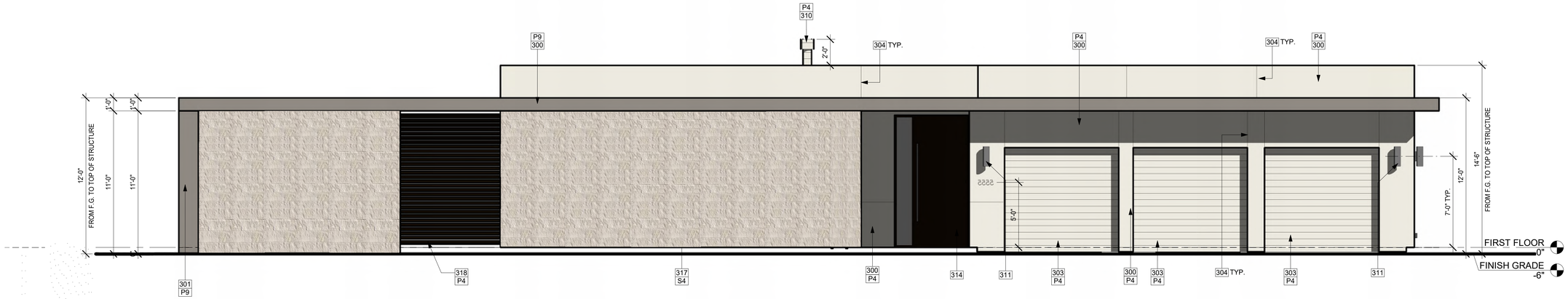
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EXTERIOR ELEVATIONS

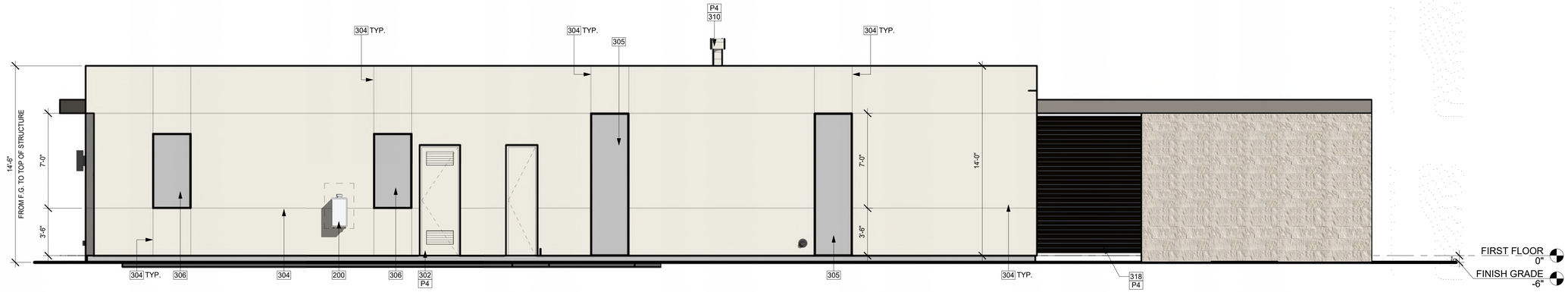
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Sheet: A9.302

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1 EAST ELEVATION COLORED
1/4" = 1'-0"



2 WEST ELEVATION COLORED
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P4	MFR: SHERWIN-WILLIAMS, COLOR: SW7008 ALABASTER
P9	MFR: SHERWIN-WILLIAMS, COLOR: SW7018 DOVETAIL

KEYNOTES	
NO.	DESCRIPTION
200	TANKLESS GAS WATER HEATER
300	7/8" (3 COAT) ACRYLIC STUCCO, FINISH: SAND SMOOTH, COLOR: SEE PAINT SCHEDULE
301	6" ADDRESS NUMBERS
302	HOLLOW METAL DOOR WITH LOUVERS, PAINTED TO MATCH ADJACENT SURFACE
303	PAINTED METAL SECTIONAL GARAGE DOOR, COLOR: SEE PAINT SCHEDULE
304	#15 S.M. CONTROL JOINT, WRAP CORNERS AND SOFFITS, CONTRACTOR TO OBTAIN ARCHITECTS APPROVAL OF ALL LOCATIONS PRIOR TO PLASTER INSTALLATION. SEE DETAILS 1 & 2/A2.30
305	FIXED WINDOW
306	OPERABLE WINDOW
310	FIREPLACE VENT
311	EXTERIOR LIGHT FIXURE, SEE ELECTRICAL
314	DECORATIVE FRONT ENTRY DOOR, LOT HOMEOWNER TO SELECT
317	STONE VENEER
318	PAINTED STEEL LOUVERS
S4	STONE, MFR: ELDORADO, RIDGETOP 18, COLOR: WHISPER WHITE

LINEA NORTH - LOT 09
RANCHO MIRAGE, CALIFORNIA

LICENSED ARCHITECT
JOHN J. VUKSIC
C-19210
05 . 31 . 27
RENEWAL DATE
STATE OF CALIFORNIA

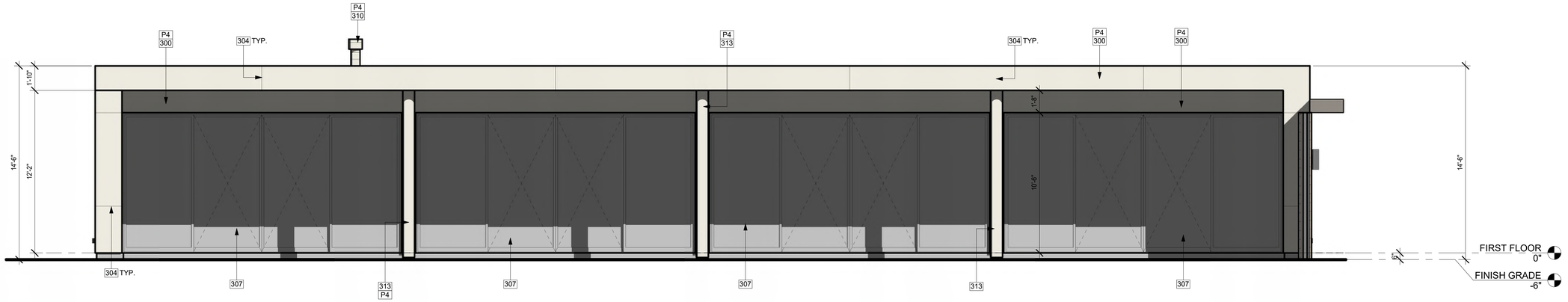
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COLORED ELEVATIONS

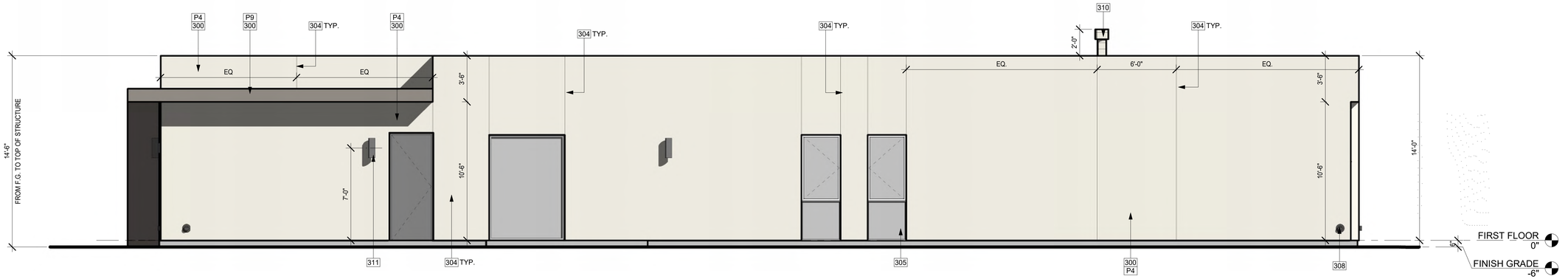
Scale: 1/4" = 1'-0"

Sheet: A9.303

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225007



2 SOUTH ELEVATION COLORED
1/4" = 1'-0"



1 NORTH ELEVATION COLORED
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P4	MFR: SHERWIN-WILLIAMS, COLOR: SW7008 ALABASTER
P9	MFR: SHERWIN-WILLIAMS, COLOR: SW7018 DOVETAIL

KEYNOTES	
NO.	DESCRIPTION
300	7/8" (3 COAT) ACRYLIC STUCCO, FINISH: SAND SMOOTH, COLOR: SEE PAINT SCHEDULE
304	#15 S.M. CONTROL JOINT, WRAP CORNERS AND SOFFITS, CONTRACTOR TO OBTAIN ARCHITECT'S APPROVAL OF ALL LOCATIONS PRIOR TO PLASTER INSTALLATION. SEE DETAILS 1 & 2/A2.30
305	FIXED WINDOW
307	SLIDING GLASS DOOR
308	ROOF OVERFLOW DRAIN, SEE ROOF PLAN AND PLUMBING
310	FIREPLACE VENT
311	EXTERIOR LIGHT FIXURE, SEE ELECTRICAL
313	STEEL COLUMN, PRIMED AND PAINTED TO MATCH HOUSE

LINEA NORTH - LOT 09
RANCHO MIRAGE, CALIFORNIA

LICENSED ARCHITECT
JOHN J. VUKSIC
C-19210
05 . 31 . 27
RENEWAL DATE
STATE OF CALIFORNIA

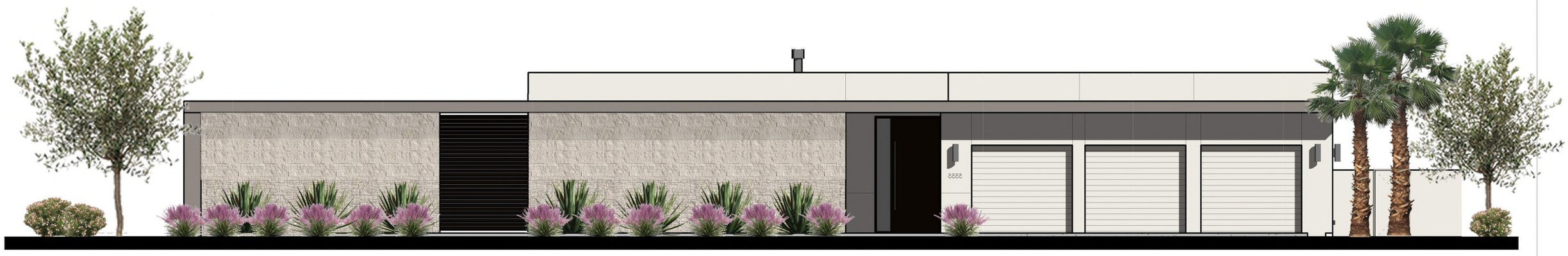
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COLORED ELEVATIONS

Scale: 1/4" = 1'-0"

Sheet: A9.304

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LINEA NORTH
LOT 9

LINEA NORTH - LOT 09
RANCHO MIRAGE, CALIFORNIA

LICENSED ARCHITECT
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RENEWAL DATE
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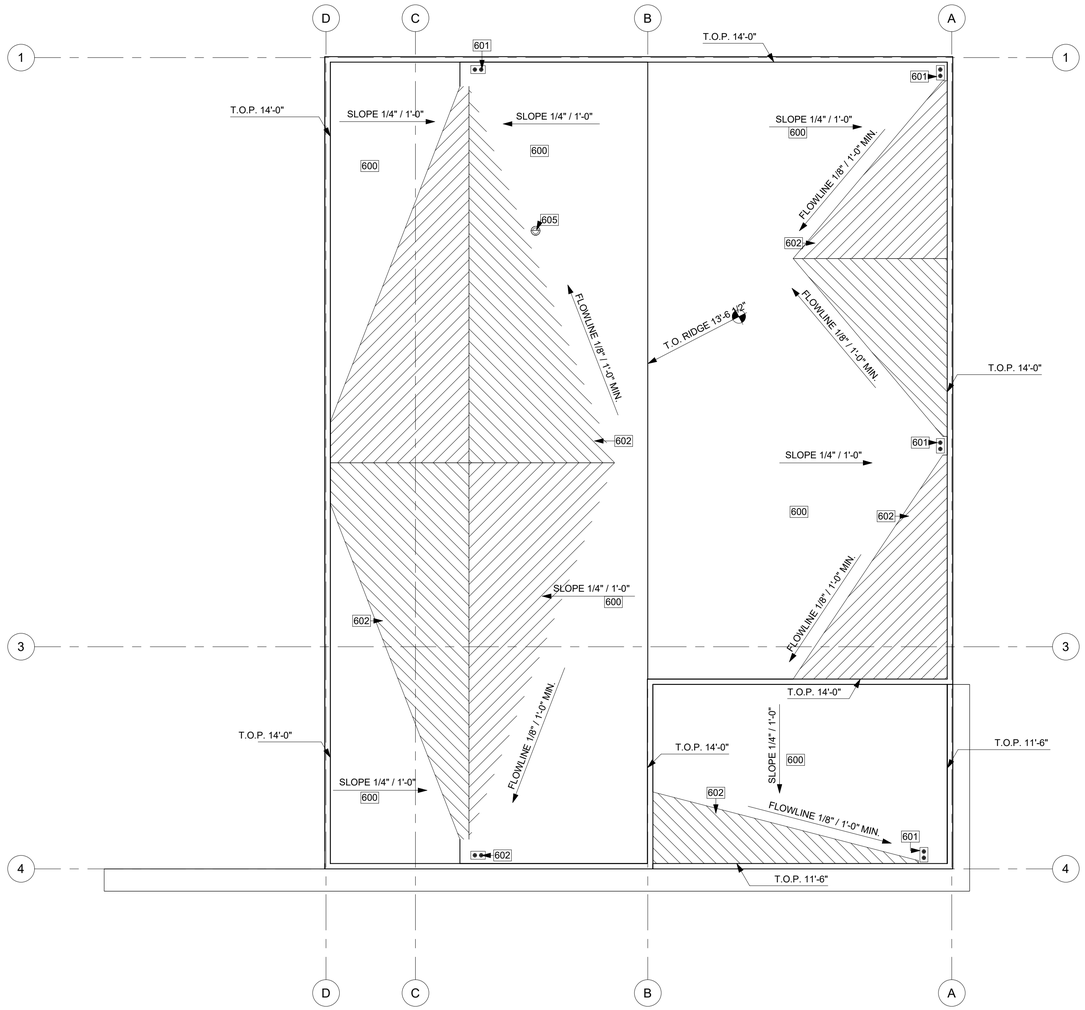
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EXTERIOR ELEVATION
FRONT - COLOR

Scale: 1/4" = 1'-0"

Sheet: A9.305

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KEYNOTES	
NO.	DESCRIPTION
600	JOHNS MANSVILLE FOUR PLY, MINERAL SURFACED FIBERGLASS BUILT UP ROOF (4GNC) WITH WHITE COATING. COATING: FIELD APPLIED KARNAK CORPORATION 501 ELASTO-BRITE. SOLAR REFLECTANCE AT 0.77. THERMAL EMTTANCE AT 0.90 JOHNSMANVILLE UL# TGFU.R.10167 KARNAK CORP. UL# TGFU.R12199 ROOF ASSEMBLY SHALL HAVE A CLASS "A" FIRE RATING.
601	COMBINATION ROOF AND OVERFLOW DRAIN, OVERFLOW TO WALL, PROVIDE CONC. SPLASH BLOCK AS REQ'D, DRAIN TO DAYLIGHT TO CURB, REFER TO PLUMBING AND CIVIL
602	2X CRICKET
605	DIRECT VENT

LINEA NORTH - LOT 09

RANCHO MIRAGE, CALIFORNIA

0' 4' 8' 16' 32'

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RENEWAL DATE
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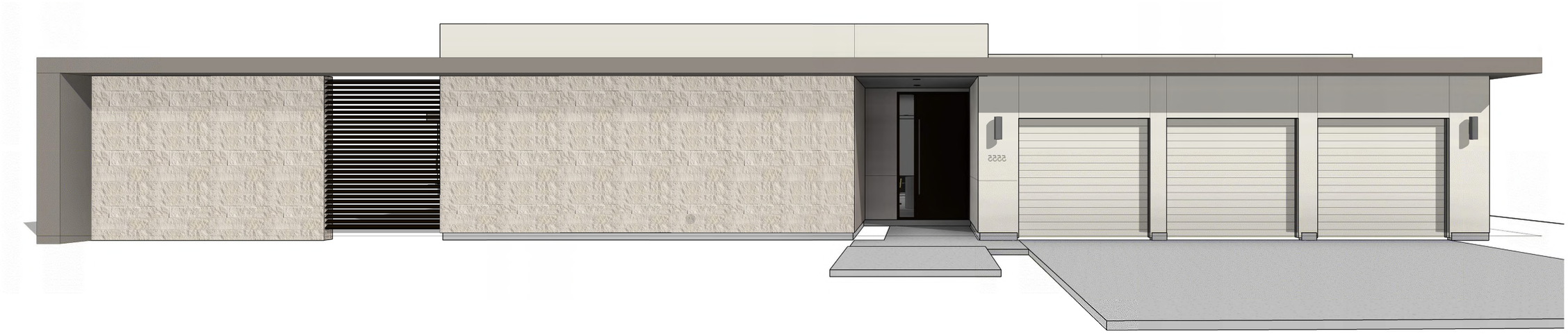
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ROOF PLAN

Scale: 1/8" = 1'-0"

Sheet: A9.401

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1 3D View 1

LINEA NORTH - LOT 09

RANCHO MIRAGE, CALIFORNIA

LICENSED ARCHITECT
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05 . 31 . 27
RENEWAL DATE
STATE OF CALIFORNIA

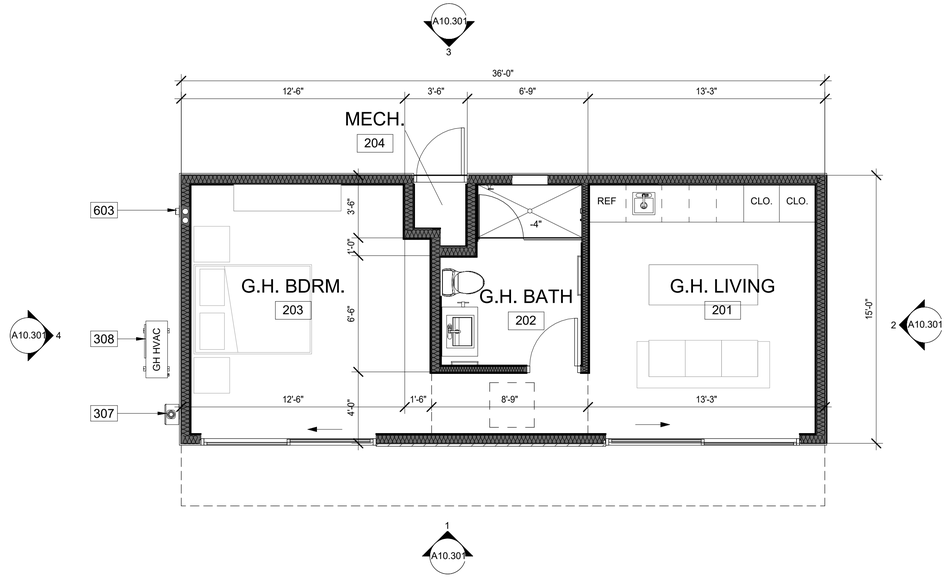
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3D VIEWS

Scale:

Sheet: A9.501

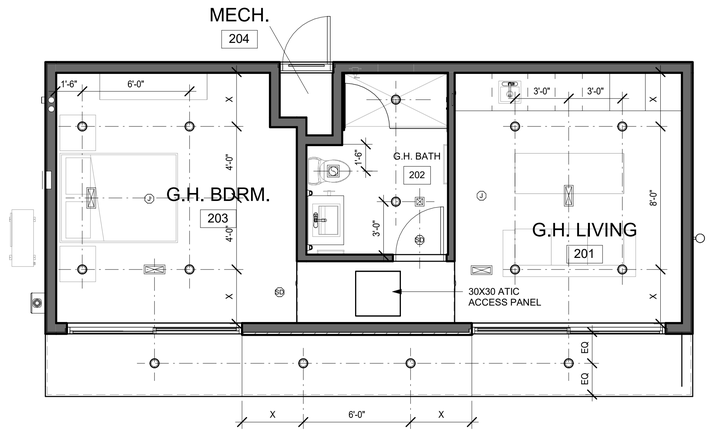
11/18/2025
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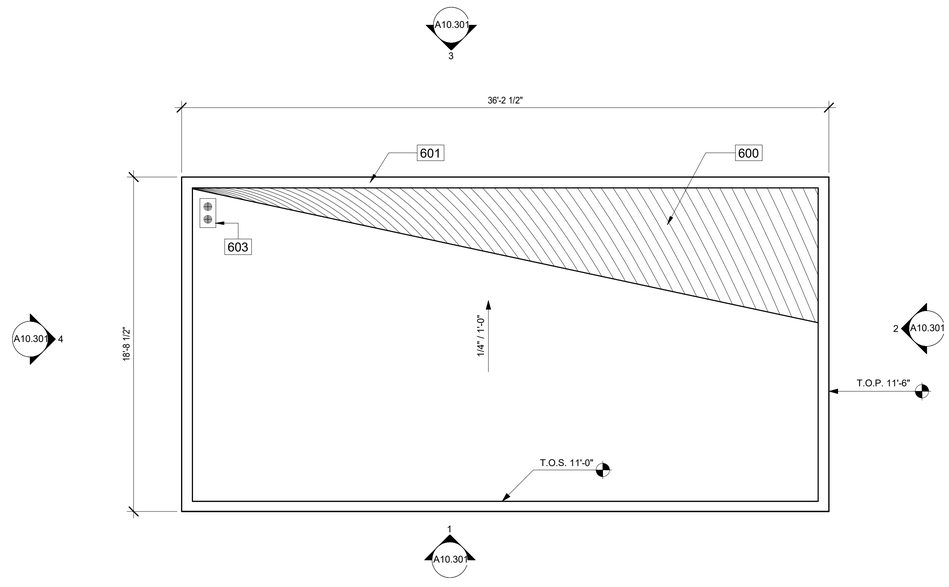
1 FLOOR PLAN
1/4" = 1'-0"

KEYNOTES

NO.	DESCRIPTION
307	TANKLESS GAS WATER HEATER
308	HVAC CONDENSOR ON CONC. PAD, SEE MECHANICAL
600	CRICKET, TYPCAL
601	ROOF PARAPET 12' FROM FINISH FLOOR, TYP.
603	ROOF DRAIN (DOWNSPOUT & OVERFLOW)



3 REFLECTED CEILING PLAN
1/4" = 1'-0"



2 ROOF PLAN
1/4" = 1'-0"

LINEA NORTH
GUEST HOUSE A

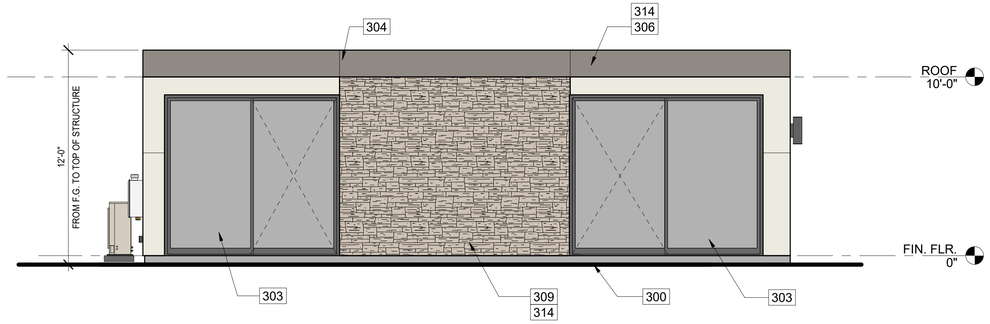
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GUEST - FLOOR, RCP & ROOF PLAN

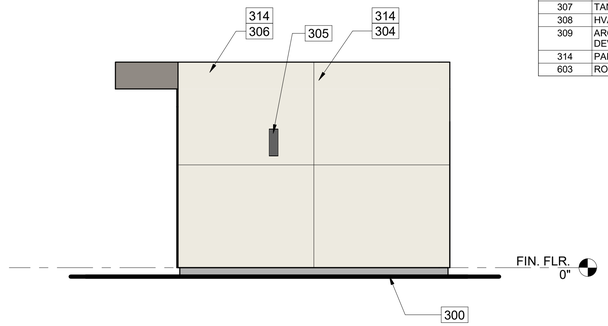
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Sheet: A10.200

Issue Date
Project Number



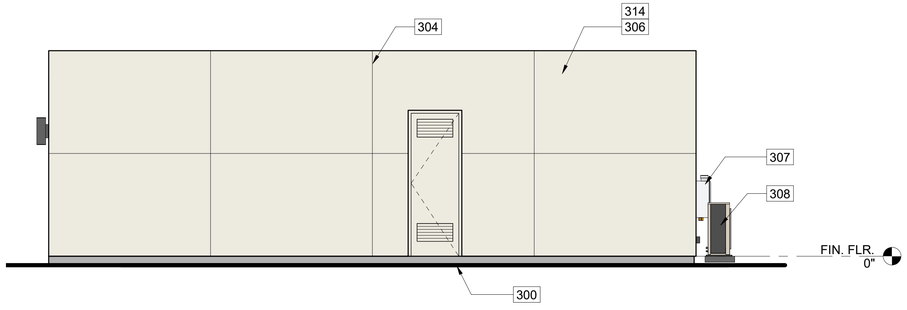
1 GUEST HOUSE - EAST ELEVATION
1/4" = 1'-0"



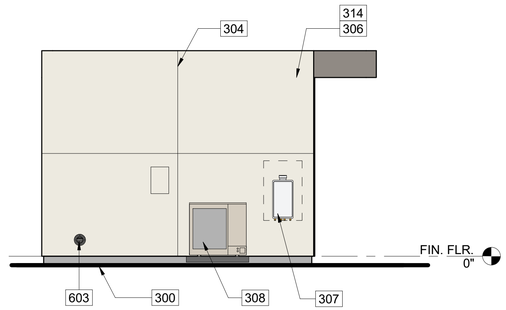
2 GUEST HOUSE - NORTH ELEVATION
1/4" = 1'-0"

KEYNOTES

NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
303	THERMALY BROKEN SLIDING GLASS DOORS
304	CONTROL JOINT
305	EXTERIOR WALL SCONCE
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
307	TANKLESS GAS WATER HEATER
308	HVAC CONDENSOR ON CONC. PAD, SEE MECHANICAL
309	ARCHITECTURAL STONE VENEER, FINAL SPEC. PER DEVELOPER
314	PAINT, TEXTURE, AND FINISH TO MATCH MAIN HOUSE
603	ROOF DRAIN (DOWNSPOUT & OVERFLOW)



3 GUEST HOUSE - WEST ELEVATION
1/4" = 1'-0"



4 GUEST HOUSE - SOUTH ELEVATION
1/4" = 1'-0"

LINEA NORTH
GUEST HOUSE A

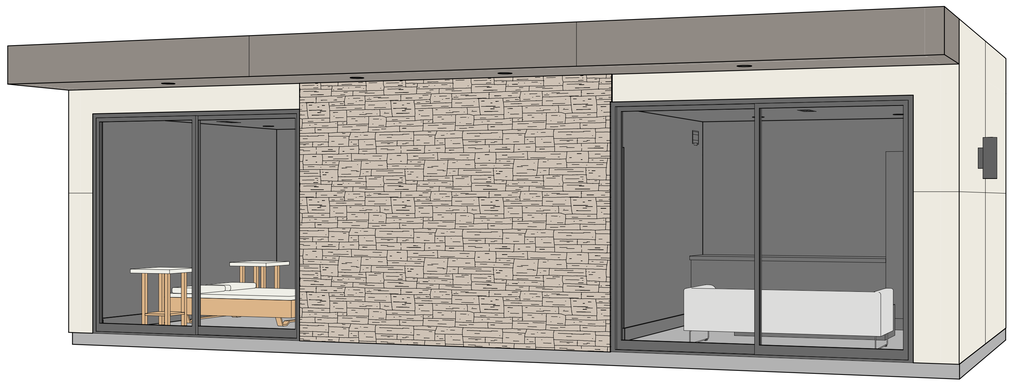
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GUEST - COLOR ELEVATIONS

Scale: 1/4" = 1'-0"

Sheet: A10.301

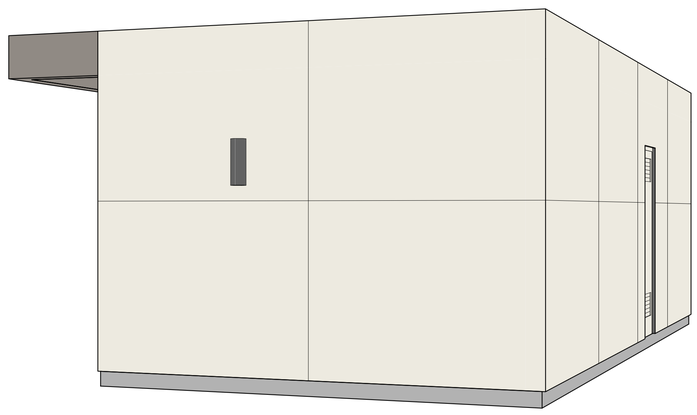
Issue Date
Project Number



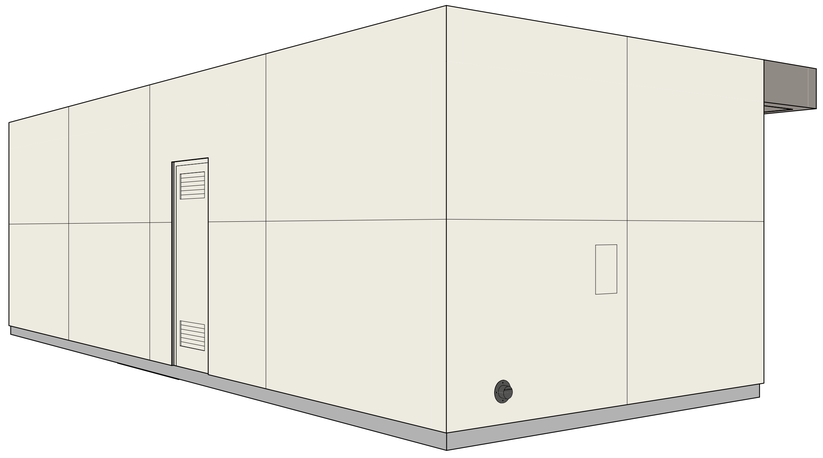
1 3D View 1



2 3D View 2



3 3D View 3



4 3D View 4

LINEA NORTH

GUEST HOUSE A

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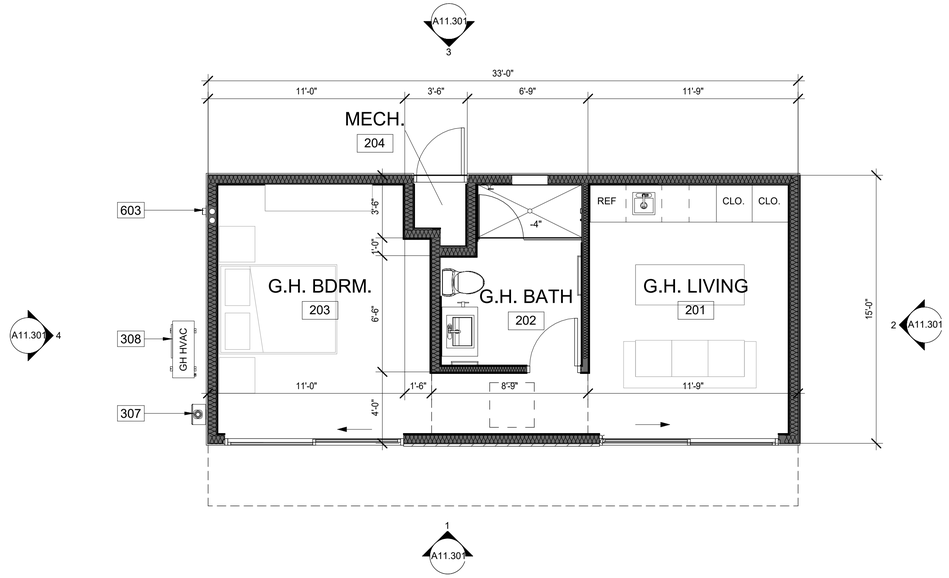
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GUEST - PERSPECTIVES

Scale:

Sheet: A10.500

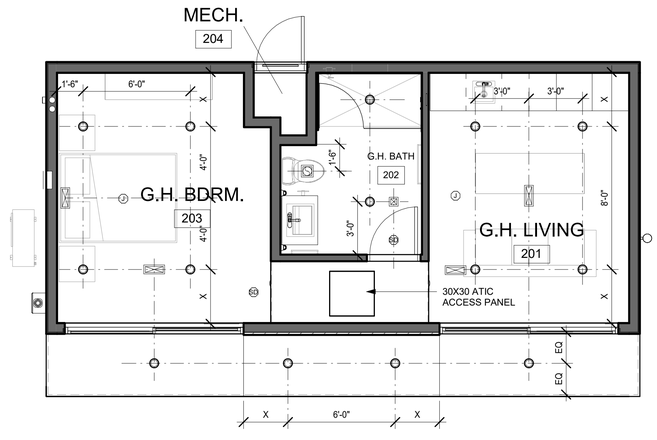
Issue Date
Project Number



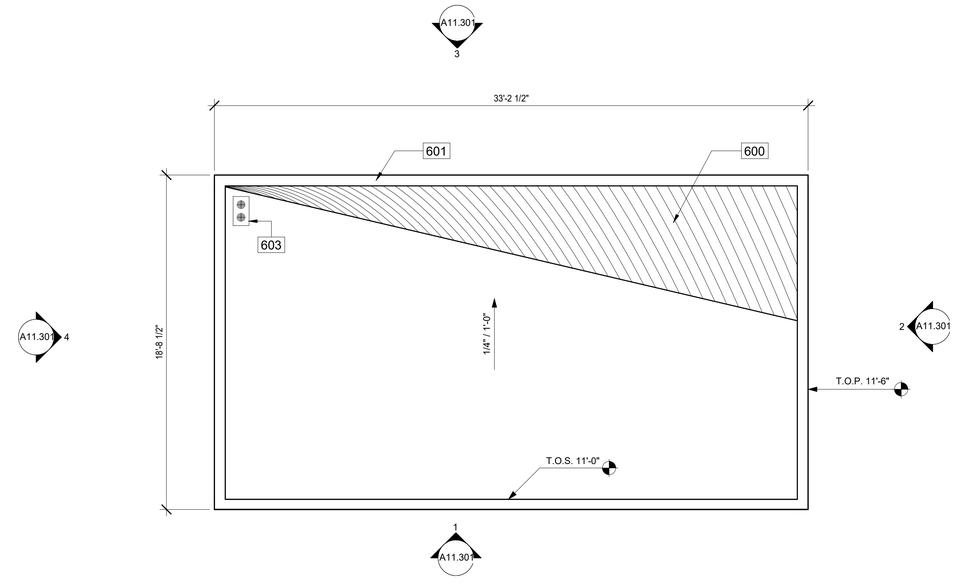
1 FLOOR PLAN
1/4" = 1'-0"

KEYNOTES

NO.	DESCRIPTION
307	TANKLESS GAS WATER HEATER
308	HVAC CONDENSOR ON CONC. PAD, SEE MECHANICAL
600	CRICKET, TYPCAL
601	ROOF PARAPET 12' FROM FINISH FLOOR, TYP.
603	ROOF DRAIN (DOWNSPOUT & OVERFLOW)



3 REFLECTED CEILING PLAN
1/4" = 1'-0"



2 ROOF PLAN
1/4" = 1'-0"

LINEA NORTH
GUEST HOUSE B

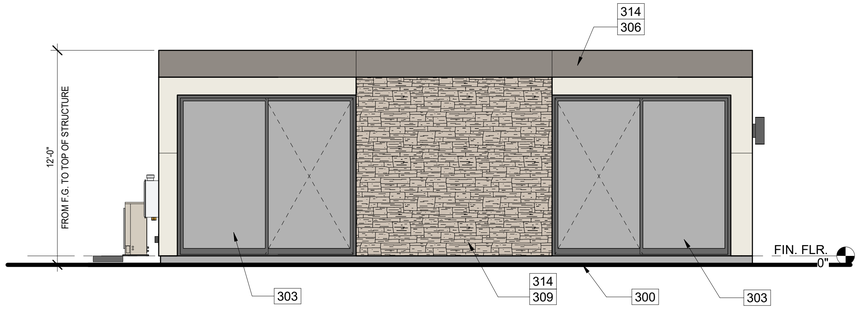
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GUEST - FLOOR, RCP & ROOF PLAN

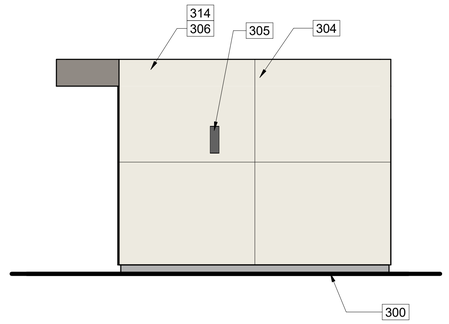
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Sheet: A11.200

Issue Date
Project Number



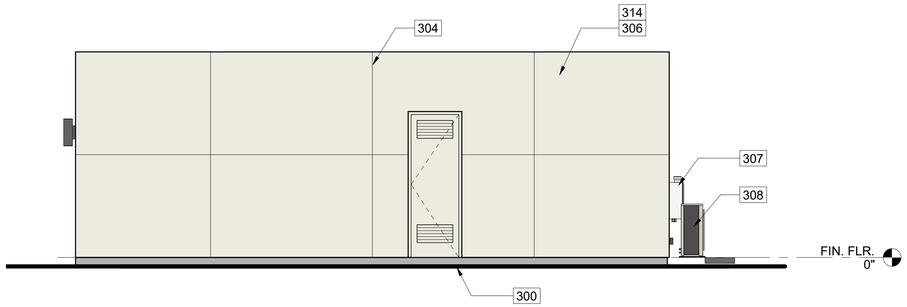
1 GUEST HOUSE - EAST ELEVATION
1/4" = 1'-0"



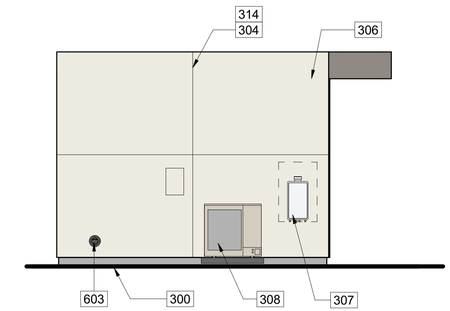
2 GUEST HOUSE - NORTH ELEVATION
1/4" = 1'-0"

KEYNOTES

NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
303	THERMALY BROKEN SLIDING GLASS DOORS
304	CONTROL JOINT
305	EXTERIOR WALL SCONCE
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
307	TANKLESS GAS WATER HEATER
308	HVAC CONDENSOR ON CONC. PAD, SEE MECHANICAL
309	ARCHITECTURAL STONE VENEER, FINAL SPEC. PER DEVELOPER
314	PAINT, TEXTURE, AND FINISH TO MATCH MAIN HOUSE
603	ROOF DRAIN (DOWNSPOUT & OVERFLOW)



3 GUEST HOUSE - WEST ELEVATION
1/4" = 1'-0"



4 GUEST HOUSE - SOUTH ELEVATION
1/4" = 1'-0"

LINEA NORTH
GUEST HOUSE B

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WWW.PVGARCHITECTS.COM
INFO@PVGARCHITECTS.COM | 760 . 779 . 5393 T

GUEST - COLOR ELEVATIONS

Scale: 1/4" = 1'-0"

Sheet: A11.301

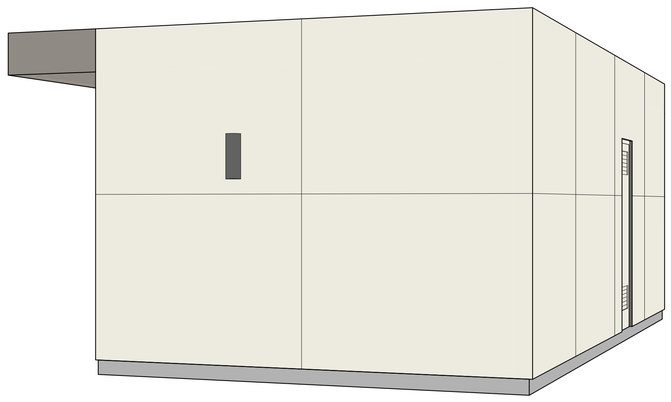
Issue Date
Project Number



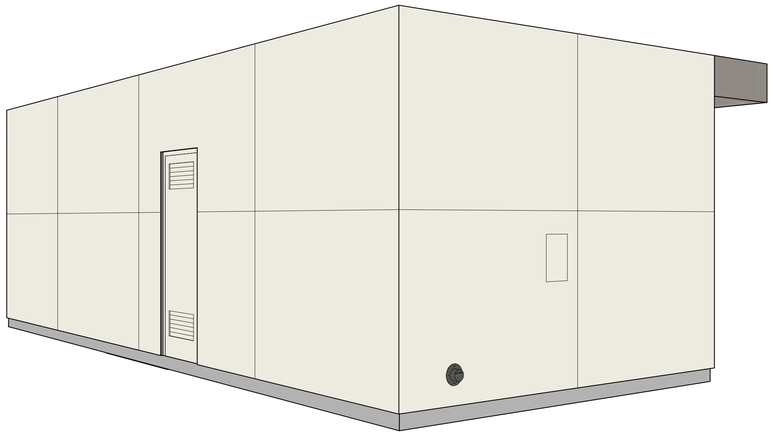
1 3D View 1



2 3D View 2



3 3D View 3



4 3D View 4

LINEA NORTH

GUEST HOUSE B

PREST | VUKSIC | GREENWOOD
ARCHITECTS • INTERIORS

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GUEST - PERSPECTIVES

Scale:

Sheet: A11.500

Issue Date
Project Number

LOT 9: PLAN 9
5,870 SF

LOT 8: PLAN 8
5,793 SF

LOT 7: PLAN 7
5,655 SF

LOT 6: PLAN 6
6,308 SF

WINDOW & DOOR SHADES TO BE PROVIDED FOR SOLAR PROTECTION TYPICAL

WINDOW & DOOR SHADES TO BE PROVIDED FOR SOLAR PROTECTION TYPICAL

ADDITIONAL FICUS HEDGE FOR WIND MITIGATION

PERIMETER WALL (8) FEET ABOVE FINISH GRADE PROVIDES ADDITIONAL WIND MITIGATION

GUEST HOUSE A

GUEST HOUSE B

GUEST HOUSE B

GUEST HOUSE A

SUBSTANTIAL PATIO FOR SOLAR PROTECTION

ADDITIONAL MATURE TREES

LOT 9

LOT 8

LOT 7

LOT 6

ADDITONAL OVERHANG ADDED (ADDED 12")

ADDITONAL OVERHANG ADDED

SUBSTANTIAL PATIO FOR SOLAR PROTECTION

FENCE

DRIVEWAY

DRIVEWAY

DRIVEWAY

DRIVEWAY

ADDITIONAL 24 BOX FICUS HEDGE FOR WIND MITIGATION

BUILDING PROVIDES WIND MITIGATION

ADDITIONAL MATURE TREES

ADDITIONAL 24 BOX FICUS HEDGE FOR WIND MITIGATION

ADDITIONAL MATURE TREES

BUILDING PROVIDES WIND MITIGATION

TALL SCREEN WALLS (10'+/-) FOR ADDITIONAL WIND MITIGATION

ADDITIONAL 24 BOX FICUS HEDGE FOR WIND MITIGATION

WINDOW & DOOR SHADES TO BE PROVIDED FOR SOLAR PROTECTION TYPICAL

BUILDING PROVIDES WIND MITIGATION

TALL SCREEN WALLS (10'+/-) FOR ADDITIONAL WIND MITIGATION

ADDITIONAL WALL FOR WIND MITIGATION

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

OBS.

LOT 1: PLAN 1
5,324 SF

LOT 2: PLAN 2
5,001 SF

LOT 3: PLAN 3
5,001 SF

LOT 4: PLAN 4
5,228 SF

WINDOW & DOOR SHADES TO BE PROVIDED FOR SOLAR PROTECTION TYPICAL

ADDITIONAL CALIFORNIA FAN PALMS IN COURTYARDS FOR WIND AND SOLAR MITIGATION

WINDOW & DOOR SHADES TO BE PROVIDED FOR SOLAR PROTECTION TYPICAL

ADDITONAL OVERHANG (ADDED 12")

ADDITIONAL CALIFORNIA FAN PALMS IN COURTYARDS FOR WIND AND SOLAR MITIGATION

ADDITONAL OVERHANG ADDED

TALL SCREEN WALLS (10'+/-) FOR ADDITIONAL WIND MITIGATION

WINDOW & DOOR SHADES TO BE PROVIDED FOR SOLAR PROTECTION TYPICAL

LINEA NORTH

RANCHO MIRAGE, CALIFORNIA

LICENSED ARCHITECT
JOHN J. VUKSIC
C-19210
05 . 31 . 27
RENEWAL DATE
STATE OF CALIFORNIA

PREST | VUKSIC | GREENWOOD
ARCHITECTS • INTERIORS
44530 SAN PABLO AVE, STE 200 | PALM DESERT, CA 92260
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OVERALL - SITE PLAN WITH SOLAR AND WIND PROTECTION MEASURES

Scale: 1" = 20'-0"

Sheet: A003

FEBRUARY 03-2026

225007

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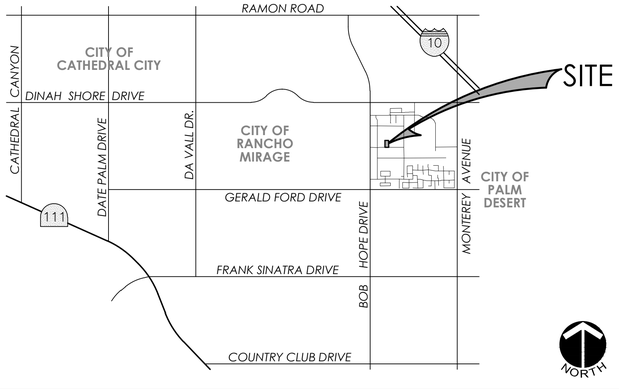
LINEA NORTH, BELLAVIA COURT NORTH
RANCHO MIRAGE, CA 92270
LANDSCAPE CONSTRUCTION DOCUMENTS

PROJECT TRACT: 35089 & APN: 685-350-001 THROUGH 09

SHEET INDEX:

COVER SHEET	L-000
CONSTRUCTION SCHEDULE & NOTES	L-100
CONSTRUCTION PLAN	L-101 - 103
CONSTRUCTION DETAILS	L-200
IRRIGATION SCHEDULE & NOTES	L-300
IRRIGATION PLAN	L-301 - 303
IRRIGATION DETAILS	L-400
PLANT SCHEDULE & NOTES	L-500
PLANTING PLAN	L-501 - 503
PLANT DETAILS	L-600
ENTRY SIGN EXHIBIT	L-800

VICINITY MAP:



WATER CONSERVATION STATEMENT:

SEE SHEET 300.5 FOR WATER CALCS

PREPARED FOR:

ALTA VERDE BUILDERS
44530 SAN PABLO AVE., SUITE 201
PALM DESERT, CA 92260

ATTN: RUSSELL JONES
760.200.6607
rjones@altaverdebuilders.com

CONSULTANTS:

STANDARD SYMBOLS AND ABBREVIATIONS

	LIMIT OF WORK
	SHEET MATCHLINE
	MOUNDING (NOT TO EXCEED 3:1)
+12"	HIGH POINT OF MOUND (IN INCHES)
X	KEYNOTE, SEE MASTER LIST OF SHEET
X / L-XX	DETAIL NUMBER / SHEET NUMBER
▲	EXPANSION JOINT
△	SCORE JOINT
	POINT OF BEGINNING FOR DIMENSIONING
	DIRECTION OF SLOPE. % MIN. ON HARDSCAPE
X / L-XX	ELEVATION DETAIL

PUE	PUBLIC UTILITY EASEMENT
HDR	HEADER BOARD
ALIGN	ALIGN ACCORDINGLY
TYP	TYPICAL
PA	PLANTING AREA
℄	CENTER LINE
℞	PROPERTY LINE
R	RADIUS
DN	DOWN RISERS
EQ	EQUAL
WS	WATER SURFACE LEVEL
MIN	MINIMUM
COL	COLUMN
HP	HEIGHT POINT
LP	LOW POINT
DIA	DIAMETER
CONT	CONTINUOUS
HT	HEIGHT
SIM	SIMILAR
O.C	ON CENTER
DG	DECOMPOSED GRANITE
TW	TOP OF WALL (AS MEASURED FROM THE ADJACENT FINISH GRADE)

UTILITY EASEMENT NOTE:
ALL UTILITY EASEMENTS ARE TO REMAIN FREE OF ANY TREES, PLANTINGS OR STRUCTURES THAT WILL CAUSE A PROBLEM FOR THE UTILITY COMPANY TO ACCESS OR TO USE THAT DEDICATED PORTION OF THE PROPERTY. THE UTILITY COMPANIES ARE WITHIN THE LAW TO DEMOLISH OR DAMAGE ANYTHING THAT IS LOCATED WITHIN THE UTILITY EASEMENT THAT PREVENTS ACCESS AND USE OF THE DEDICATED PORTION OF THE PROPERTY IF NECESSARY. UTILITY COMPANIES HAVE THE RIGHT TO ACCESS THEIR FACILITIES AT ANY TIME FOR MAINTENANCE AND EMERGENCY PURPOSES. IF NECESSARY, THE UTILITY MAY REMOVE LANDSCAPING, STRUCTURES OR ANYTHING ELSE BLOCKING ACCESS TO THEIR FACILITIES AT OWNER EXPENSE. UTILITIES ARE NOT RESPONSIBLE FOR REPLACING ANY PLANTING WITHIN THEIR EASEMENT.

REVISIONS/SUBMITTALS

1	DD - CITY 1ST SUBMITTAL	11/12/25	SJ
2			
3			
4			
5			
6			
7			

PROJ. NO.: 2776
ISSUED DATE: 11/12/2025

SPECIFICATIONS:

SPECIFICATIONS FOR THIS PROJECT ARE TO BE INCLUDED IN ELECTRONIC BOOK FORMAT. IF A COPY OF THE SPECIFICATIONS WAS NOT RECEIVED, PLEASE CONTACT THE LANDSCAPE ARCHITECT OF RECORD FOR A COPY.

UNDERGROUND SERVICE ALERT

Dig Alert
DIAL TOLL FREE
811
AT LEAST TWO DAYS BEFORE YOU DIG

LANDSCAPE ARCHITECT

REGISTERED LANDSCAPE ARCHITECT
ROBERT E. PARKER, JR.
#5219
REN 8-31-27
STATE OF CALIFORNIA

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MSA PROJECT MANAGER:

TOM MILLER
tmiller@msaconsultinginc.com.com

AGENCY APPROVAL

CVWD LANDSCAPE APPROVAL

These plans have been reviewed by the Coachella Valley Water District in accordance with California Government Code, Section 65591 et seq, requiring efficient landscape and irrigation design in cooperation with the local governing agency (City or County).

Approval of this drawing by CVWD staff does not constitute approval to encroach into district and USBR Rights-of-Way. Trees, plans, walls, and permanent structures of any kind may not be planted or installed in CVWD and USBR easements or right-of-way without first obtaining an encroachment permit from CVWD.

Date _____ WATER MANAGEMENT DEPARTMENT

CVWD Plan # _____ DEVELOPMENT SERVICES DEPARTMENT

PROJECT NAME: LINEA NORTH
PROJECT NO.: 2776

CONSTRUCTION SCHEDULES

GATES SCHEDULE

CODE	DESCRIPTION	DETAIL
G-301	SIDEYARD GATE - REFER TO ARCHITECT PLANS	
G-302	COURTYARD GATE - REFER TO ARCHITECT PLANS	

IRRIGATION SCHEDULE

CODE	DESCRIPTION	DETAIL	REMARKS
IR-101	IRRIGATION SLEEVING - SEE IRRIGATION PLAN		PIPE TO BE 1-1/2 TIMES THE DIAMETER OF THE IRRIGATION PIPE (RECORD FIELD LOCATIONS). CONTRACTOR TO COORDINATE IRRIGATION SLEEVING BETWEEN HARDSCAPE AND IRRIGATION PLANS.

PAVING SCHEDULE

CODE	DESCRIPTION	DETAIL	MATERIAL	THICKNESS	COLOR	FINISH	JOINT	AGGREGATE	SEALER	CAULK / GROUT	REMARKS
P-101	CONCRETE PAVING		CONCRETE	4" OR PER GEOTECH	NATURAL GREY	SAND FINISH	REFER TO DETAIL	N/A	N/A	TO MATCH CONCRETE	
P-102	CONCRETE STEPS	3/L-200	CONCRETE	PER DETAIL	NATURAL GREY	SAND FINISH	N/A	N/A	N/A	TO MATCH CONCRETE	HANDRAIL TBD
P-103	CONCRETE PAVERS		BELGARD CONCRETE PAVERS	6" OR PER SOILS ENGINEER	TBD	TBD					

WALL SCHEDULE

CODE	DESCRIPTION	DETAIL
W-101	PROPERTY LINE WALLS - REFER TO ARCHITECT PLANS	

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Planning • Environmental Services • Dry Utility Coordination • CBS
34200 Bob Hope Drive Rancho Mirage, CA 92270 | 760.320.9811 | MSAConsultinginc.com

SHEET TITLE: **CONSTRUCTION SCHED. & NOTES**

PROJECT: LINEA NORTH
RANCHO MIRAGE, CA

LANDSCAPE ARCHITECT:

REGISTERED LANDSCAPE ARCHITECT
ROBERT E. PARKER, JR.
#5219
REN: 8-31-27
STATE OF CALIFORNIA

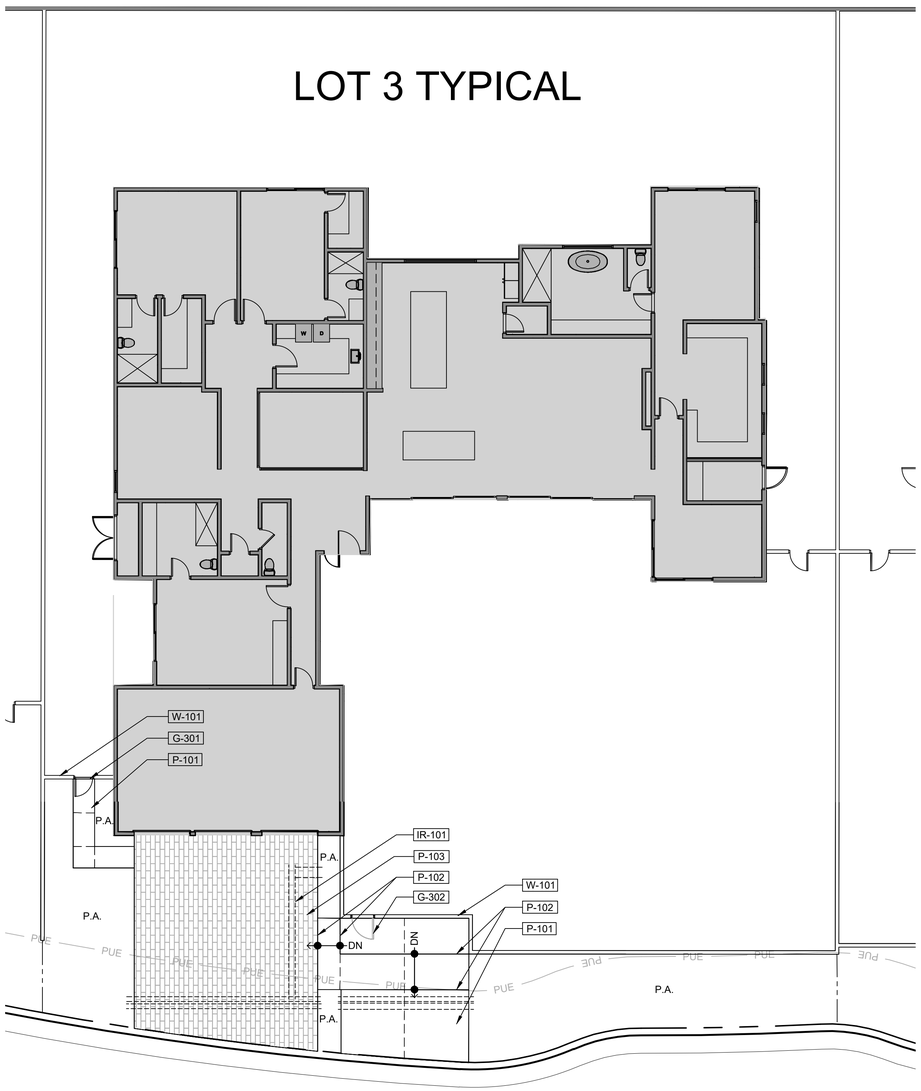
PROJECT MANAGER:	TM
DRAWN:	BR
CHECKED:	ML
PROJ. N0.	2776
ISSUE DATE:	11/12/25
SCALE:	

REVISIONS/SUBMITALS			INIT.
1	DD - 1ST CITY SUBMITTAL	11/12/25	SJ
2	-	-	-
3	-	-	-
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6	-	-	-
7	-	-	-
8	-	-	-

SHEET N0:

L-100

LOT 3 TYPICAL



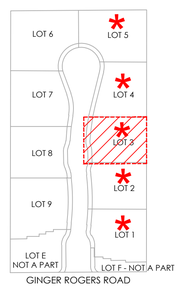
BELLAVIA COURT NORTH

SEE SHEET L-100 FOR
EXPANDED SCHEDULES

REFERENCE NOTES SCHEDULE	
CODE	DESCRIPTION
GATES	
G-301	SIDEYARD GATE - REFER TO ARCHITECT PLANS
G-302	COURTYARD GATE - REFER TO ARCHITECT PLANS
IRRIGATION	
IR-101	IRRIGATION SLEEVING - SEE IRRIGATION PLAN
PAVING	
P-101	CONCRETE PAVING
P-102	CONCRETE STEPS
P-103	CONCRETE PAVERS
WALL SCHEDULE	
W-101	PROPERTY LINE WALLS - REFER TO ARCHITECT PLANS

LOT 3 Typical shall be used for lots 1-5.
LOT 7 Typical shall be used for lots 6-7.
LOT 8 Typical shall be used for lots 8-9.

KEYMAP



CVWD EASEMENT NOTE
NO PERMANENT STRUCTURES OR TREES WITHIN CVWD AND/OR USBR EASEMENTS. CVWD WILL NOT BE RESPONSIBLE FOR DAMAGE OR REPLACEMENT OF ANY SURFACE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, DECORATIVE CONCRETE, LANDSCAPING, CURB, GUTTER, SIDEWALKS, PLANTERS, GATES AND RELATED IMPROVEMENTS INSTALLED WITHIN CVWD AND/OR USBR EASEMENT.

NORTH

SCALE: 1" = 10'-0"
GRAPHIC SCALE

30' 20' 10' 5' 0

CVWD LANDSCAPE APPROVAL

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Date — WATER MANAGEMENT DEPARTMENT

CVWD Plan # — DEVELOPMENT SERVICES DEPARTMENT

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Landscape Architecture • Civil Engineering • Land Surveying
Planning • Environmental Services • Dry Utility Coordination • CBS
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SHEET TITLE: **CONSTRUCTION PLAN**

PROJECT: LINEA NORTH
RANCHO MIRAGE, CA

LANDSCAPE ARCHITECT:

REGISTERED LANDSCAPE ARCHITECT
ROBERT E. PARKER, JR.
#5219
REN: 8-31-27
STATE OF CALIFORNIA

PROJECT MANAGER:	TM
DRAWN:	BR
CHECKED:	ML
PROJ. N0.	2776
ISSUE DATE:	11/12/25
SCALE:	1' = 10'

REVISIONS/SUBMITALS		INIT.
1	DD - 1ST CITY SUBMITTAL 11/12/25	SJ
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7	- -	-
8	- -	-

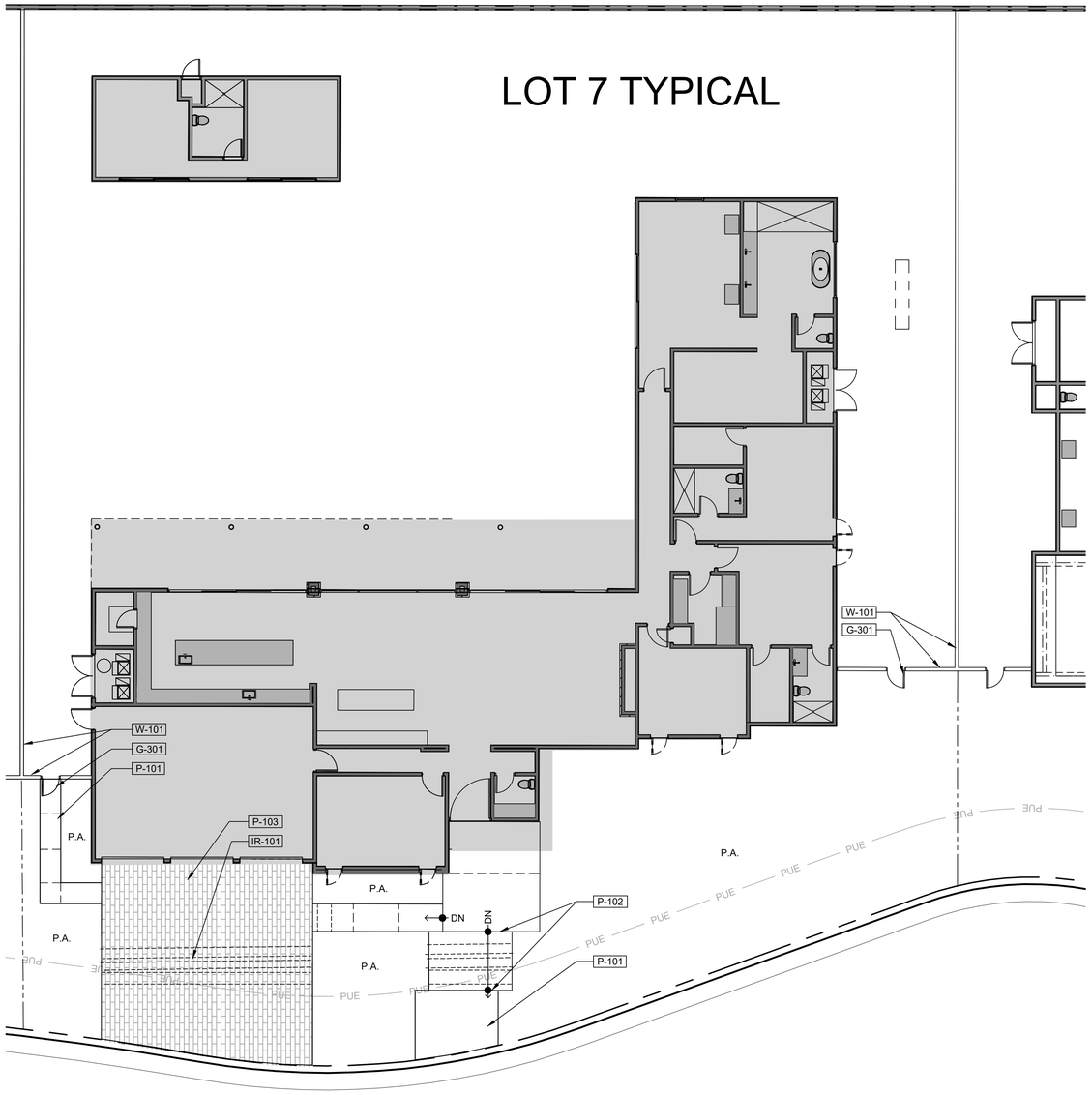
SHEET N0:

L-101

SEE SHEET L-100 FOR
EXPANDED SCHEDULES

REFERENCE NOTES SCHEDULE	
CODE	DESCRIPTION
GATES	
G-301	SIDEYARD GATE - REFER TO ARCHITECT PLANS
G-302	COURTYARD GATE - REFER TO ARCHITECT PLANS
IRRIGATION	
IR-101	IRRIGATION SLEEVING - SEE IRRIGATION PLAN
PAVING	
P-101	CONCRETE PAVING
P-102	CONCRETE STEPS
P-103	CONCRETE PAVERS
WALL SCHEDULE	
W-101	PROPERTY LINE WALLS - REFER TO ARCHITECT PLANS

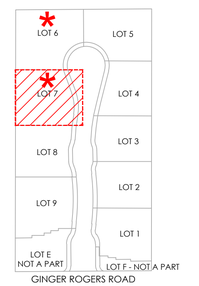
LOT 7 TYPICAL



BELLAVIA COURT NORTH

LOT 3 Typical shall be used for lots 1-5.
LOT 7 Typical shall be used for lots 6-7.
LOT 8 Typical shall be used for lots 8-9.

KEYMAP



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NORTH

SCALE: 1" = 10'-0"
GRAPHIC SCALE

30' 20' 10' 5' 0

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Date — WATER MANAGEMENT DEPARTMENT

CVWD Plan # — DEVELOPMENT SERVICES DEPARTMENT

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SHEET TITLE: **CONSTRUCTION PLAN**

PROJECT: LINEA NORTH
RANCHO MIRAGE, CA

LANDSCAPE ARCHITECT:

REGISTERED LANDSCAPE ARCHITECT
ROBERT E. PARKER, JR.
#5219
REN: 8-31-27
STATE OF CALIFORNIA

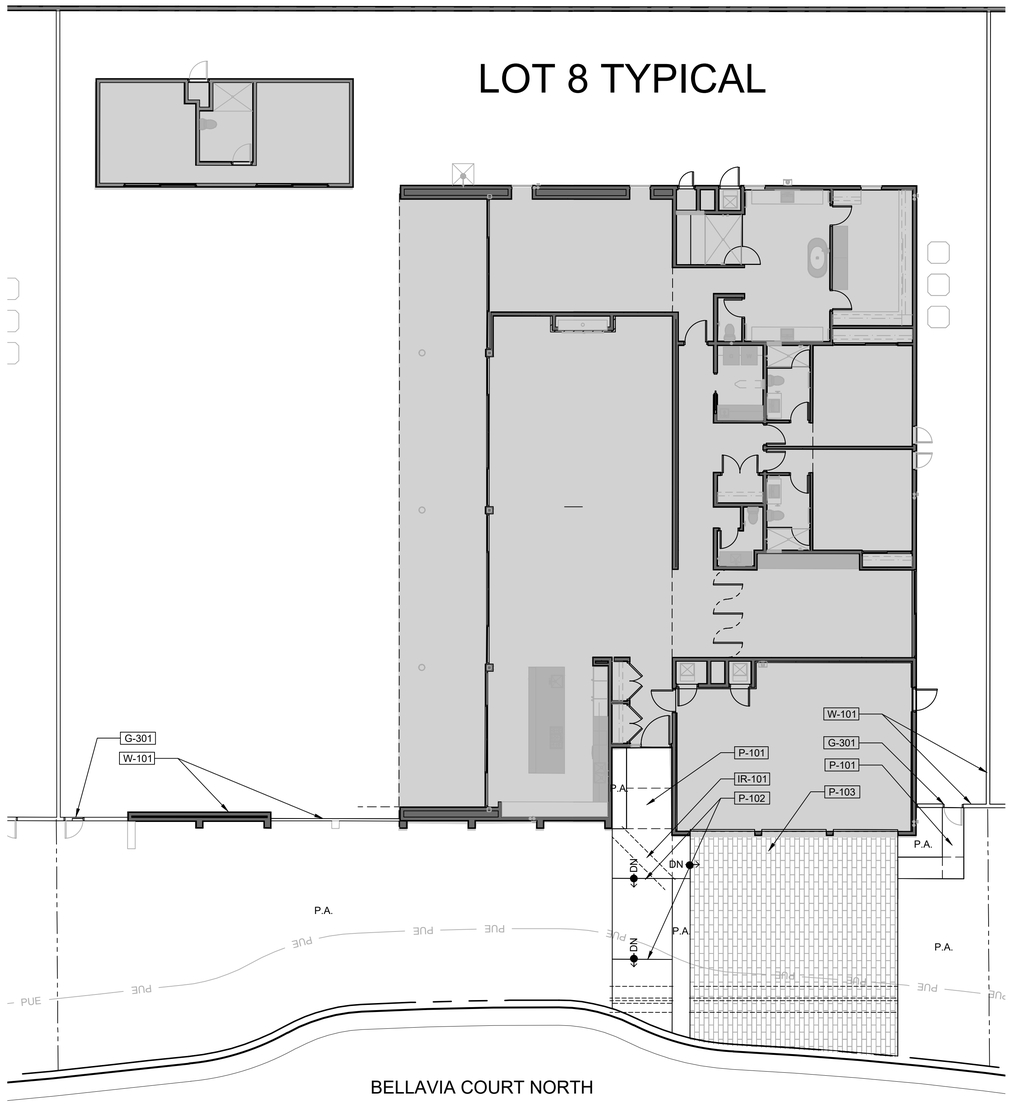
PROJECT MANAGER:	TM
DRAWN:	BR
CHECKED:	ML
PROJ. N0.	2776
ISSUE DATE:	11/12/25
SCALE:	1' = 10'

REVISIONS/SUBMITALS		INIT.
1	DD - 1ST CITY SUBMITTAL 11/12/25	SJ
2	-	-
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8	-	-

SHEET N0:

L-102

LOT 8 TYPICAL



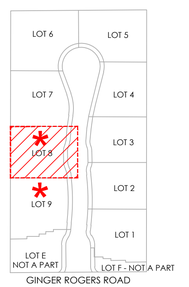
BELLAVIA COURT NORTH

SEE SHEET L-100 FOR EXPANDED SCHEDULES

REFERENCE NOTES SCHEDULE	
CODE	DESCRIPTION
GATES	
G-301	SIDEYARD GATE - REFER TO ARCHITECT PLANS
G-302	COURTYARD GATE - REFER TO ARCHITECT PLANS
IRRIGATION	
IR-101	IRRIGATION SLEEVING - SEE IRRIGATION PLAN
PAVING	
P-101	CONCRETE PAVING
P-102	CONCRETE STEPS
P-103	CONCRETE PAVERS
WALL SCHEDULE	
W-101	PROPERTY LINE WALLS - REFER TO ARCHITECT PLANS

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Date

WATER MANAGEMENT DEPARTMENT

CVWD Plan #

DEVELOPMENT SERVICES DEPARTMENT

NORTH

SCALE: 1" = 10'-0"
GRAPHIC SCALE

30' 20' 10' 5' 0

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SHEET TITLE: **CONSTRUCTION PLAN**

PROJECT: LINEA NORTH
RANCHO MIRAGE, CA

LANDSCAPE ARCHITECT:

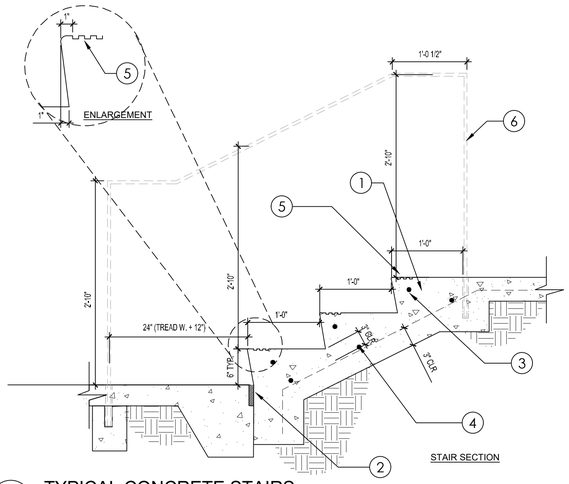
REGISTERED LANDSCAPE ARCHITECT
ROBERT E. PARKER, JR.
#5219
REN 8-31-27
STATE OF CALIFORNIA

PROJECT MANAGER:	TM
DRAWN:	BR
CHECKED:	ML
PROJ. N0.	2776
ISSUE DATE:	11/12/25
SCALE:	1" = 10'

REVISIONS/SUBMITALS		INIT.
1	DD - 1ST CITY SUBMITTAL 11/12/25	SJ
2	-	-
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8	-	-

SHEET N0:

L-103



3 TYPICAL CONCRETE STAIRS

1" = 1'-0"

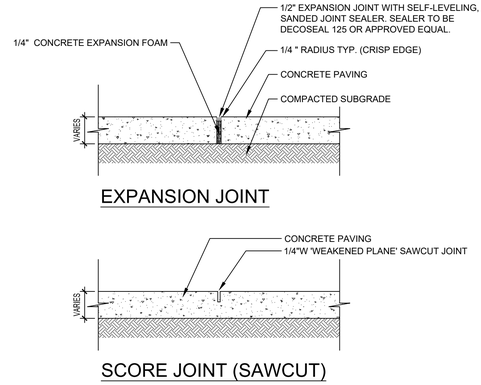
MSAP-2776-01

LEGEND

1. CAST IN PLACE CONCRETE STAIRS - SEE SCHEDULE FOR COLOR AND FINISH
2. EXPANSION JOINT W/ DECO SEAL AND SILICA SAND TO MATCH ADJACENT CONCRETE
3. #3 REBAR CONT. EACH RISER
4. #3 REBAR AR 24" O.C.
5. EXTERIOR STAIRS ALL TREADS ARE TO HAVE WARNING STRIPES PER CBC EXTERIOR STAIRS ALL TREADS ARE TO HAVE WARNING STRIPES PER CBC 11B-504.4.1 . SAWCUT EDGE GROOVES PER CODE REQUIREMENTS. PAINT WITH GROOVES WITH WALNUT CONCRETE STAIN ONCE CURED TO PROVIDE CONTRASTING COLOR.
6. 1/2" X 1-3/4" TUBE STEEL RAILING. ALL EDGES GROUND SMOOTH, SHOP PRIMED AND PAINTED. SEE SCHEDULE FOR COLOR AND FINISH

NOTES:

CONTRACTOR TO FIELD VERIFY REQUIRED NUMBER OF RISERS

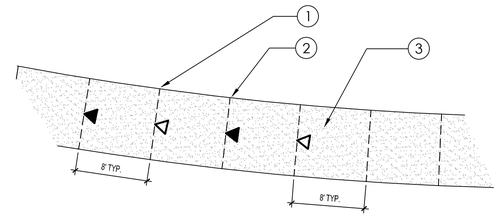


NOTES:
-REFER TO CIVIL ENGINEER PLANS AND GENERAL NOTES FOR CONCRETE SPECIFICATIONS
-SAWCUTS TO BE 1/4 DEPTH OF SLAB + 1/4"
-PAVING THICKNESS AND ANY REQUIRED REINFORCEMENT TO BE CONFIRMED BY GEOTECH REPORT

2 CONCRETE PAVING JOINT DETAILS

3/8" = 1'-0"

MSAP-2776-07



1. SAWCUT SCORE JOINTS
2. EXPANSION JOINTS - 1/4 " R (CRISP EDGES)
3. NATURAL COLORED CONCRETE WITH SAND FINISH. SEE PARKWAY PRECISE GRADING PLANS FOR SIDEWALK LAYOUT, CONSTRUCTION DETAILING AND SPECIFICATIONS.
4. ALL CONTROL JOINT SPECIFICATIONS TO BE PER CITY STANDARD.

1 TYPICAL JOINT LAYOUT

1/8" = 1'-0"

MSAP-2776-02

MSA CONSULTING, INC.
Landscape Architecture • Civil Engineering • Land Surveying
Planning • Environmental Services • Dry Utility Coordination • CBS
34200 Bob Hope Drive Rancho Mirage, CA 92270 | 760.320.9811 | MSAConsultinginc.com

SHEET TITLE: **CONSTRUCTION DETAILS**

PROJECT: LINEA NORTH
RANCHO MIRAGE, CA

LANDSCAPE ARCHITECT:

REGISTERED LANDSCAPE ARCHITECT
ROBERT E. PARKER, JR.
#5219
REN: 8-31-27
STATE OF CALIFORNIA

PROJECT MANAGER:	TM
DRAWN:	BR
CHECKED:	ML
PROJ. N0.	2776
ISSUE DATE:	11/12/25
SCALE:	

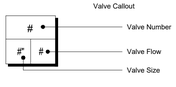
REVISIONS/SUBMITALS		INIT.
1	DD - 1ST CITY SUBMITTAL 11/12/25	SJ
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SHEET N0:

L-200

IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL	ARC	PSI	GPM	RADIUS
	HUNTER PROS-PRS30-04-CV-5-CST-B ST	180	30	0.38	1'x10'
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION				
	HUNTER ACZ-075-25 DRIP CONTROL KIT FEATURING A 3/4IN. PGV-ASV VALVE, WITH 3/4IN. HY075 FILTER SYSTEM, AND 25PSI PRESSURE REGULATED. FLOW RANGE: 0.5 GPM TO 15 GPM. WITH 150 MESH STAINLESS STEEL SCREEN.				
F	TORO T-FCH-H-FIPT FLUSH VALVE, PLUMBED TO FLUSH MANIFOLD AT LOW POINT.				
	AREA TO RECEIVE DRIP EMITTERS HUNTER HE-T 10/32 THREADED POINT SOURCE DRIP EMITTER. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5 GPH, 1.0 GPH, 2.0 GPH, 4.0 GPH, AND 6.0 GPH. PRESSURE COMPENSATING FROM 15 PSI-50 PSI. OPTIONAL DIFFUSER CAP (HE) AVAILABLE FOR HIGHER FLOWS AND CLOG PROTECTION. USE HUNTER IH RISER. 1.0 GPH FOR EACH 0.2 LOW WU PLANT 2.0 GPH FOR EACH 0.5 MOD WU PLANT				
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION				
	HUNTER PGV-ASV-S 3/4IN. AND 1IN. PLASTIC ELECTRIC REMOTE CONTROL VALVE, WITH REMOVABLE ANTI-SIPHON CAP, AND FLOW CONTROL, FOR RESIDENTIAL USE. INLET/OUTLET: SLIP X SLIP.				
	LASCO MAINLINE ISOLATION VALVE: MODEL VXX101N-SC. PVC SLO-CLOSE FULL BLOCK TRUE UNION 'SOCKET' BALL VALVE WITH EPDM O-RINGS. VALVE TO MATCH MAINLINE SIZE.				
A	HUNTER XC-600 6 STATION CONTROLLER, RESIDENTIAL USE. PLASTIC CABINET, OUTDOOR, WITH 3 INDEPENDENT PROGRAMS. 120 VAC.				
B	HUNTER XC-600 6 STATION CONTROLLER, RESIDENTIAL USE. PLASTIC CABINET, OUTDOOR, WITH 3 INDEPENDENT PROGRAMS. 120 VAC.				
C	HUNTER XC-600 6 STATION CONTROLLER, RESIDENTIAL USE. PLASTIC CABINET, OUTDOOR, WITH 3 INDEPENDENT PROGRAMS. 120 VAC.				
FS	HUNTER HC-075-FLOW 3/4" FLOW METER FOR USE WITH HYDRAWISE ENABLED CONTROLLER TO MONITOR FLOW AND PROVIDE SYSTEM ALERTS. ALSO FUNCTIONS AS STAND ALONE FLOW TOTALIZER/SUB METER ON ANY RESIDENTIAL OR COMMERCIAL IRRIGATION SYSTEM.				
POC1	POINT OF CONNECTION 1"				
POC2	POINT OF CONNECTION 1"				
POC3	POINT OF CONNECTION 1"				
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 SIZE NOT INDICATED ON ALL LINES. LATERAL LINES TO BE 3/4" EXCEPT WHERE INDICATED				
	IRRIGATION MAINLINE: PVC SCHEDULE 40 MAIN LINE UP TO 1 1/2" TO BE SCH 40 PVC. MAIN LINE 2"+ TO BE CLASS 315 PVC				
	PIPE SLEEVE: PVC SCHEDULE 40 OCCURS WHEREVER PIPE CROSSES HARDSCAPE, FEATURE, UNDER WALL, OTHER CONSTRUCTION. TO BE 2X DIA. OF PIPE. SLEEVING TO EXTEND 24" BEYOND CONSTRUCTION. MAINLINE TO HAVE INSTALLED AN ADJACENT SPARE SLEEVE.				



CRITICAL ANALYSIS

Generated: 2025-11-10 11:35

P.O.C. NUMBER: 01 (LOT 3)
Water Source Information:

FLOW AVAILABLE
Point of Connection Size: 1"
Flow Available 18.2 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 82 PSI
Pressure Available: 82 PSI

DESIGN ANALYSIS
Maximum Station Flow: 28.49 GPM
Flow Available at POC: 18.2 GPM
Residual Flow Available: -10.29 GPM

Pressure Req. at Critical Station: 0 PSI
Loss for Fittings: 0 PSI
Loss for Main Line: 0 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 0 PSI
Critical Station Pressure at POC: 0 PSI
Pressure Available: 82 PSI
Residual Pressure Available: 82 PSI

P.O.C. NUMBER: 02 (LOT 7)
Water Source Information:

FLOW AVAILABLE
Point of Connection Size: 1"
Flow Available 18.93 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 82 PSI
Pressure Available: 82 PSI

DESIGN ANALYSIS
Maximum Station Flow: 18.93 GPM
Flow Available at POC: 18.93 GPM
Residual Flow Available: 0.0 GPM

Pressure Req. at Critical Station: 0 PSI
Loss for Fittings: 0 PSI
Loss for Main Line: 0 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 0 PSI
Critical Station Pressure at POC: 0 PSI
Pressure Available: 82 PSI
Residual Pressure Available: 82 PSI

P.O.C. NUMBER: 03 (LOT 8)
Water Source Information:

FLOW AVAILABLE
Point of Connection Size: 1"
Flow Available 18.2 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 82 PSI
Pressure Available: 82 PSI

DESIGN ANALYSIS
Maximum Station Flow: 18.2 GPM
Flow Available at POC: 18.2 GPM
Residual Flow Available: 0.0 GPM

Pressure Req. at Critical Station: 0 PSI
Loss for Fittings: 0 PSI
Loss for Main Line: 0 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 0 PSI
Critical Station Pressure at POC: 0 PSI
Pressure Available: 82 PSI
Residual Pressure Available: 82 PSI

LOT 3_VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM
A-1	HUNTER PGV-ASV-S	1"	BUBBLER	1.52
A-2	HUNTER ACZ-075-25	3/4"	AREA FOR DRIP EMITTERS	1.22
	Common Wire			

LOT 7_VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM
B-1	HUNTER PGV-ASV-S	1"	BUBBLER	3.04
B-2	HUNTER PGV-ASV-S	1"	BUBBLER	2.28
B-3	HUNTER ACZ-075-25	3/4"	AREA FOR DRIP EMITTERS	2.51

LOT 8_VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM
C-1	HUNTER PGV-ASV-S	1"	BUBBLER	2.71
C-2	HUNTER PGV-ASV-S	1"	BUBBLER	2.28
C-3	HUNTER ACZ-075-25	3/4"	AREA FOR DRIP EMITTERS	1.04

GENERAL INSTALLATION NOTES

1. IRRIGATION PLAN IS DIAGRAMMATIC. FINAL LOCATION OF PIPING WILL BE DETERMINED AT TIME OF INSTALLATION. MAIN LINE AND LATERALS SHALL BE PLACED IN SAME TRENCH WHEN POSSIBLE. EQUIPMENT SHOWN IN LAWN OR PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN NEAREST ADJACENT SHRUB PLANTING AREAS.
2. INSTALL ALL EQUIPMENT AS SHOWN IN DETAILS. ALL EQUIPMENT REQUIRED BUT NOT SPECIFIED ON THE DRAWING SHALL BE PROVIDED BY THE IRRIGATION CONTRACTOR.
3. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
4. BACKFLOW PROTECTION UNIT(S) SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES.
5. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER WORKMANSHIP DURING INSTALLATION.
6. ALL MAINLINE PIPING SHALL HAVE A MINIMUM OF 18" COVER (24" UNDER ROADS AND STREETS, AND 24" IF RUBBER RING SEALED PIPE). ALL LATERAL PIPING SHALL BE TRENCHED A MINIMUM OF 12" DEEP. ALL CONTROL WIRE GOING UNDER DRIVEWAYS AND STREETS SHALL BE SLEEVED IN A PVC PIPE. LATERAL PIPING GOING UNDER DRIVEWAYS AND STREETS SHALL BE SCHEDULE 40 PVC.
7. ALL VALVE CONTROL WIRE SHALL BE INSTALLED IN SAME TRENCH WITH MAIN LINE WHEREVER POSSIBLE AND SHALL BE SOLID COPPER, AWG #14, TYPE UF, DIRECT BURIAL WIRE, USING SNAPTITE OR SCOTCH-LOC WIRE CONNECTORS.
8. ALL TRENCH BACKFILL SOIL SHALL BE CLEAN, FREE OF ROCKS, TRASH, GLASS, SOLVENT AND CEMENT CONTAINERS AND RAGS. CONTRACTOR SHALL COMPACT ALL TRENCHES TO A DENSITY EQUAL TO THE UNDISTURBED SOIL AND SHALL BE RESPONSIBLE FOR BRINGING ANY SETTLED TRENCHES BACK TO FINISH GRADE.
9. CONTRACTOR SHALL FLUSH ALL PIPE LINES PRIOR TO INSTALLING SPRINKLER HEADS.
10. CONTRACTOR SHALL INSTALL VALVE BOXES AT GRADE OVER ALL ELECTRIC VALVES AND INSTALL ANTI-DRAIN VALVES AS NECESSARY TO PREVENT LOW HEAD DRAINAGE EROSION OR DAMAGE.
11. CONTRACTOR SHALL ADJUST ALL SPRINKLERS AND VALVES FOR PROPER OPERATION AND COVERAGE. SPRINKLERS ALONG STREET CURBING AND DRIVEWAYS SHALL BE SET BACK 24 INCHES PER CVWD. ALL SPRINKLERS SHALL BE ADJUSTED SO THAT NO WATER IS THROWN ONTO STRUCTURES OR NATURAL FACED MASONRY WALLS, ON OVERTHROW IS PERMITTED ONTO HARDSCAPE.
12. 120 VOLT POWER FOR CONTROLLER(S) IS TO BE PROVIDED BY OTHERS ON A SEPARATE CIRCUIT BREAKER. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING CONNECTIONS TO CONTROLLER. CONTROLLER FINAL LOCATION SHALL BE DETERMINED BY OWNER'S AUTHORIZED REPRESENTATIVE.
13. MSA CONSULTING, INC. SHALL APPROVE ALL INFIELD DESIGN CHANGES DUE TO SITE PLAN AND LANDSCAPE PLAN CHANGES TO GUARANTEE 100% SPRINKLER COVERAGE OR THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY.
14. MSA CONSULTING, INC. SHALL NOT BE RESPONSIBLE FOR IMPROPER OPERATION OF SYSTEM DUE TO CONTRACTOR NOT FOLLOWING PLAN PIPE SIZING OR INADEQUATE STATIC PRESSURE OR INFIELD DESIGN CHANGES WITHOUT APPROVAL.
15. MSA CONSULTING, INC. IS NOT RESPONSIBLE FOR ERRORS IN INSTALLATION IF THEY HAVE NOT BEEN RETAINED FOR INSTALLATION OBSERVATION.
16. LANDSCAPE CONTRACTOR SHALL REFER TO SPECIFICATIONS FOR DETAILS, STANDARDS OF MATERIALS AND WORKMANSHIP.

SPECIAL NOTES

1. AN APPROPRIATE HEIGHT POP-UP SPRINKLER SHALL BE INSTALLED AT MINIMUM OF 24" AWAY FROM ALL WALKS, DRIVES, PATIO AREAS AND ALL AREAS WITH PEDESTRIAN TRAFFIC. FINAL INSTALLATION IN LAWN SHALL BE FLUSH AND IN SHRUB BEDS ONE INCH ABOVE GRADE.
2. CONTRACTOR SHALL PROVIDE TWO BUBBLERS AT THE EDGE OF THE ROOT BALL FOR EACH FIELD GROWN OR 24" AND LARGER BOXED TREE OR AND OTHER TREE AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
3. CONTRACTOR TO ENSURE HEAD-TO-HEAD COVERAGE IN TURFGRASS.
4. POP-UP SPRAY SPECIFICATIONS:
   STANDARD TURF: TWO OR THREE INCH POP-UP BODY.
   GROUNDCOVER & LOW-GROWING TYPES: THREE OR FOUR INCH POP-UP BODY.
   TALLER TYPES: FOUR OR SIX INCH POP-UP.

CVWD EASEMENT NOTE

NO PERMANENT STRUCTURES OR TREES WITHIN CVWD AND/OR USBR EASEMENTS. CVWD WILL NOT BE RESPONSIBLE FOR DAMAGE OR REPLACEMENT OF ANY SURFACE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, DECORATIVE CONCRETE, LANDSCAPING, CURB, GUTTER, SIDEWALKS, PLANTERS, GATES AND RELATED IMPROVEMENTS INSTALLED WITHIN CVWD AND/OR USBR EASEMENT.

CVWD LANDSCAPE APPROVAL

These plans have been reviewed by the Coachella Valley Water District in accordance with California Government Code, Section 65591 et seq, requiring efficient landscape and irrigation design in cooperation with the local governing agency (City or County).

Approval of this drawing by CVWD staff does not constitute approval to encroach into district and USBR Rights-of-Way. Trees, plans, walls, and permanent structures of any kind may not be planted or installed in CVWD and USBR easements or right-of-way without first obtaining an encroachment permit from CVWD.

Date _____ WATER MANAGEMENT DEPARTMENT

CVWD Plan # _____ DEVELOPMENT SERVICES DEPARTMENT

MSA CONSULTING, INC.
Landscape Architecture • Civil Engineering • Land Surveying
Planning • Environmental Services • Dry Utility Coordination • CBS
34200 Bob Hope Drive Rancho Mirage, CA 92270 | 760.320.9811 | MSAConsultinginc.com

SHEET TITLE: **IRRIGATION SCHEDULE & NOTES**

PROJECT: LINEA NORTH
RANCHO MIRAGE, CA

LANDSCAPE ARCHITECT:

REGISTERED LANDSCAPE ARCHITECT
ROBERT E. PARKER, JR.
#5219
REN 8-31-27
STATE OF CALIFORNIA

PROJECT MANAGER:	TM
DRAWN:	JB
CHECKED:	ML
PROJ. N0.	2776
ISSUE DATE:	11/12/25
SCALE:	

REVISIONS/SUBMITALS		INIT.
1	DD - 1ST CITY SUBMITTAL 11/12/25	SJ
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8	-	-

SHEET N0:

L-300

Water Use Calculations
2776 Linea North - FYT LOT 3

Site Information

Zone No	5
Total Tree and Shrub Square footage	984
Total Lawn Square footage	0
Total Annual Color Square footage	0
Total Water feature Square footage	0
Special Ldscp Area Square footage	0

Number of plants by water use		% of Total Landscape	Square Footage
Very Low	0	0.000	0.00
Low	39	0.907	892.47
Mod	4	0.093	91.53
High	0	0.000	0.00
Total	43	1.00	

Maximum Applied Water Allowance

	Zone No.	Eto	Water Adj. Factor	Total Sq. Ft.	Conversion Factors 0.62	748	MAWA
Conventional Landscape	5	83.00	0.45	984	0.62	748	30.46
Special Ldscp Area	5	83.00	1	0	0.62	748	0.00
					TOTAL MAWA		30.46

Estimated Water Use

Plant/Irrigation System Type:	Zone	Irr. Eff.	Area	Seasonal Plant Factor:
Drip / Bubbler / Micro Spray	5	0.9	892.47	2 Low

Season	Zonal Eto Value	Plant Factor	Area sq. ft.	Conversion Factors 0.62	748	Irri. Eff.	Estimated Water Use
Spring	18.33	0.20	892.47	0.62	748	0.9	3.01
Summer	50.84	0.20	892.47	0.62	748	0.9	8.36
Fall -Winter	14.16	0.20	892.47	0.62	748	0.9	2.33
TOTAL							**13.70**

Plant/Irrigation System Type:	Zone	Irr. Eff.	Area	Seasonal Plant Factor:
Drip / Bubbler / Micro Spray	5	0.9	91.53	3 Mod

Season	Zonal Eto Value	Plant Factor	Area sq. ft.	Conversion Factors 0.62	748	Irri. Eff.	Estimated Water Use
Spring	18.33	0.50	91.53	0.62	748	0.9	0.77
Summer	50.84	0.50	91.53	0.62	748	0.9	2.14
Fall -Winter	14.16	0.50	91.53	0.62	748	0.9	0.60

Estimated Total Water Use 17.21

Landscape Documentation Package Checklist
2776 Linea North - FYT LOT 3

Tract or Parcel Number:

Assessor's Parcel Number (APN): 685-650-001 Through 09

Project Location: New Development north of Linea Rancho Mirage on Ginger Rodgers Rd

Landscape Architect / Irrigation Designer / Contractor Na
MSA Conulting, Inc., 34200 Bob Hope Drive, Rancho Mirage, Ca.

Included in this Landscape Documentation Package are:

X 1. Water Efficient Landscape Worksheet

WATER BUDGET CALCULATIONS

X 2. Maximum Applied Water Allowance. (MAWA):
Conventional Landscape: 30.46 100 cubic feet per year
Recreational Turf grass Landscape: 0 100 cubic feet per year
Maximum Applied Water Allowance: 30.46 100 cubic feet per year

X 3. Estimated Total Water Use by Hydrozone:
Very Low Plant Hydrozones: 0 100 cubic feet per year
Low Plant Hydrozones: 13.70 100 cubic feet per year
Moderate Plant Hydrozones: 3.51 100 cubic feet per year
High Plant Hydrozones: 0 100 cubic feet per year
Turf grass Hydrozones: 0 100 cubic feet per year
Recreational Turf grass Hydrozones: 0 100 cubic feet per year
Annual Color 0 100 cubic feet per year
Water Features: 0 100 cubic feet per year
Estimated Total Water Use (ETWU): 17.21 100 cubic feet per year

X 4. ETWU < MAWA

PLAN SETS

X 5. Landscape Design Plan

X 6. Irrigation Design Plan

____ 7. Grading Design Plan

____ 8. Soil Management Report

I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Document Package.
Date: 11/10/2025 Applicant: Jenna Bland

Water Use Calculations
2776 Linea North - FYT LOT 7

Site Information

Zone No	5
Total Tree and Shrub Square footage	2629
Total Lawn Square footage	0
Total Annual Color Square footage	0
Total Water feature Square footage	0
Special Ldscp Area Square footage	0

Number of plants by water use		% of Total Landscape	Square Footage
Very Low	0	0.000	0.00
Low	79	0.908	2387.25
Mod	8	0.092	241.75
High	0	0.000	0.00
Total	87	1.00	

Maximum Applied Water Allowance

	Zone No.	Eto	Water Adj. Factor	Total Sq. Ft.	Conversion Factors 0.62	748	MAWA
Conventional Landscape	5	83.00	0.45	2629	0.62	748	81.39
Special Ldscp Area	5	83.00	1	0	0.62	748	0.00
					TOTAL MAWA		81.39

Estimated Water Use

Plant/Irrigation System Type:	Zone	Irr. Eff.	Area	Seasonal Plant Factor:
Drip / Bubbler / Micro Spray	5	0.9	2387.25	2 Low

Season	Zonal Eto Value	Plant Factor	Area sq. ft.	Conversion Factors 0.62	748	Irri. Eff.	Estimated Water Use
Spring	18.33	0.20	2387.25	0.62	748	0.9	8.06
Summer	50.84	0.20	2387.25	0.62	748	0.9	22.36
Fall -Winter	14.16	0.20	2387.25	0.62	748	0.9	6.23
TOTAL							**36.64**

Plant/Irrigation System Type:	Zone	Irr. Eff.	Area	Seasonal Plant Factor:
Drip / Bubbler / Micro Spray	5	0.9	241.75	3 Mod

Season	Zonal Eto Value	Plant Factor	Area sq. ft.	Conversion Factors 0.62	748	Irri. Eff.	Estimated Water Use
Spring	18.33	0.50	241.75	0.62	748	0.9	2.04
Summer	50.84	0.50	241.75	0.62	748	0.9	5.66
Fall -Winter	14.16	0.50	241.75	0.62	748	0.9	1.58
TOTAL							**9.28**

Estimated Total Water Use 45.92

Landscape Documentation Package Checklist
2776 Linea North - FYT LOT 7

Tract or Parcel Number:

Assessor's Parcel Number (APN): 685-650-001 Through 09

Project Location: New Development north of Linea Rancho Mirage on Ginger Rodgers Rd

Landscape Architect / Irrigation Designer / Contractor Na
MSA Conulting, Inc., 34200 Bob Hope Drive, Rancho Mirage, Ca.

Included in this Landscape Documentation Package are:

X 1. Water Efficient Landscape Worksheet

WATER BUDGET CALCULATIONS

X 2. Maximum Applied Water Allowance. (MAWA):
Conventional Landscape: 81.39 100 cubic feet per year
Recreational Turf grass Landscape: 0 100 cubic feet per year
Maximum Applied Water Allowance: 81.39 100 cubic feet per year

X 3. Estimated Total Water Use by Hydrozone:
Very Low Plant Hydrozones: 0 100 cubic feet per year
Low Plant Hydrozones: 36.64 100 cubic feet per year
Moderate Plant Hydrozones: 9.28 100 cubic feet per year
High Plant Hydrozones: 0 100 cubic feet per year
Turf grass Hydrozones: 0 100 cubic feet per year
Recreational Turf grass Hydrozones: 0 100 cubic feet per year
Annual Color 0 100 cubic feet per year
Water Features: 0 100 cubic feet per year
Estimated Total Water Use (ETWU): 45.92 100 cubic feet per year

X 4. ETWU < MAWA

PLAN SETS

X 5. Landscape Design Plan

X 6. Irrigation Design Plan

____ 7. Grading Design Plan

____ 8. Soil Management Report

I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Document Package.
Date: 11/10/2025 Applicant: Jenna Bland

Water Use Calculations
2776 Linea North - FYT LOT 8

Site Information

Zone No	5
Total Tree and Shrub Square footage	2652
Total Lawn Square footage	0
Total Annual Color Square footage	0
Total Water feature Square footage	0
Special Ldscp Area Square footage	0

Number of plants by water use		% of Total Landscape	Square Footage
Very Low	0	0.000	0.00
Low	32	0.368	975.45
Mod	55	0.632	1676.55
High	0	0.000	0.00
Total	87	1.00	

Maximum Applied Water Allowance

	Zone No.	Eto	Water Adj. Factor	Total Sq. Ft.	Conversion Factors 0.62	748	MAWA
Conventional Landscape	5	83.00	0.45	2652	0.62	748	82.10
Special Ldscp Area	5	83.00	1	0	0.62	748	0.00
					TOTAL MAWA		82.10

Estimated Water Use

Plant/Irrigation System Type:	Zone	Irr. Eff.	Area	Seasonal Plant Factor:
Drip / Bubbler / Micro Spray	5	0.9	975.45	2 Low

Season	Zonal Eto Value	Plant Factor	Area sq. ft.	Conversion Factors 0.62	748	Irri. Eff.	Estimated Water Use
Spring	18.33	0.20	975.45	0.62	748	0.9	3.29
Summer	50.84	0.20	975.45	0.62	748	0.9	9.13
Fall -Winter	14.16	0.20	975.45	0.62	748	0.9	2.54
TOTAL							**14.97**

Plant/Irrigation System Type:	Zone	Irr. Eff.	Area	Seasonal Plant Factor:
Drip / Bubbler / Micro Spray	5	0.9	1676.55	3 Mod

Season	Zonal Eto Value	Plant Factor	Area sq. ft.	Conversion Factors 0.62	748	Irri. Eff.	Estimated Water Use
Spring	18.33	0.50	1676.55	0.62	748	0.9	14.15
Summer	50.84	0.50	1676.55	0.62	748	0.9	39.25
Fall -Winter	14.16	0.50	1676.55	0.62	748	0.9	10.93
TOTAL							**64.33**

Estimated Total Water Use 79.31

Landscape Documentation Package Checklist
2776 Linea North - FYT LOT 8

Tract or Parcel Number:

Assessor's Parcel Number (APN): 685-650-001 Through 09

Project Location: New Development north of Linea Rancho Mirage on Ginger Rodgers Rd

Landscape Architect / Irrigation Designer / Contractor Na
MSA Conulting, Inc., 34200 Bob Hope Drive, Rancho Mirage, Ca.

Included in this Landscape Documentation Package are:

X 1. Water Efficient Landscape Worksheet

WATER BUDGET CALCULATIONS

X 2. Maximum Applied Water Allowance. (MAWA):
Conventional Landscape: 82.10 100 cubic feet per year
Recreational Turf grass Landscape: 0 100 cubic feet per year
Maximum Applied Water Allowance: 82.10 100 cubic feet per year

X 3. Estimated Total Water Use by Hydrozone:
Very Low Plant Hydrozones: 0 100 cubic feet per year
Low Plant Hydrozones: 14.97 100 cubic feet per year
Moderate Plant Hydrozones: 64.33 100 cubic feet per year
High Plant Hydrozones: 0 100 cubic feet per year
Turf grass Hydrozones: 0 100 cubic feet per year
Recreational Turf grass Hydrozones: 0 100 cubic feet per year
Annual Color 0 100 cubic feet per year
Water Features: 0 100 cubic feet per year
Estimated Total Water Use (ETWU): 79.31 100 cubic feet per year

X 4. ETWU < MAWA

PLAN SETS

X 5. Landscape Design Plan

X 6. Irrigation Design Plan

____ 7. Grading Design Plan

____ 8. Soil Management Report

I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Document Package.
Date: 11/10/2025 Applicant: Jenna Bland

GENERAL INSTALLATION NOTES

1. IRRIGATION PLAN IS DIAGRAMMATIC. FINAL LOCATION OF PIPING WILL BE DETERMINED AT TIME OF INSTALLATION. MAIN LINE AND LATERALS SHALL BE PLACED IN SAME TRENCH WHEN POSSIBLE. EQUIPMENT SHOWN IN LAWN OR PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN NEAREST ADJACENT SHRUB PLANTING AREAS.
2. INSTALL ALL EQUIPMENT AS SHOWN IN DETAILS. ALL EQUIPMENT REQUIRED BUT NOT SPECIFIED ON THE DRAWING SHALL BE PROVIDED BY THE IRRIGATION CONTRACTOR.
3. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
4. BACKFLOW PROTECTION UNIT(S) SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES.
5. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER WORKMANSHIP DURING INSTALLATION.
6. ALL MAINLINE PIPING SHALL HAVE A MINIMUM OF 18" COVER (24" UNDER ROADS AND STREETS, AND 24" IF RUBBER RING SEALED PIPE). ALL LATERAL PIPING SHALL BE TRENCHED A MINIMUM OF 12" DEEP. ALL CONTROL WIRE GOING UNDER DRIVEWAYS AND STREETS SHALL BE SLEEVED IN A PVC PIPE. LATERAL PIPING GOING UNDER DRIVEWAYS AND STREETS SHALL BE SCHEDULE 40 PVC.
7. ALL VALVE CONTROL WIRE SHALL BE INSTALLED IN SAME TRENCH WITH MAIN LINE WHEREVER POSSIBLE AND SHALL BE SOLID COPPER, AWG #14, TYPE UF, DIRECT BURIAL WIRE, USING SNAPTITE OR SCOTCH-LOC WIRE CONNECTORS.
8. ALL TRENCH BACKFILL SOIL SHALL BE CLEAN, FREE OF ROCKS, TRASH, GLASS, SOLVENT AND CEMENT CONTAINERS AND RAGS. CONTRACTOR SHALL COMPACT ALL TRENCHES TO A DENSITY EQUAL TO THE UNDISTURBED SOIL AND SHALL BE RESPONSIBLE FOR BRINGING ANY SETTLED TRENCHES BACK TO FINISH GRADE.
9. CONTRACTOR SHALL FLUSH ALL PIPE LINES PRIOR TO INSTALLING SPRINKLER HEADS.
10. CONTRACTOR SHALL INSTALL VALVE BOXES AT GRADE OVER ALL ELECTRIC VALVES AND INSTALL ANTI-DRAIN VALVES AS NECESSARY TO PREVENT LOW HEAD DRAINAGE EROSION OR DAMAGE.
11. CONTRACTOR SHALL ADJUST ALL SPRINKLERS AND VALVES FOR PROPER OPERATION AND COVERAGE. SPRINKLERS ALONG STREET CURBING AND DRIVEWAYS SHALL BE SET BACK 24 INCHES PER CVWD. ALL SPRINKLERS SHALL BE ADJUSTED SO THAT NO WATER IS THROWN ONTO STRUCTURES OR NATURAL FACED MASONRY WALLS, ON OVERTHROW IS PERMITTED ONTO HARDSCAPE.
12. 120 VOLT POWER FOR CONTROLLER(S) IS TO BE PROVIDED BY OTHERS ON A SEPARATE CIRCUIT BREAKER. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING CONNECTIONS TO CONTROLLER. CONTROLLER FINAL LOCATION SHALL BE DETERMINED BY OWNER'S AUTHORIZED REPRESENTATIVE.
13. MSA CONSULTING, INC. SHALL APPROVE ALL INFIELD DESIGN CHANGES DUE TO SITE PLAN AND LANDSCAPE PLAN CHANGES TO GUARANTEE 100% SPRINKLER COVERAGE OR THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY.
14. MSA CONSULTING, INC. SHALL NOT BE RESPONSIBLE FOR IMPROPER OPERATION OF SYSTEM DUE TO CONTRACTOR NOT FOLLOWING PLAN PIPE SIZING OR INADEQUATE STATIC PRESSURE OR INFIELD DESIGN CHANGES WITHOUT APPROVAL.
15. MSA CONSULTING, INC. IS NOT RESPONSIBLE FOR ERRORS IN INSTALLATION IF THEY HAVE NOT BEEN RETAINED FOR INSTALLATION OBSERVATION.
16. LANDSCAPE CONTRACTOR SHALL REFER TO SPECIFICATIONS FOR DETAILS, STANDARDS OF MATERIALS AND WORKMANSHIP.

SPECIAL NOTES

1. AN APPROPRIATE HEIGHT POP-UP SPRINKLER SHALL BE INSTALLED AT MINIMUM OF 24" AWAY FROM ALL WALKS, DRIVES, PATIO AREAS AND ALL AREAS WITH PEDESTRIAN TRAFFIC. FINAL INSTALLATION IN LAWN SHALL BE FLUSH AND IN SHRUB BEDS ONE INCH ABOVE GRADE.
2. CONTRACTOR SHALL PROVIDE TWO BUBBLERS AT THE EDGE OF THE ROOT BALL FOR EACH FIELD GROWN OR 24" AND LARGER BOXED TREE OR AND OTHER TREE AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
3. CONTRACTOR TO ENSURE HEAD-TO-HEAD COVERAGE IN TURFGRASS.
4. POP-UP SPRAY SPECIFICATIONS:
STANDARD TURF: TWO OR THREE INCH POP-UP BODY.
GROUNDCOVER & LOW-GROWING TYPES: THREE OR FOUR INCH POP-UP BODY.
TALLER TYPES: FOUR OR SIX INCH POP-UP.

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CVWD LANDSCAPE APPROVAL

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Date — WATER MANAGEMENT DEPARTMENT

CVWD Plan # — DEVELOPMENT SERVICES DEPARTMENT

MSA CONSULTING, INC.
Landscape Architecture • Civil Engineering • Land Surveying
Planning • Environmental Services • Dry Utility Coordination • CBS
34200 Bob Hope Drive Rancho Mirage, CA 92270 | 760.320.9811 | MSAConsultinginc.com

SHEET TITLE: **WATER CALCS**

PROJECT: **LINEA NORTH**
RANCHO MIRAGE, CA

LANDSCAPE ARCHITECT:

REGISTERED LANDSCAPE ARCHITECT
ROBERT E. PARKER, JR.
#6219
REN 8-31-27
STATE OF CALIFORNIA

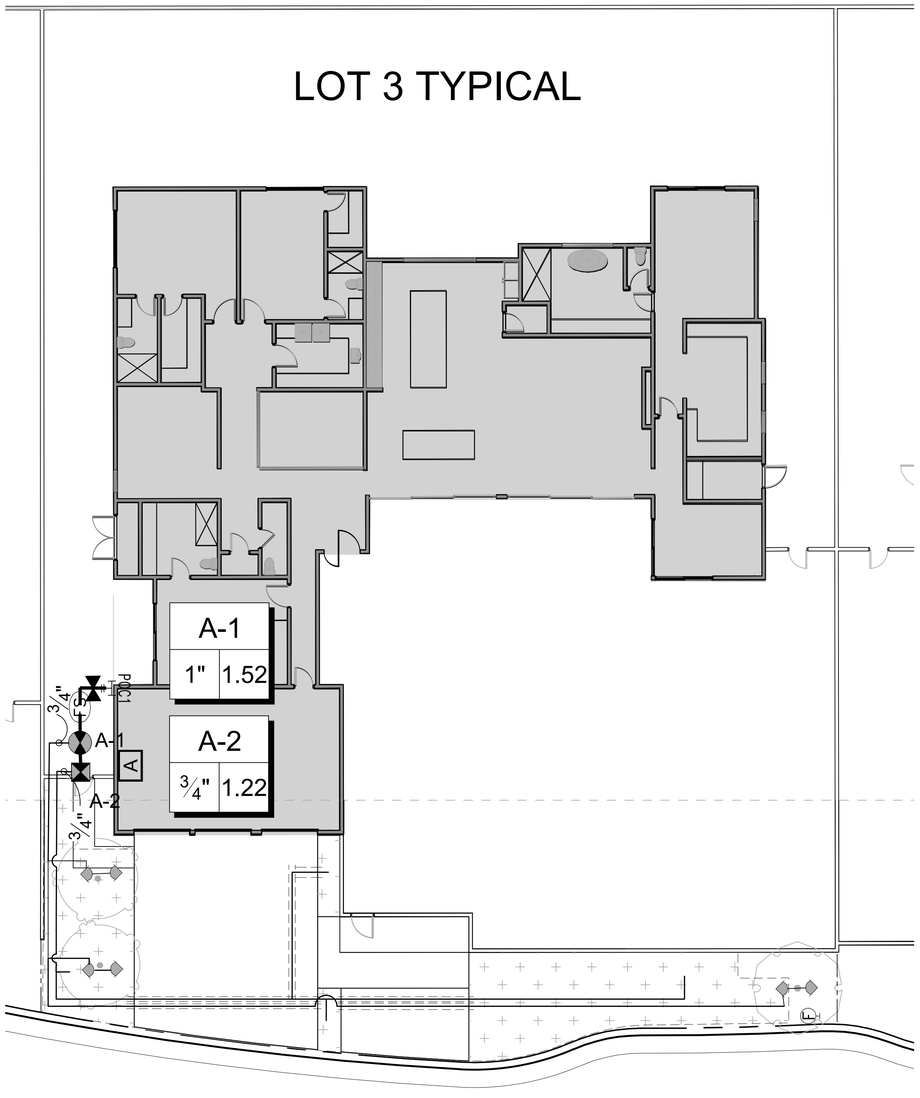
PROJECT MANAGER:	TM
DRAWN:	JB
CHECKED:	ML
PROJ. N0.	2776
ISSUE DATE:	11/12/25
SCALE:	

REVISIONS/SUBMITALS		INIT.
1	DD - 1ST CITY SUBMITTAL 11/12/25	SJ
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8	-	-

SHEET N0:

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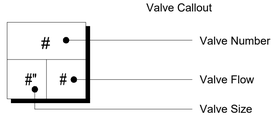
LOT 3 TYPICAL



BELLAVIA COURT NORTH

IRRIGATION_SCHEDULE	
SYMBOL	MANUFACTURER/MODEL
	HUNTER PROS-PRS30-04-CV-5-CST-B ST
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ACZ-075-25 DRIP CONTROL KIT FEATURING A 3/4IN. PGV-ASV VALVE, WITH 3/4IN. HY075 FILTER SYSTEM, AND 25PSI PRESSURE REGULATED. FLOW RANGE: 0.5 GPM TO 15 GPM. WITH 150 MESH STAINLESS STEEL SCREEN.
F	TORO T-FCH-H-FIPT FLUSH VALVE, PLUMBED TO FLUSH MANIFOLD AT LOW POINT.
	AREA TO RECEIVE DRIP EMITTERS HUNTER HE-T 10/32 THREADED POINT SOURCE DRIP EMITTER. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5 GPH, 1.0 GPH, 2.0 GPH, 4.0 GPH, AND 6.0 GPH. PRESSURE COMPENSATING FROM 15 PSI-50 PSI. OPTIONAL DIFFUSER CAP (HE) AVAILABLE FOR HIGHER FLOWS AND CLOG PROTECTION. USE HUNTER IH RISER. 1.0 GPH FOR EACH 0.2 LOW WU PLANT 2.0 GPH FOR EACH 0.5 MOD WU PLANT
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER PGV-ASV-S 3/4IN. AND 1IN. PLASTIC ELECTRIC REMOTE CONTROL VALVE, WITH REMOVABLE ANTI-SIPHON CAP, AND FLOW CONTROL, FOR RESIDENTIAL USE. INLET/OUTLET: SLIP X SLIP.
	LASCO MAINLINE ISOLATION VALVE: MODEL VXX101N-SC. PVC SLO-CLOSE FULL BLOCK TRUE UNION 'SOCKET' BALL VALVE WITH EPDM O-RINGS. VALVE TO MATCH MAINLINE SIZE.
A	HUNTER XC-600 6 STATION CONTROLLER, RESIDENTIAL USE. PLASTIC CABINET, OUTDOOR, WITH 3 INDEPENDENT PROGRAMS. 120 VAC.
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POC1	POINT OF CONNECTION 1"
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	PIPE SLEEVE: PVC SCHEDULE 40 OCCURS WHEREVER PIPE CROSSES HARDSCAPE, FEATURE, UNDER WALL, OTHER CONSTRUCTION. TO BE 2X DIA. OF PIPE. SLEEVING TO EXTEND 24" BEYOND CONSTRUCTION. MAINLINE TO HAVE INSTALLED AN ADJACENT SPARE SLEEVE.

Valve Callout



LOT 3_VALVE SCHEDULE				
NUMBER	MODEL	SIZE	TYPE	GPM
A-1	HUNTER PGV-ASV-S	1"	BUBBLER	1.52
A-2	HUNTER ACZ-075-25	3/4"	AREA FOR DRIP EMITTERS	1.22
	Common Wire			

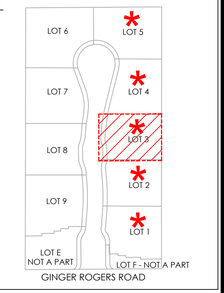
NORTH

SCALE: 1" = 10'-0"
GRAPHIC SCALE

30' 20' 10' 5' 0

LOT 3 Typical shall be used for lots 1-5.
LOT 7 Typical shall be used for lots 6-7.
LOT 8 Typical shall be used for lots 8-9.

KEYMAP



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Date

WATER MANAGEMENT DEPARTMENT

CVWD Plan #

DEVELOPMENT SERVICES DEPARTMENT

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Landscape Architecture • Civil Engineering • Land Surveying
Planning • Environmental Services • Dry Utility Coordination • CBS
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SHEET TITLE: **IRRIGATION PLAN**

PROJECT: LINEA NORTH
RANCHO MIRAGE, CA

LANDSCAPE ARCHITECT:

REGISTERED LANDSCAPE ARCHITECT
ROBERT E. PARKER, JR.
#5219
REN 8-31-27
STATE OF CALIFORNIA

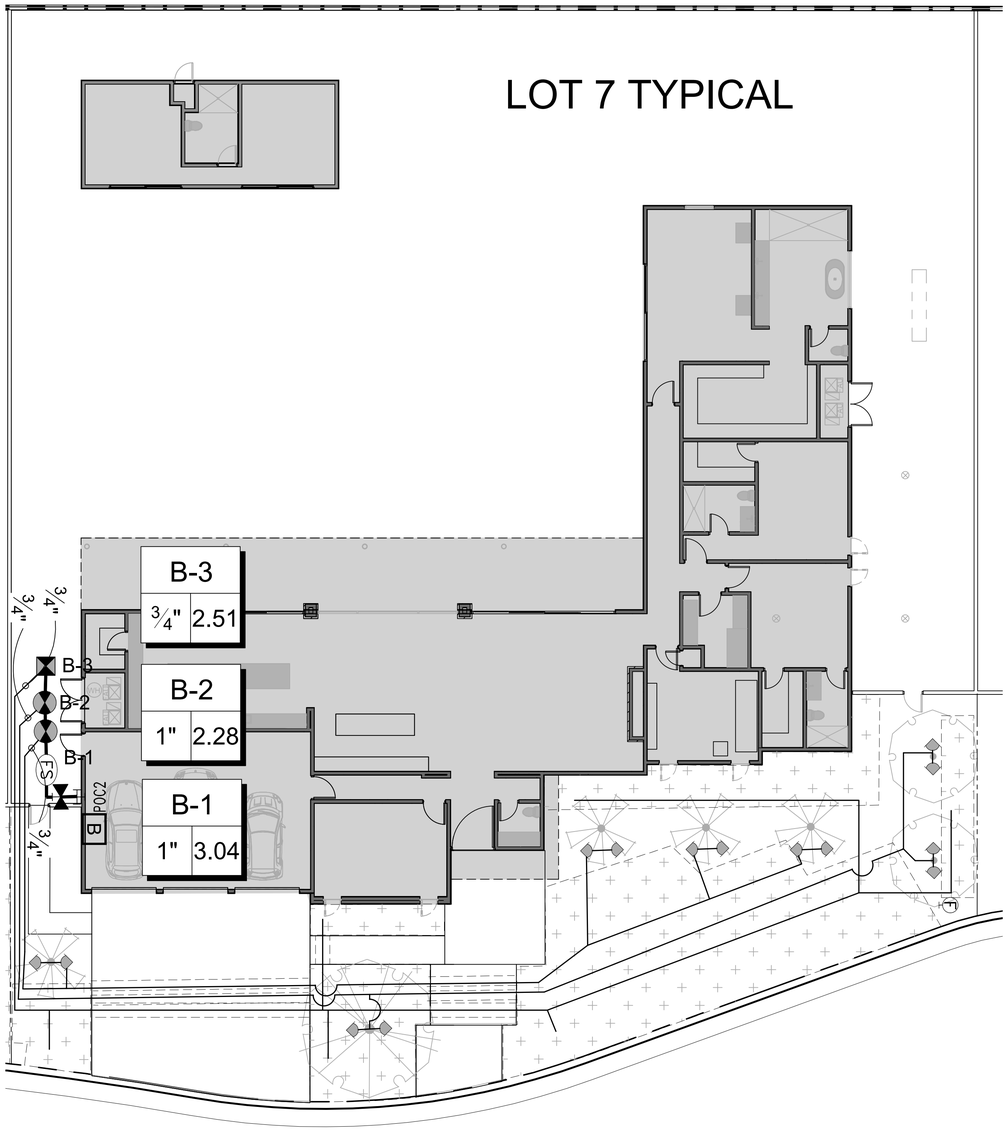
PROJECT MANAGER:	TM
DRAWN:	JB
CHECKED:	ML
PROJ. N0.	2776
ISSUE DATE:	11/12/25
SCALE:	1" = 10'

REVISIONS/SUBMITALS		INIT.
1	DD - 1ST CITY SUBMITTAL 11/12/25	SJ
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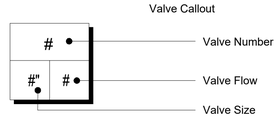
LOT 7 TYPICAL



BELLAVIA COURT NORTH

IRRIGATION_SCHEDULE	
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Valve Callout



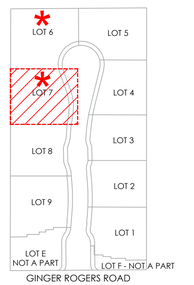
LOT 7_VALVE SCHEDULE				
NUMBER	MODEL	SIZE	TYPE	GPM
B-1	HUNTER PGV-ASV-S	1"	BUBBLER	3.04
B-2	HUNTER PGV-ASV-S	1"	BUBBLER	2.28
B-3	HUNTER ACZ-075-25	3/4"	AREA FOR DRIP EMITTERS	2.51

NORTH

SCALE: 1" = 10'-0"
GRAPHIC SCALE
30' 20' 10' 5' 0

LOT 3 Typical shall be used for lots 1-5.
LOT 7 Typical shall be used for lots 6-7.
LOT 8 Typical shall be used for lots 8-9.

KEYMAP



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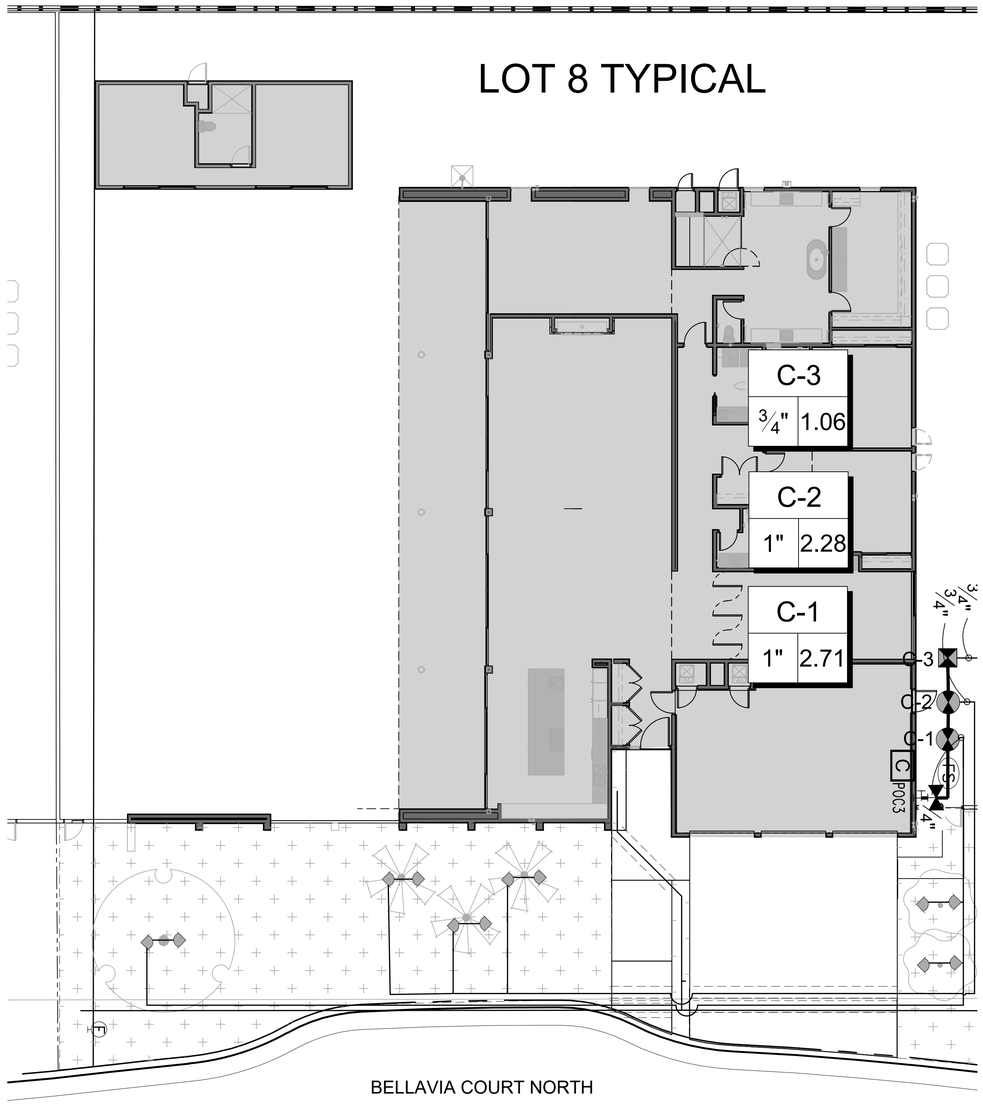
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PROJ. N0.	2776
ISSUE DATE:	11/12/25
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REVISIONS/SUBMITALS		INIT.
1	DD - 1ST CITY SUBMITTAL 11/12/25	SJ
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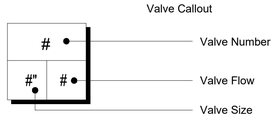
L-302

LOT 8 TYPICAL



IRRIGATION_SCHEDULE	
SYMBOL	MANUFACTURER/MODEL
	HUNTER PROS-PRS30-04-CV-5-CST-B ST
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ACZ-075-25 DRIP CONTROL KIT FEATURING A 3/4IN. PGV-ASV VALVE, WITH 3/4IN. HY075 FILTER SYSTEM, AND 25PSI PRESSURE REGULATED. FLOW RANGE: 0.5 GPM TO 15 GPM. WITH 150 MESH STAINLESS STEEL SCREEN.
F	TORO T-FCH-H-FIPT FLUSH VALVE, PLUMBED TO FLUSH MANIFOLD AT LOW POINT.
	AREA TO RECEIVE DRIP EMITTERS HUNTER HE-T 10/32 THREADED POINT SOURCE DRIP EMITTER. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5 GPH, 1.0 GPH, 2.0 GPH, 4.0 GPH, AND 6.0 GPH. PRESSURE COMPENSATING FROM 15 PSI-50 PSI. OPTIONAL DIFFUSER CAP (HE) AVAILABLE FOR HIGHER FLOWS AND CLOG PROTECTION. USE HUNTER IH RISER. 1.0 GPH FOR EACH 0.2 LOW WU PLANT 2.0 GPH FOR EACH 0.5 MOD WU PLANT
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
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A	HUNTER XC-600 6 STATION CONTROLLER, RESIDENTIAL USE. PLASTIC CABINET, OUTDOOR, WITH 3 INDEPENDENT PROGRAMS. 120 VAC.
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Valve Callout



LOT 8_VALVE SCHEDULE				
NUMBER	MODEL	SIZE	TYPE	GPM
C-1	HUNTER PGV-ASV-S	1"	BUBBLER	2.71
C-2	HUNTER PGV-ASV-S	1"	BUBBLER	2.28
C-3	HUNTER ACZ-075-25	3/4"	AREA FOR DRIP EMITTERS	1.04

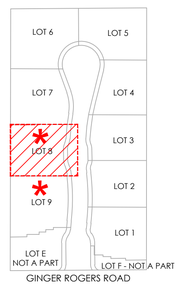
SCALE: 1" = 10'-0"
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30' 20' 10' 5' 0

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Date — WATER MANAGEMENT DEPARTMENT

CVWD Plan # — DEVELOPMENT SERVICES DEPARTMENT

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Landscape Architecture • Civil Engineering • Land Surveying
Planning • Environmental Services • Dry Utility Coordination • CBS
34200 Bob Hope Drive Rancho Mirage, CA 92270 | 760.320.9811 | MSAConsultinginc.com

SHEET TITLE: **IRRIGATION PLAN**

PROJECT: LINEA NORTH
RANCHO MIRAGE, CA

LANDSCAPE ARCHITECT:

REGISTERED LANDSCAPE ARCHITECT
ROBERT E. PARKER, JR.
#5219
REN 8-31-27
STATE OF CALIFORNIA

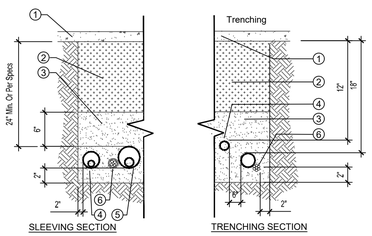
PROJECT MANAGER:	TM
DRAWN:	JB
CHECKED:	ML
PROJ. N0.	2776
ISSUE DATE:	11/12/25
SCALE:	1" = 10'

REVISIONS/SUBMITALS		INIT.
1	DD - 1ST CITY SUBMITTAL 11/12/25	SJ
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SHEET N0:

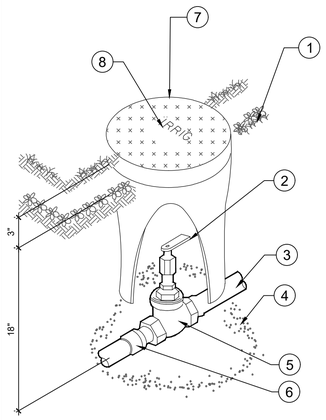
L-303

1. HARDSCAPE (TYP)/FINISH GRADE
2. CLEAN NATIVE BACKFILL - COMPACTION PER SOILS REPORT
3. SAND (TYP)
4. NON-PRESSURE LATERAL LINE SLEEVE (SIZE PER IRRIGATION LEGEND)/NON PRESSURE LATERAL
5. PRESSURE MAINLINE SLEEVE (SIZE PER IRRIGATION LEGEND)/PRESSURE MAINLINE
6. CONTROL WIRE SLEEVE ADJACENT TO MAINLINE SLEEVE. ALL SLEEVES TO BE SCH 40 PVC. EXTEND SLEEVES 18" BEYOND EDGE OF HARDSCAPE ON BOTH ENDS. RECLAIMED WATER SLEEVES TO BE MINIMUM 42"-48" DEEP (OR PER WATER DISTRICT STANDARDS WHERE APPLICABLE).



4 SLEEVING / TRENCHING

1" = 1" MSAP-2776-08

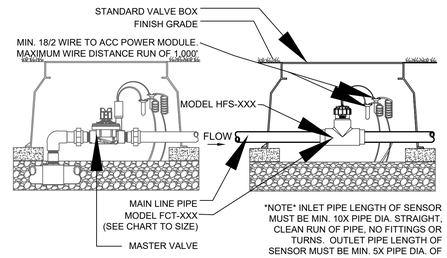


KEY NOTES:

1. FINISH GRADE
2. HANDLE
3. PRESSURE SUPPLY LINE (SEE SPEC)
4. PEA GRAVEL (MIN. 2 CU. FT.)
5. BALL VALVE
6. T.O.E. NIPPLE
7. APPLIED ENG. (OR EQUAL) ROUND PLASTIC BOX & COVER. COLOR TO MATCH SURROUNDING SOIL. (TAN IN DG AND GREEN IN LAWN)
8. HEAT STAMPLED LID COVER; MARKED: IRRIGATION - 'BV'

3 SHUT OFF VALVE (BALL VALVE)

1" = 1" MSAP-2776-05

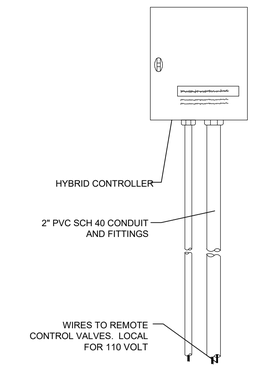


FCT FITTING SELECTION

FCT100	1 INCH	SCH. 40
FCT150	1.5 INCH	SCH. 40
FCT158	1.5 INCH	SCH. 80
FCT200	2 INCH	SCH. 40
FCT208	2 INCH	SCH. 80
FCT300	3 INCH	SCH. 40
FCT308	3 INCH	SCH. 80
FCT400	4 INCH	SCH. 40

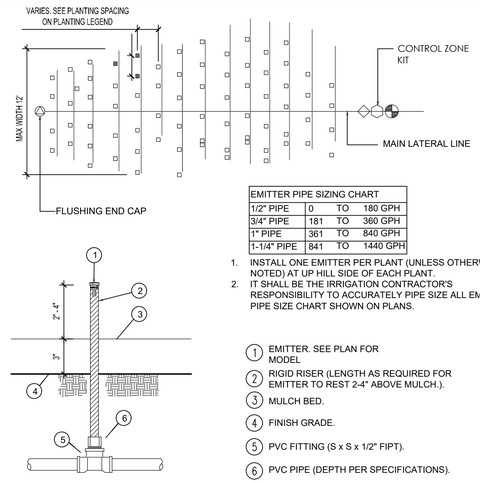
2 FLOW SENSOR (HUNTER)

1" = 1" MSAP-2776-18



1 AUTO CONTROLLER (WALL) W/ SENSOR

1" = 1" MSAP-2776-09



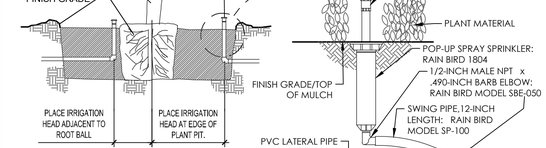
EMITTER PIPE SIZING CHART			
1/2" PIPE	0	TO	180 GPH
3/4" PIPE	181	TO	360 GPH
1" PIPE	361	TO	840 GPH
1-1/4" PIPE	841	TO	1440 GPH

1. INSTALL ONE EMITTER PER PLANT (UNLESS OTHERWISE NOTED) AT UP HILL SIDE OF EACH PLANT.
2. IT SHALL BE THE IRRIGATION CONTRACTOR'S RESPONSIBILITY TO ACCURATELY PIPE SIZE ALL EMITTER PIPE SIZE CHART SHOWN ON PLANS.

1. EMITTER. SEE PLAN FOR MODEL
2. RIGID RISER (LENGTH AS REQUIRED FOR EMITTER TO REST 2-4" ABOVE MULCH.).
3. MULCH BED.
4. FINISH GRADE.
5. PVC FITTING (S x S x 1/2" FIPT).
6. PVC PIPE (DEPTH PER SPECIFICATIONS).

8 EMITTER/LAYOUT

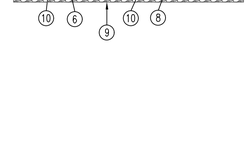
1" = 1" MSAP-2776-30



NOTE: APPLY "TEFLON TAPE" TO ALL MALE THREADS.

7 TREE BUBBLER (POP UP)

1" = 1" MSAP-2776-33



LEGEND

1. JUMBO VALVE BOX
2. FINISH GRADE
3. DRIP ZONE KIT MODEL ICZ-101-LF W/ FILTER (TIP 45 DEGREES) REGULATOR 25 OR 40 PSI
4. WATERPROOF CONNECTORS (2)
5. 18-24" COILED WIRE
6. SCH 80 T.O.E. NIPPLE
7. MAIN LINE PIPE & FITTINGS
8. BRICK SUPPORTS (4)
9. 3/4" MINUS WASHED GRAVEL
10. PVC SLIP UNIONS (2)

6 DRIP CONTROL ZONE KIT - HUNTER ICZ-101-LF

1" = 1" MSAP-2776-25



IN-LINE VALVE (ICV-xxxG) W/ UNIONS

LEGEND

1. HUNTER REMOTE CONTROL VALVE (ICV) W/ FLOW CONTROL
2. IRRIGATION VALVE BOX: HEAT STAMP LID W/ "RCV" IN 2" LETTERS
3. WATERPROOF CONNECTORS (2)
4. 18"-24" COILED WIRE TO CONTROLLER
5. FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
6. SCH. 80 CLOSE NIPPLE, MATCH SIZE TO VALVE
7. PVC SLIP X FPT UNION
8. BRICK SUPPORTS (4)
9. FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
10. 3/4" WASHED GRAVEL - 4" MIN. DEPTH
11. IRRIGATION LATERAL
12. MAINLINE AND FITTINGS

5 REMOTE CONTROL VALVE - HUNTER ICV

1" = 1" MSAP-2776-22

CVWD LANDSCAPE APPROVAL

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Date _____ WATER MANAGEMENT DEPARTMENT

CVWD Plan # _____ DEVELOPMENT SERVICES DEPARTMENT

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Planning • Environmental Services • Dry Utility Coordination • CBS
34200 Bob Hope Drive Rancho Mirage, CA 92270 | 760.320.9811 | MSAConsultinginc.com

SHEET TITLE: **IRRIGATION DETAILS**

PROJECT: LINEA NORTH
RANCHO MIRAGE, CA

LANDSCAPE ARCHITECT:

REGISTERED LANDSCAPE ARCHITECT
ROBERT E. PARKER, JR.
#5219
REN: 8-31-27
STATE OF CALIFORNIA

PROJECT MANAGER:	TM
DRAWN:	JB
CHECKED:	ML
PROJ. N0.	2776
ISSUE DATE:	11/12/25
SCALE:	

REVISIONS/SUBMITALS		INIT.
1	DD - 1ST CITY SUBMITTAL 11/12/25	SJ
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8	-	-

SHEET N0:

L-400

PLANT SCHEDULE LOT 3 TYPICAL

SYMBOL	BOTANICAL / COMMON NAME	QTY	SIZE	WU	REMARKS	ALTERNATIVE
TREES						
	ACACIA ANEURA MULGA TREE	1	36" BOX	L 0.2	H: 18' W: 18'	
	CORDIA BOISSIERI TEXAS OLIVE	2	24" BOX	L 0.2	MULTI TRUNK H: 15-25' W: 10-25'	THEVETIA PERUVIANA MULTI TRUNK

SYMBOL	BOTANICAL / COMMON NAME	QTY	SIZE	WU	REMARKS	ALTERNATIVE:
SHRUBS						
	TECOMA X 'ORANGE JUBILEE' ORANGE JUBILEE YELLOW BELLS	4	15 GAL	M 0.5	H: 6-12' W:6-10'	TECOMA X 'CRIMSON FLARE'
ACCENTS						
	AGAVE LOPHANTHA MCKELVEY'S CENTURY PLANT	22	5 GAL	L 0.2	H:2-3' W:2'	AGAVE PARRYI-TRUNCATA AGAVE GEMINIFLORA
	ECHINOCACTUS GRUSONII GOLDEN BARREL CACTUS	8	5 GAL	L 0.2	12" DIA MIN. H: 2' W: 2-3'	
	FOUQUIERIA SPLENDENS OCOTILLO	7	15 GAL	L 0.2	4-5' HT MIN. 5 CANE MIN. H: 8-20' W: 5-10'	
GROUND COVERS						
	3/8" GLACIER PEBBLE CRUSHED ROCK	929 SF	3" DEPTH			

LIGHT SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	SPOT LIGHT
	PATH LIGHT
	FLOOD LIGHT
	STEP LIGHT
	WELL LIGHT

PLANT SCHEDULE LOT 7 TYPICAL

SYMBOL	BOTANICAL / COMMON NAME	QTY	SIZE	WU	REMARKS
TREES					
	ACACIA ANEURA MULGA TREE	2	36" BOX	L 0.2	H: 18' W: 18'
	PARKINSONIA X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	1	36" BOX	L 0.2	H: 25' W:25'
PALMS					
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	4	12` BTH	M 0.5	H: 40-80' W:8-10'

SYMBOL	BOTANICAL / COMMON NAME	QTY	SIZE	WU	REMARKS
SHRUBS					
	EUPHORBIA MILII CROWN OF THORNS	46	5 GAL	L 0.2	H: 3-6' W: 1.5-3'
	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS	4	5 GAL	M 0.5	H:2-3' W:2-3'
ACCENTS					
	AGAVE AMERICANA CENTURY PLANT	4	15 GAL	L 0.2	H: 6' W: 4'
	AGAVE ANGUSTIFOLIA 'MARGINATA' VARIEGATED CARIBBEAN CENTURY PLANT	4	15 GAL	L 0.2	H:3-4' W:3-4'
	AGAVE DESMETTIANA 'VARIEGATA' VARIEGATED SMOOTH AGAVE	10	5 GAL	L 0.2	H: 3' W: 3'
	AGAVE PARRYI TRUNCATA ARTICHOKE PARRY'S AGAVE	12	5 GAL	L 0.2	8" DIA MIN. H:2-3' W:2-4'
GROUND COVERS					
	3/8" GLACIER PEBBLE CRUSHED ROCK	2,577 SF	3" DEPTH		

PLANT SCHEDULE LOT 8 TYPICAL

SYMBOL	BOTANICAL / COMMON NAME	QTY	SIZE	WU	REMARKS
TREES					
	CALLISTEMON VIMINALIS WEEPING BOTTLEBRUSH	2	24" BOX	M 0.5	STANDARD H:20-50' W:11-15'
	TIPUANA TIPU TIPU TREE	1	36" BOX	M 0.5	H: 25' W: 25'
PALMS					
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	3	12` BTH	M 0.5	H: 40-80' W:8-10'

SYMBOL	BOTANICAL / COMMON NAME	QTY	SIZE	WU	REMARKS
SHRUBS					
	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS	45	5 GAL	M 0.5	H:2-3' W:2-3'
	NERIUM OLEANDER 'PETITE PINK' PETITE PINK OLEANDER	10	24" BOX	M 0.5	H: 3-6' W:3-6'
ACCENTS					
	AGAVE VICTORIAE-REGINAE QUEEN VICTORIA AGAVE	12	5 GAL	L 0.2	8" DIA MIN. H: 18" W: 18"
	FURCRAEA MACDOUGALII MACDOUGALL'S CENTURY PLANT	7	15 GAL	L 0.2	H: 12-20' W: 6-8'
	PACHYCEREUS MARGINATUS MEXICAN FENCE POST CACTUS	3	5 GAL	L 0.2	3' HT MIN. H: 15-20
GROUND COVERS					
	3/8" GLACIER PEBBLE CRUSHED ROCK	2,652 SF	3" DEPTH		

PLANTING NOTES:

1. PLANT QUANTITY: LIST IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR/CLIENT AND IS NOT INTENDED FOR ACCURATE BIDDING PURPOSES.

2. LANDSCAPE ARCHITECT: SHALL FIELD REVIEW ALL PLANT LOCATIONS PRIOR TO PLANTING. PLANTS SHALL BE PLACED IN THEIR INTENDED LOCATIONS WHILE STILL IN THEIR CONTAINERS/BOXES.

3. UNIT PRICES: LANDSCAPE CONTRACTOR SHALL FURNISH UNIT PRICES FOR ALL PLANT MATERIAL AND IRRIGATION MATERIAL WHEN SUBMITTING THEIR BID TO THE OWNER.

4. PLANT MATERIAL LISTED MAY OR MAY NOT HAVE BEEN APPROVED BY THE AGRICULTURAL COMMISSIONER'S OFFICE. LANDSCAPE CONTRACTOR, PLEASE CONTACT THE AGRICULTURAL COMMISSIONER FOR APPROVAL. PLANT MATERIAL NOT CONFORMING WITH QUARANTINE LAWS MAY BE DESTROYED AND CIVIL ACTION TAKEN. ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AT THE DISCRETION OF THE AGRICULTURAL COMMISSIONER'S OFFICE.

5. REMARKS HEIGHT AND WIDTH ARE FOR MATURE PLANT SIZES.

6.TREES PLANTED WITHIN 5' OF CURBS, WALKWAYS OR PUE REQUIRE A ROOT BARRIER. SEE SHEET L-600 FOR DETAIL.

7. PLANTS WITH THORNS, SPIKES, OR POISONOUS SAP SHALL BE MINIMUM 3' AWAY FROM WALKWAYS.

CVWD EASEMENT NOTE

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CVWD LANDSCAPE APPROVAL

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Date _____ WATER MANAGEMENT DEPARTMENT

CVWD Plan # _____ DEVELOPMENT SERVICES DEPARTMENT

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Planning • Environmental Services • Dry Utility Coordination • CBS
34200 Bob Hope Drive Rancho Mirage, CA 92270 | 760.320.9811 | MSAConsultinginc.com

SHEET TITLE: **PLANT SCHEDULE & NOTES**

PROJECT: **LINEA NORTH**
RANCHO MIRAGE, CA

LANDSCAPE ARCHITECT:

REGISTERED LANDSCAPE ARCHITECT
ROBERT E. PARKER, JR.
#6219
REN 8-31-27
STATE OF CALIFORNIA

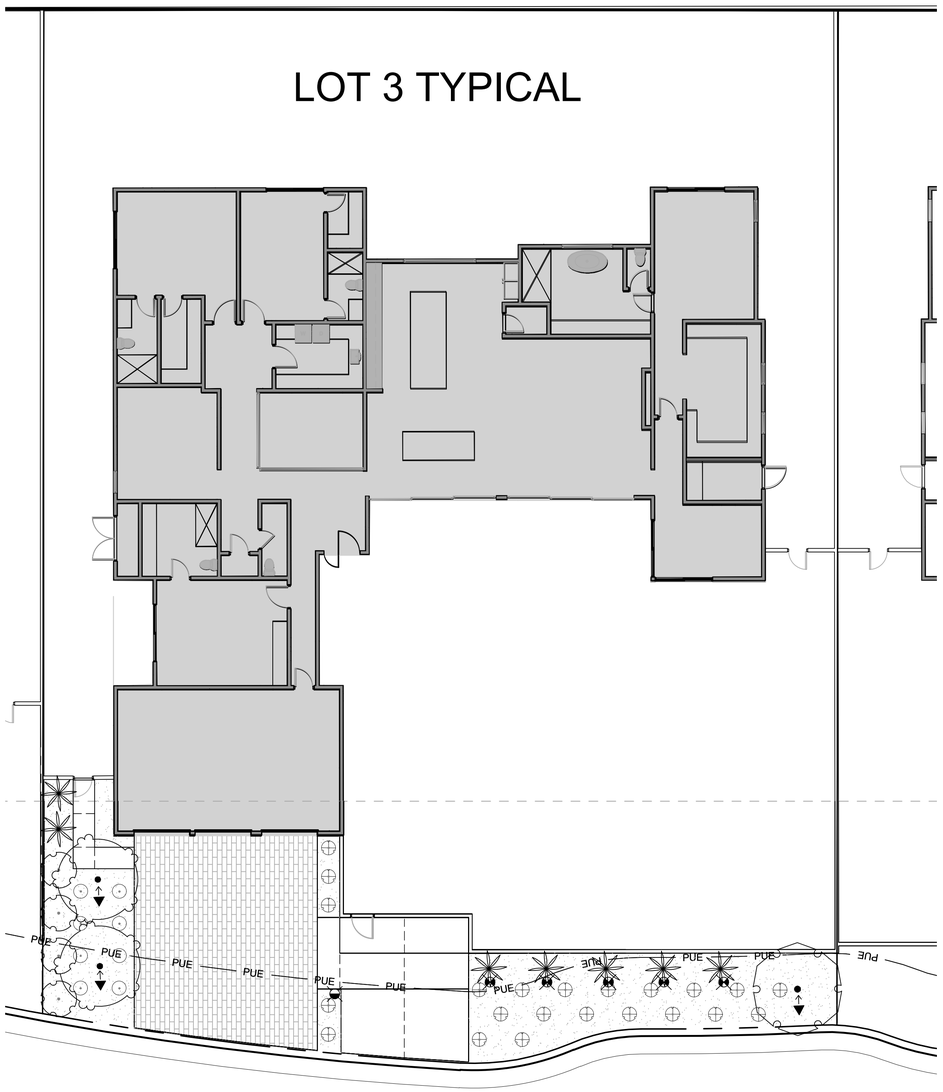
PROJECT MANAGER:	TM
DRAWN:	JB
CHECKED:	ML
PROJ. N0.	2776
ISSUE DATE:	11/12/25
SCALE:	

REVISIONS/SUBMITALS		INIT.
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7	- -	-
8	- -	-

SHEET N0:

L-500

LOT 3 TYPICAL



BELLAVIA COURT NORTH

PLANT SCHEDULE LOT 3 TYPICAL

SYMBOL	BOTANICAL / COMMON NAME	QTY	SIZE	WU	REMARKS	ALTERNATIVE
TREES						
	ACACIA ANEURA MULGA TREE	1	36" BOX	L 0.2	H: 18' W: 18'	
	CORDIA BOISSIERI TEXAS OLIVE	2	24" BOX	L 0.2	MULTI TRUNK H: 15-25' W: 10-25'	THEVETIA PERUVIANA MULTI TRUNK

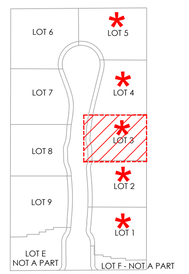
SYMBOL	BOTANICAL / COMMON NAME	QTY	SIZE	WU	REMARKS	ALTERNATIVE:
SHRUBS						
	TECOMA X 'ORANGE JUBILEE' ORANGE JUBILEE YELLOW BELLS	4	15 GAL	M 0.5	H: 6-12' W:6-10'	TECOMA X 'CRIMSON FLARE'
ACCENTS						
	AGAVE LOPHANTHA MCKELVEY'S CENTURY PLANT	22	5 GAL	L 0.2	H:2-3' W:2'	AGAVE PARRYI-TRUNCATA AGAVE GEMINIFLORA
	ECHINOCACTUS GRUSONII GOLDEN BARREL CACTUS	8	5 GAL	L 0.2	12" DIA MIN. H: 2' W: 2-3'	
	FOUQUIERIA SPLENDENS OCOTILLO	7	15 GAL	L 0.2	4-5' HT MIN. 5 CANE MIN. H: 8-20' W: 5-10'	
GROUND COVERS						
	3/8" GLACIER PEBBLE CRUSHED ROCK	929 SF	3" DEPTH			

LIGHTING_SCHEDULE_LOT_3

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	SPOT LIGHT	3
	PATH LIGHT	1
	FLOOD LIGHT	2

LOT 3 Typical shall be used for lots 1-5.
LOT 7 Typical shall be used for lots 6-7.
LOT 8 Typical shall be used for lots 8-9.

KEYMAP



CVWD EASEMENT NOTE
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Date — WATER MANAGEMENT DEPARTMENT

CVWD Plan # — DEVELOPMENT SERVICES DEPARTMENT

NORTH

SCALE: 1" = 10'-0"
GRAPHIC SCALE

30' 20' 10' 5' 0

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SHEET TITLE: **PLANTING PLAN**

PROJECT: LINEA NORTH
RANCHO MIRAGE, CA

LANDSCAPE ARCHITECT:

REGISTERED LANDSCAPE ARCHITECT
ROBERT E. PARKER, JR.
#5219
REN 8-31-27
STATE OF CALIFORNIA

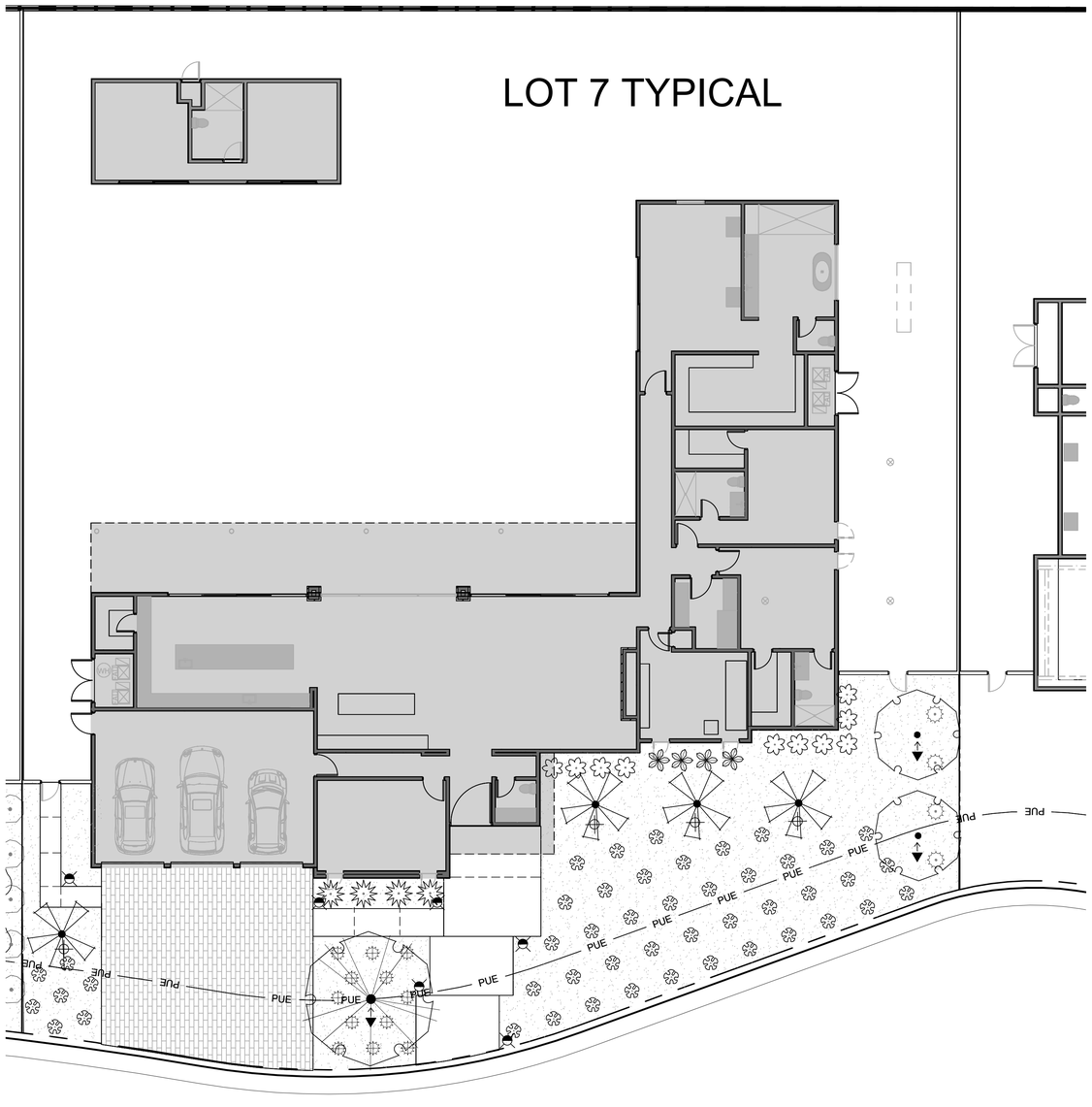
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SCALE:	1" = 10'

REVISIONS/SUBMITALS		INIT.
1	DD - 1ST CITY SUBMITTAL 11/12/25	SJ
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SHEET N0:

L-501

LOT 7 TYPICAL



BELLAVIA COURT NORTH

PLANT SCHEDULE LOT 7 TYPICAL

SYMBOL	BOTANICAL / COMMON NAME	QTY	SIZE	WU	REMARKS
TREES					
	ACACIA ANEURA MULGA TREE	2	36" BOX	L 0.2	H: 18' W: 18'
	PARKINSONIA X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	1	36" BOX	L 0.2	H: 25' W:25'
PALMS					
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	4	12` BTH	M 0.5	H: 40-80' W:8-10'

PLANT SCHEDULE LOT 7

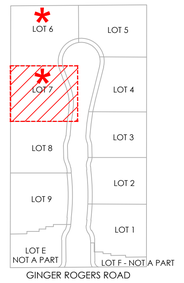
SYMBOL	BOTANICAL / COMMON NAME	QTY	SIZE	WU	REMARKS
SHRUBS					
	EUPHORBIA MILII CROWN OF THORNS	46	5 GAL	L 0.2	H: 3-6' W: 1.5-3'
	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS	4	5 GAL	M 0.5	H:2-3' W:2-3'
ACCENTS					
	AGAVE AMERICANA CENTURY PLANT	4	15 GAL	L 0.2	H: 6' W: 4'
	AGAVE ANGUSTIFOLIA 'MARGINATA' VARIEGATED CARIBBEAN CENTURY PLANT	4	15 GAL	L 0.2	H:3-4' W:3-4'
	AGAVE DESMETTIANA 'VARIEGATA' VARIEGATED SMOOTH AGAVE	10	5 GAL	L 0.2	H: 3' W: 3'
	AGAVE PARRYI TRUNCATA ARTICHOKE PARRY'S AGAVE	12	5 GAL	L 0.2	8" DIA MIN. H:2-3' W:2-4'
GROUND COVERS					
	3/8" GLACIER PEBBLE CRUSHED ROCK	2,577 SF	3" DEPTH		

LIGHTING_SCHEDULE_LOT_7

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	SPOT LIGHT	3
	PATH LIGHT	6
	WELL LIGHT	4

LOT 3 Typical shall be used for lots 1-5.
LOT 7 Typical shall be used for lots 6-7.
LOT 8 Typical shall be used for lots 8-9.

KEYMAP



CVWD EASEMENT NOTE
NO PERMANENT STRUCTURES OR TREES WITHIN CVWD AND/OR USBR EASEMENTS. CVWD WILL NOT BE RESPONSIBLE FOR DAMAGE OR REPLACEMENT OF ANY SURFACE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, DECORATIVE CONCRETE, LANDSCAPING, CURB, GUTTER, SIDEWALKS, PLANTERS, GATES AND RELATED IMPROVEMENTS INSTALLED WITHIN CVWD AND/OR USBR EASEMENT.

NORTH

SCALE: 1" = 10'-0"
GRAPHIC SCALE

30' 20' 10' 5' 0

CVWD LANDSCAPE APPROVAL

These plans have been reviewed by the Coachella Valley Water District in accordance with California Government Code, Section 65591 et seq. requiring efficient landscape and irrigation design in cooperation with the local governing agency (City or County).

Approval of this drawing by CVWD staff does not constitute approval to encroach into district and USBR Rights-of-Way. Trees, plans, walls, and permanent structures of any kind may not be planted or installed in CVWD and USBR easements or right-of-way without first obtaining an encroachment permit from CVWD.

Date _____ WATER MANAGEMENT DEPARTMENT

CVWD Plan # _____ DEVELOPMENT SERVICES DEPARTMENT

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Planning • Environmental Services • Dry Utility Coordination • CBS
34200 Bob Hope Drive Rancho Mirage, CA 92270 | 760.320.9811 | MSAConsultinginc.com

SHEET TITLE: **PLANTING PLAN**

PROJECT: LINEA NORTH
RANCHO MIRAGE, CA

LANDSCAPE ARCHITECT:

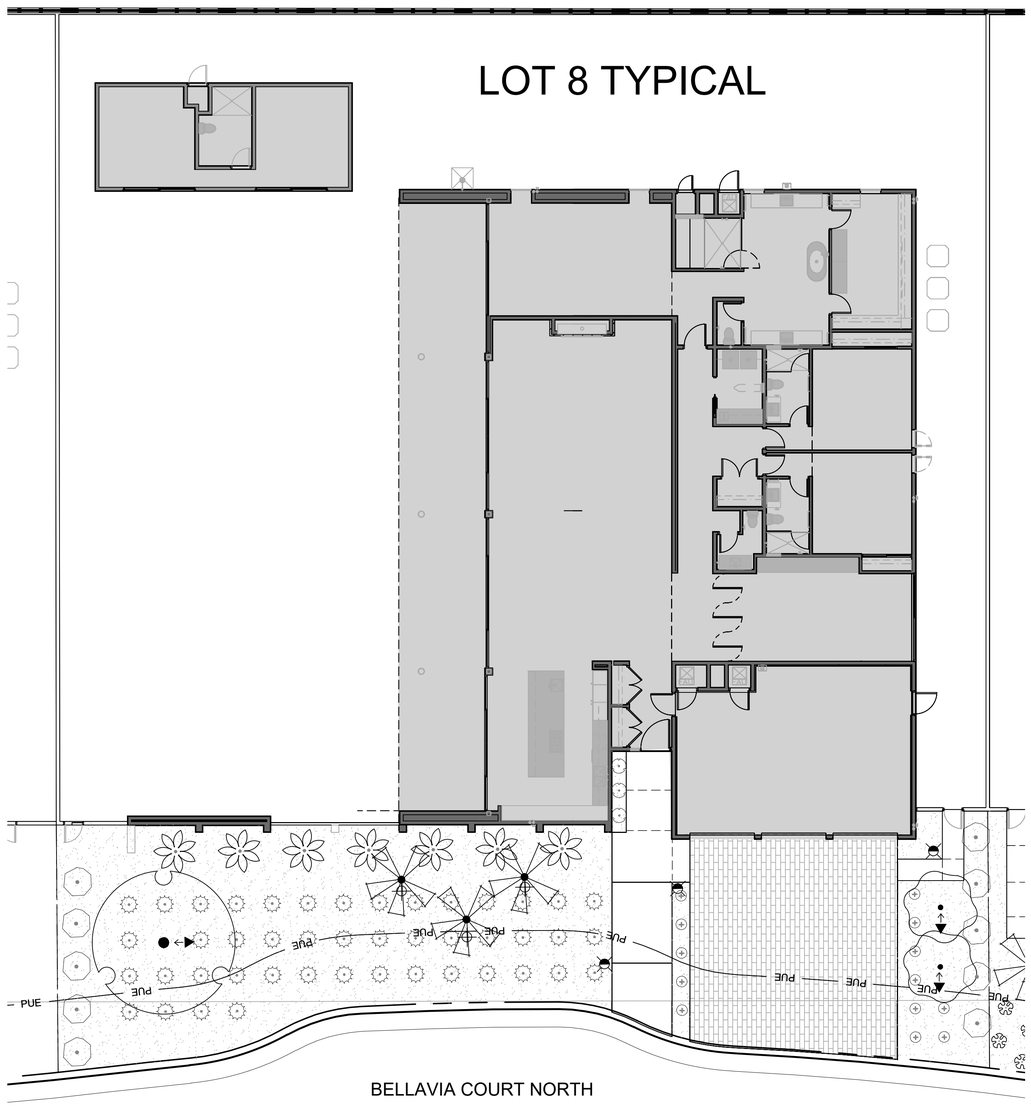
REGISTERED LANDSCAPE ARCHITECT
ROBERT E. PARKER, JR.
#5219
REN: 8-31-27
STATE OF CALIFORNIA

PROJECT MANAGER:	TM
DRAWN:	JB
CHECKED:	ML
PROJ. N0.	2776
ISSUE DATE:	11/12/25
SCALE:	1" = 10'

REVISIONS/SUBMITALS			INIT.
1	DD - 1ST CITY SUBMITTAL	11/12/25	SJ
2	-	-	-
3	-	-	-
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6	-	-	-
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8	-	-	-

SHEET N0:

L-502



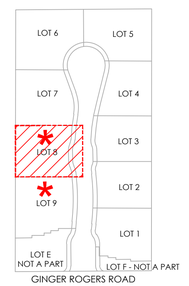
PLANT SCHEDULE LOT 8 TYPICAL					
SYMBOL	BOTANICAL / COMMON NAME	QTY	SIZE	WU	REMARKS
TREES					
	CALLISTEMON VIMINALIS WEEPING BOTTLEBRUSH	2	24" BOX	M 0.5	STANDARD H:20-50' W:11-15'
	TIPUANA TIPU TIPU TREE	1	36" BOX	M 0.5	H: 25' W: 25'
PALMS					
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	3	12` BTH	M 0.5	H: 40-80' W:8-10'

PLANT SCHEDULE LOT 8					
SYMBOL	BOTANICAL / COMMON NAME	QTY	SIZE	WU	REMARKS
SHRUBS					
	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS	45	5 GAL	M 0.5	H:2-3' W:2-3'
	NERIUM OLEANDER 'PETITE PINK' PETITE PINK OLEANDER	10	24" BOX	M 0.5	H: 3-6' W:3-6'
ACCENTS					
	AGAVE VICTORIAE-REGINAE QUEEN VICTORIA AGAVE	12	5 GAL	L 0.2	8" DIA MIN. H: 18" W: 18"
	FURCRAEA MACDOUGALII MACDOUGALL'S CENTURY PLANT	7	15 GAL	L 0.2	H: 12-20' W: 6-8'
	PACHYCEREUS MARGINATUS MEXICAN FENCE POST CACTUS	3	5 GAL	L 0.2	3' HT MIN. H: 15-20
GROUND COVERS					
	3/8" GLACIER PEBBLE CRUSHED ROCK	2,652 SF	3" DEPTH		

LIGHTING_SCHEDULE_LOT_8		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	SPOT LIGHT	3
	PATH LIGHT	3
	WELL LIGHT	3

LOT 3 Typical shall be used for lots 1-5.
LOT 7 Typical shall be used for lots 6-7.
LOT 8 Typical shall be used for lots 8-9.

KEYMAP



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NORTH

SCALE: 1" = 10'-0"
GRAPHIC SCALE

30' 20' 10' 5' 0

CVWD LANDSCAPE APPROVAL

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Date — WATER MANAGEMENT DEPARTMENT

CVWD Plan # — DEVELOPMENT SERVICES DEPARTMENT

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SHEET TITLE: **PLANTING PLAN**

PROJECT: LINEA NORTH
RANCHO MIRAGE, CA

LANDSCAPE ARCHITECT:

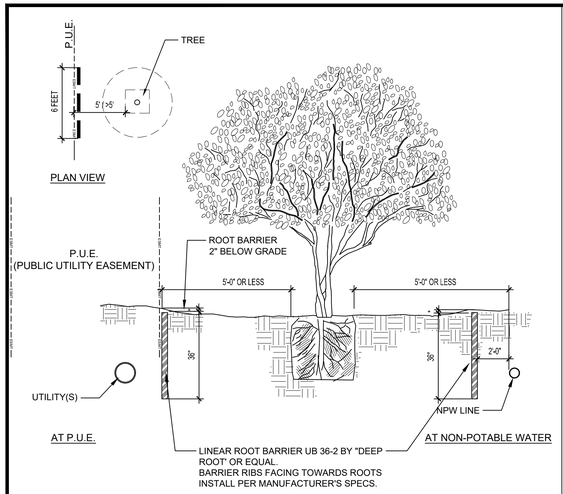
REGISTERED LANDSCAPE ARCHITECT
ROBERT E. PARKER, JR.
#5219
REN 8-31-27
STATE OF CALIFORNIA

PROJECT MANAGER:	TM
DRAWN:	JB
CHECKED:	ML
PROJ. N0.	2776
ISSUE DATE:	11/12/25
SCALE:	1" = 10'

REVISIONS/SUBMITALS			INIT.
1	DD - 1ST CITY SUBMITTAL	11/12/25	SJ
2	-	-	-
3	-	-	-
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8	-	-	-

SHEET N0:

L-503

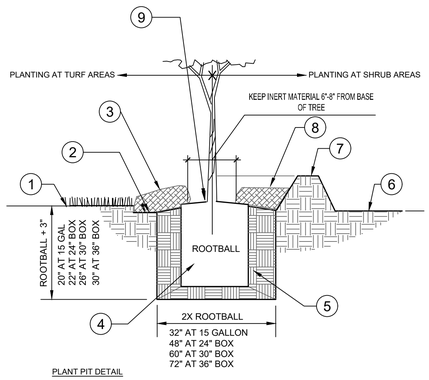


3 ROOT BARRIER (ADJ. TO PUBLIC UTILITY EASEMENT)

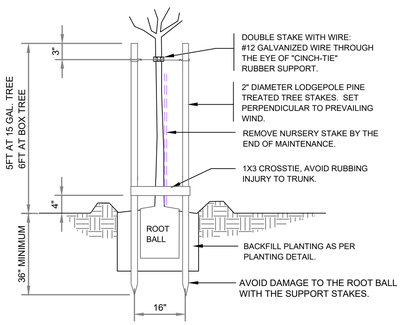
1" = 1" MSAS-PL-06

KEY NOTES

1. FINISH GRADE
2. RECESS PLANT AREA 1" TO ALLOW FOR GRAVEL MULCH
3. KEEP TURF CLEAR FOR A 18" RADIUS CIRCLE AROUND THE TREE. TOP WITH 3" LAYER OF INERT GRAVEL MULCH
4. BACKFILL MIX. SEE NOTES AND SPECIFICAITONS
5. NAVITE SOIL MIX FIRMLY COMPACTED
6. FINISH GRADE AT SHRUB AREA
7. 6" HIGH WATER WELL AT SHRUB AREAS.
8. INERT GRAVEL MULCH WATER WELL AREA TO 3" DEPTH
9. SET ROOT BALL CROWN 1 1/2" HIGHER THAN THE SURROUNDING FINISHED GRADE. SLOPE BACKFILL AWAY FROM ROOTBALL FOR POSITIVE DRAINAGE



PLANT PIT DETAIL

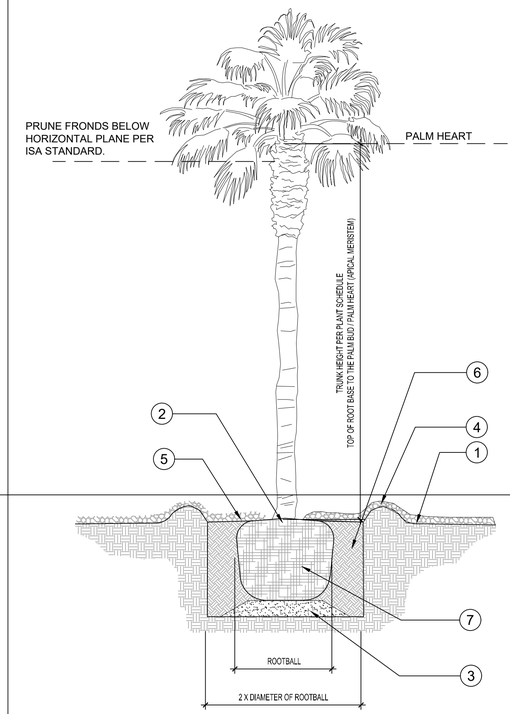


STAKING DETAIL

NOTE:
BACKFILL TO BE NATIVE SITE SOIL ONLY

2 TREE DOUBLE STAKE PLANTING

1" = 1" MSAS-PL-04



LEGEND

1. FINISH GRADE
2. SET ROOTBALL CROWN 1 1/2" HIGHER THAN SURROUNDING FINISHED GRADE. SLOPE BACKFILL AWAY FROM ROOTBALL.
3. ROOTBALL TO BE SET ON MIN. 12" OF COMPACTED NATIVE SOIL
4. 6" HIGH WATERING BERM
5. AGGREGATE GRAVEL MULCH LAYER TO 3" DEEP
6. BACKFILL TO BE CLEAN, NATIVE SOIL UNLESS OTHERWISE INDICATED IN AGRONOMATIC SOIL TESTS OR SPECIFICATIONSD.
7. PALM ROOTBALL

1 PALM TREE PLANTING - NON-SKIRTED

1" = 1'-0" MSAP-2776-11

5 ROOT BARRIER (ADJACENT TO HARDSCAPE ONLY)

1" = 1" MSAS-PL-07

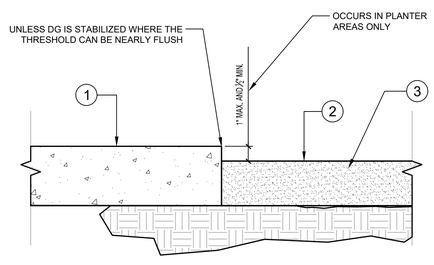
NOTES:
- STAKE TO FIRST BRANCHES AS NECESSARY FOR FIRM SUPPORT
- WIRE SHALL NOT TOUCH OR RUB ADJACENT TRUNKS OR BRANCHES

KEY NOTES:

1. FORM SAUCER WITH 3" CONTINUOUS RIM
2. 3" GROUND COVER - SEE SCHEDULE
3. 2" X 2" HARDWOOD STAKES DRIVEN FIRMLY A MINIMUM OF 18" INTO THE SUBGRADE PRIOR TO BACKFILLING
4. 2 STRAND 12 GAUGE GALV. WIRE TWISTED AND ENCASED IN RUBBER HOSE 6-9" FROM TOP OF STAKE
   2 WIRE SUPPORTS SHALL BE USED ON MAIN STRUCTUAL BRANCHES

4 SINGLE STAKED TREE - MULTITRUNK

1" = 1" MSAS-PL-38



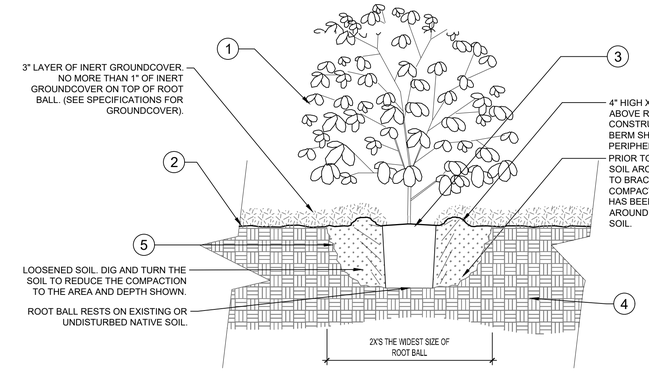
LEGEND

1. SURFACE OF ADJACENT HARDSCAPE
2. DECOMPOSED GRANITE ROCK
3. FOR STABILIZED DECOMPOSED GRANITE - SEE NOTE 2 BELOW

NOTES:
1. DECOMPOSED GRANITE ¾" MINUS / ROCK.
2. FOR STABILIZED DECOMPOSED GRANITE - THIS MUST BE INSTALLED IN TWO LIFTS THAT ARE EACH WETTED AND COMPACTED TO A 3" MINIMUM DEPTH.

7 DECOMOSED GRANITE MULCH AT HARDSCAPE

1" = 1" MSAS-PL-09



SECTION VIEW

KEY NOTES

1. SHRUB
2. FINISH GRADE
3. ROOTBALL
4. EXISTING SOIL
5. SLOPE SIDES OF LOOSENED SOIL

NOTE: BACKFILL TO BE NATIVE SITE SOIL ONLY

NOTES:
1- SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

6 SHRUB - UNMODIFIED SOIL

1" = 1" MSAS-PL-05

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SHEET TITLE: **PLANT DETAILS**

PROJECT: LINEA NORTH
RANCHO MIRAGE, CA

LANDSCAPE ARCHITECT:

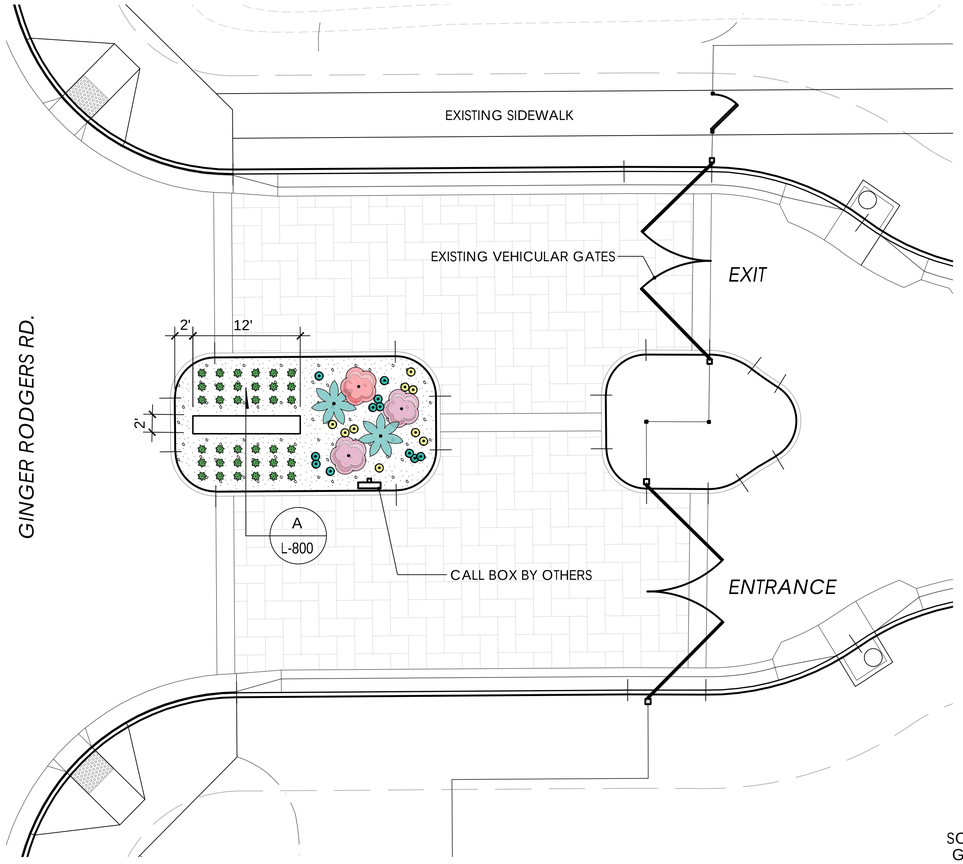
REGISTERED LANDSCAPE ARCHITECT
ROBERT E. PARKER, JR.
#5219
REN: 8-31-27
STATE OF CALIFORNIA

PROJECT MANAGER:	TM
DRAWN:	SJ
CHECKED:	ML
PROJ. N0.	2776
ISSUE DATE:	11/12/25
SCALE:	PER DETAIL

REVISIONS/SUBMITALS			INIT.
1	DD - 1ST CITY SUBMITTAL	11/12/25	SJ
2	-	-	-
3	-	-	-
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8	-	-	-

SHEET N0:

L-600



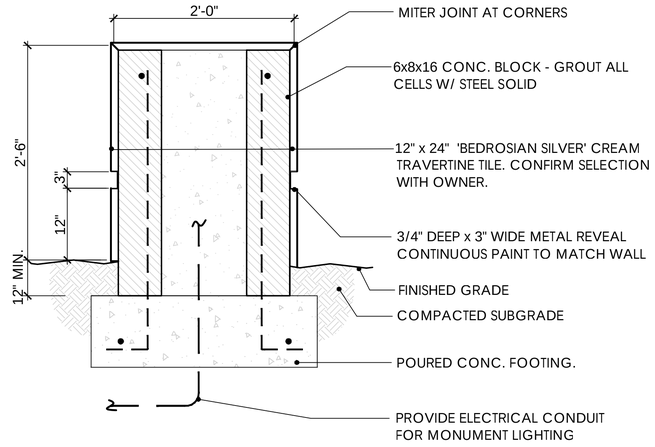
SCALE: 1/8" = 1'-0"
GRAPHIC SCALE
24' 16' 8' 4' 0

Plan View
SCALE: 1/8" = 1'-0"

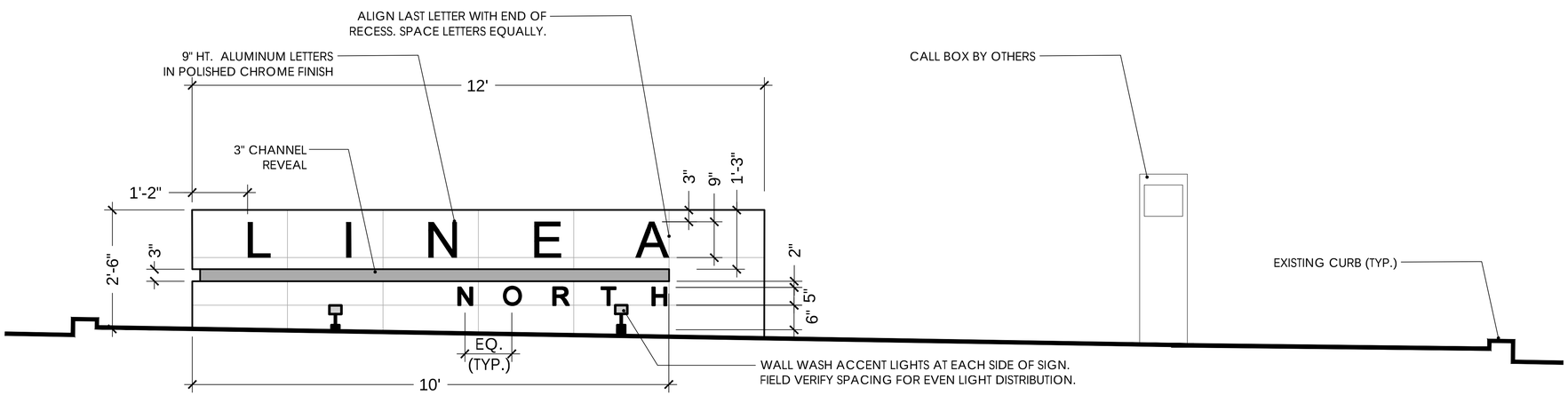
PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	QTY	SIZE	WU	REMARKS
SHRUBS					
	BOUGAINVILLEA X 'LA JOLLA' LA JOLLA BOUGAINVILLEA	1	5 GAL	M 0.5	
	BOUGAINVILLEA X 'LA JOLLA' LA JOLLA BOUGAINVILLEA	2	EXISTING	M 0.5	
ACCENTS					
	AGAVE AMERICANA CENTURY PLANT	2	EXISTING	L 0.2	
	AGAVE VICTORIAE-REGINAE QUEEN VICTORIA AGAVE	36	5 GAL	L 0.2	10" MIN. DIA.
	ECHINOCACTUS GRUSONII GOLDEN BARREL CACTUS	9	5 GAL	L 0.2	12" MIN. DIA.
	PILOSOCEREUS AZUREUS BLUE TORCH CACTUS	11	HTS 3` MIN	L 0.2	
AGGREGATES					
	RELOCATED CRUSHED ROCK COLOR: CHAMOIS BEIGE SIZE: 3/4" DIA.				

NOTE:
1. FOOTING SIZE AND REINFORCING FOR BIDDING PURPOSES ONLY. IF STRUCTURAL DESIGN IS REQUIRED, THAT SHALL BE PROVIDED BY A LICENSED STRUCTURAL ENGINEER.
2. SIGN CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR CONSTRUCTION OF MONUMENT SIGNAGE. SIGNAGE TO BE ISSUED UNDER SEPARATE PERMIT.



Section A
SCALE: 1" = 1'-0"



East Elevation
SCALE: 3/4" = 1'



Tile Surface
COLOR: Silver Cream Travertine



Sign Lettering
COLOR: Polished Chrome

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SHEET TITLE: **ENTRY SIGN EXHIBIT**

PROJECT: **LINEA NORTH**
RANCHO MIRAGE, CA

LANDSCAPE ARCHITECT:

REGISTERED LANDSCAPE ARCHITECT
ROBERT E. PARKER, JR.
#5219
REN 8-31-27
STATE OF CALIFORNIA

PROJECT MANAGER:	TM
DRAWN:	BR
CHECKED:	ML
PROJ. N0.	2776
ISSUE DATE:	11/12/25
SCALE:	AS NOTED

REVISIONS/SUBMITALS			INIT.
1	DD - 1ST CITY SUBMITTAL	11/12/25	SJ
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SHEET N0:

L-800

ATTACHMENT 7

Public Comments Received

Linea North

Environmental Assessment Case No. EA25-0009,
Street Name Change Case No. STN25-0001, and
Preliminary Development Plan Case No. PDP25-0004

Outlook

RE: Public Comment(s) for the City of Rancho Mirage Planning Commission meeting of February 12, 2026 - Agenda Item(s): 3.A & 5.A. (PUBLIC HEARING TOPIC)

From Kristie Ramos, CMC <kristier@RanchoMirageCA.gov>
Date Thu 2/12/2026 10:07 AM
To Brad Anderson <ba4612442@gmail.com>

Good morning,

Your public comment was received and will be provided to the Planning Commission prior to their meeting today.

Best,

Kristie Ramos, CMC
City Clerk
Phone: 760-324-4511 Ext. 488
E-mail: kristier@RanchoMirageCA.gov
69-825 Highway 111, Rancho Mirage, California, 92270
www.RanchoMirageCa.gov

TRANSPARENCY NOTICE

Some or all of the content of this e-mail and its attachments may be subject to disclosure pursuant to the California Public Records Act (Government Code section 7920-7931, et seq.)

From: Brad Anderson <ba4612442@gmail.com>
Sent: Thursday, February 12, 2026 3:52 AM
To: City Clerk <cityclerk@ranchomirageca.gov>
Subject: Public Comment(s) for the City of Rancho Mirage Planning Commission meeting of February 12, 2026 - Agenda Item(s): 3.A & 5.A. (PUBLIC HEARING TOPIC)

CAUTION: This email originated from outside The City of Rancho Mirage. **DO NOT CLICK links** or open **attachments** unless you recognize the sender and know the content is safe.

External sender <ba4612442@gmail.com>
Make sure you trust this sender before taking any actions.

February 12, 2026

City of Rancho Mirage Planning Commission
City Hall - Board Chamber
69825 Hwy 111
Rancho Mirage, CA. 92270
Attention: Clerk of the Board (Planning Commission)

Re: Written testimony in regards to Agenda Item(s): 3.A. & 5.A. (PUBLIC HEARING TOPIC)

Dear current City of Rancho Mirage appointed Planning Commission members,

Please review my written statements listed below prior to the consideration of agenda Item(s): 3.A & 5.A. (PUBLIC HEARING)

1) Agenda Item: 3.A. (proposed December 11, 2025 regular Planning Commission written meeting minutes)

Position: In Opposition (as presented)

It's critical that the official public record (written meeting minutes) are recorded accurately (brief description summary formatted meeting minute protocol).
The December 11, 2025 City of Rancho Mirage Planning Commission written recorded meeting minutes are incomplete/inaccurate.
Agenda Item: 4.B. (Public Hearing Item) written meeting minutes refrain (refused) from submitting any form of description of verbalize testimony provided by representatives of that unique and unusual development.
The recorded "Individual" that provided public comment (Diana Alan) had No recorded details of the provided verbal testimony that was reported to have been supplied during that agenda Item. No recorded stances were indicated within the written meeting minutes from that public testimony that would confirm support and or be in opposition or No stance indicated from that public speaker within the OFFICIAL PUBLIC RECORD (Written meeting minutes of December 11, 2025 Planning Commission public meeting).

It's reasonable to consider that city officials are willing to compromised good governance with the intent to weaken historical records with incomplete information. It's highly recommended that city officials abandon the motivation of political maneuvers to secure city politicians in their current positions with censorship techniques of city controlled written meeting minutes.

2) Agenda Item: 5.A. - PUBLIC HEARING (Environmental Assessment Case No. EA25-0009, Street Name change Case No. ST25-0001 (Via Linea), Preliminary Development Plan Case No. PDP25-0004, (APNs 685-350-001 through 009, and 685-350-012).

Position: No Stance (to date)

It's critical that all parties are aware of the radical political maneuvers of city officials.
City of Rancho Mirage Council allowed for radical extremism in relation to the elimination of recording (written meeting minutes) of verbalize public testimony provided during preceved open public meetings held under the city of Rancho Mirage's authority.
City of Rancho Mirage officials currently refuses to record (written meeting minutes) of "ANY" verbal testimony provided by Public speakers during city controlled public meetings. City of Rancho Mirage officials also refuse to record verbal testimony (written meeting minutes) of

public speakers voiced stances (In Opposition or In Support or No Stance taken) in regards to PUBLIC HEARING TOPIC's held under the City of Rancho Mirage authority.

It's clear that the City of Rancho Mirage censorship techniques in regards to NOT recording verbalize public testimony (written meeting minutes - historically record) is potentially illegal and unethical behavior that denigrates the State of California best practices protocols in regards to PUBLIC HEARING TOPIC's and proper procedures for recording verbalize public testimony provided during public meetings held in the great State of California.

Please refrain from any reprisal actions against my private property or person for reporting this true and accurate summary of concerns and opinions expressed.

Sincerely,

Brad Anderson | 37043 Ferber Dr. Rancho Mirage, CA. 92270
Ba4612442@gmail.com

Cc:

City Council Staff Report

Intention to Annex Territory Comprising 5.06 Acres to Community Facilities District No. 1 in Connection with Tentative Parcel Map No. 38978 (APNs 685-280-007 and 685-280-008)

DATE	ITEM #
March 5, 2026	ACTION CALENDAR - 7A.
Presented To	**Presented By**
Mayor and City Council	Jacob De La Cruz, Financial Analyst

RECOMMENDED ACTION

Adopt Resolution No. 2026-(Next-in-Order), Declaring the City's Intention to Annex Territory to Community Facilities District No. 1 and to Levy a Special Tax therein for Additional Police and Fire Services, Preliminarily Approve a Map of the Area Proposed to be Annexed, and Schedule a Public Hearing to Consider the Annexation and the Levy of the Special Tax for Annexation No. 205.

DISCUSSION

The process to accomplish an annexation to a community facilities district is governed by the Act (see Government Code Sections 53339 et seq.). The process can be expedited following the procedures authorized under Government Code Section 53327 of the Act, which permits the City to introduce the proposed Resolution at a City Council meeting and at the next City Council meeting, conduct the public hearing, call the special election, announce the results of the special election, and approve the annexation and levy the special tax using the rate and method of apportionment set forth in Exhibit "B" of the Resolution.

This expedited process is made possible by the Petition received from Owner which asserts, and the City has confirmed, that the Owner owns one hundred percent of the Annexed Territory, which is vacant land. Since Owner is the sole owner of the Annexed Territory, Owner will be the sole participant in the special election to approve the annexation and levy the tax. The Petition allows for a shortening of the time for the special election to expedite the annexation process and waives any requirement for notice, analysis and arguments in connection with the election. The City Clerk concurs with the shortened time for the election.

Procedural Background

The proposed process for this annexation of territory into Community Facilities District No. 1 (police and fire) (sometimes, the "District") is the standard process followed by the City of Rancho Mirage ("City") for all development within the City's jurisdiction. This is the first step in the City's process to complete the annexation of this development project into the District (the second, and last step, will be considered by the City Council at its April 16, 2026 meeting).

Property Information

The territory proposed for annexation (“Annexed Territory”) is located approximately 1,450 feet north of Country Club Drive, on the east side of Vista Del Sol.

The Annexed Territory is comprised of two parcels totaling approximately 5.06 acres (gross), and the zoned for Residential Estate (R-E). The project has a condition of approval (#14) to annex into Community Facilities District No. 1 (the Tract Map associated with this project also has a condition to annex into the District).

District Background

The Mello-Roos Community Facilities District Act of 1982 (the "Mello-Roos Act” or the “Act," Government Code § 53311 et seq.) provides the City with a means of financing public facilities, infrastructure, and services, especially in connection with new development through the imposition of special taxes approved by a vote of the qualified electorate of the District.

On September 27, 1990, the City established the District pursuant to the Act, wherein a special tax is levied on new residential and commercial/industrial developments to recapture costs associated with the provision of additional police and fire services rendered to those new developments that are not reimbursed by property taxes.

In accordance with Condition No. 14 of Tentative Parcel Map No. TPM 38978, the owner of the Annexed Territory, Hadi Emamian (the “Owner”), submitted a Petition for Annexation (the “Petition”), a copy of which is on file in the City Clerk’s Office and is incorporated by reference to the attached Resolution of Intention (the “Resolution”), which requests the City Council to initiate annexation proceedings to annex the Annexed Territory into the District and provides for expedited approval of the annexation and the levy of the special tax.

The proposed annexation to the District contains approximately 5.06 acres (gross) as shown on the annexation map attached to the Resolution (“Annexation Map”), which will be preliminarily approved with adoption of the proposed Resolution. This annexation to the District is identified as Annexation Number 205.

The project is slated to subdivide the two (2) parcels into four (4) residential lots.

Approval of the Resolution would allow the City to do the following:

1. Accept the Petition submitted by Owner requesting that the City initiate proceedings for the annexation of the Annexed Territory to the District, consent to the levy upon the Annexed Territory of the District’s special tax for additional police and fire services, allow a shortening of the time for the special election to expedite the annexation process, and waive requirements for notice, analysis and arguments in connection with the special election required to be conducted for the annexation.
2. Accept and preliminarily approve the Annexation Map and direct the City Clerk to record the map within fifteen days of the date of the adoption of the Resolution; and
3. Establish the date and time of the public hearing on the annexation and levy of the special tax and direct the City Clerk to mail/deliver to Owner the sole ballot on the issue of the annexation and levy of the special tax, which must be received prior to the start of the public hearing.

Assuming the City Council approves the Resolution, the following steps will remain in order to accomplish the annexation and levy the special tax:

1. The Annexation Map will be recorded.
2. The City Clerk will mail or deliver the special election ballot to Owner with a return deadline that is prior to the start of the public hearing.
3. On the date of the public hearing, the City Council will conduct the public hearing, at which time the qualified electors residing in the District may appear and be heard on the annexation and levy of the special tax. The City Clerk will report at the meeting on the number of protests. In the unlikely event fifty percent (50%) or more of the registered voters residing within the territory proposed to be included in the District file written protests against the levy, no action to annex the Annexed Territory will be taken by the City Council.
4. At the conclusion of the public hearing, provided written protests have not been filed, the City Council will be asked to consider adoption of a resolution calling a special election to submit to Owner, as the sole qualified elector of the Annexed Territory, the question of levying the special tax. The City Clerk will then canvass the voted ballot and report the results of the election to the City Council.
5. Finally, the City Council will consider the adoption of a resolution declaring the results of the election, approving the annexation of the Annexed Territory and the levy, and directing the City Clerk to complete, execute and cause to be recorded an amendment to the Notice of Special Tax Lien in the form required by the Act, within fifteen days of the date of the adoption of the resolution, as required by Section 3117.5 of the California Streets and Highways Code.

California Environmental Quality Act (CEQA)

The annexation of territory to a community facilities district constitutes the creation of a funding mechanism and/or other governmental fiscal activity, which will not involve commitment to a specific project that may result in a potentially significant physical impact on the environment. As such, the proposed annexation and levy of the special tax are exempt from environmental review under the California Environmental Quality Act ("CEQA"), pursuant to sections 15378(b) and 15061(b)(3) of the CEQA Guidelines.

Attachments

Attachment 1 - Draft Resolution

ATTACHMENT 1

RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO MIRAGE, CALIFORNIA, DECLARING THE CITY'S INTENTION TO ANNEX TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 1 AND TO LEVY A SPECIAL TAX THEREIN FOR ADDITIONAL POLICE AND FIRE SERVICES, PRELIMINARILY APPROVE A MAP OF THE AREA PROPOSED TO BE ANNEXED, AND SCHEDULE A PUBLIC HEARING TO CONSIDER THE ANNEXATION AND THE LEVY OF SPECIAL TAX FOR ANNEXATION NO. 205

WHEREAS, on September 27, 1990, the City Council (the "City Council") of the City of Rancho Mirage (the "City"), a charter city and recognized for certain purposes as a political subdivision of the State of California, approved Resolution No. 90-78 establishing Community Facilities District No. 1 (the "District") pursuant to the Mello-Roos Community Facilities Act of 1982 (the "Mello-Roos Act," Government Code §§ 53311 et. seq.), for the purpose of levying a special tax on parcels to provide funding for additional police and fire services, which are necessary to meet increased demands placed upon the City as a result of the development of the territory within the District; and

WHEREAS, under the Mello-Roos Act, the City Council, as the legislative body for the District, is empowered with the authority to annex territory to the District; and

WHEREAS, the City Council has received a petition from Hadi Emamian ("Owner") requesting that the City initiate proceedings for the annexation of territory (the "Annexed Territory") to the District, and consent to the levy of the District's special tax upon the parcels located within the Annexed Territory (such process is sometimes referred to as "Annexation No. 205"); and

WHEREAS, the petition received from Owner asserts and the City has confirmed Owner owns one hundred percent (100%) of the real property within the Annexed Territory, which is vacant land without registered voters residing thereon, and which is currently comprised of six parcels, also known as Riverside County Assessor's Parcel Numbers 685-280-007 and 685-280-008, which are located within the City's boundaries; and

WHEREAS, in order to avail the City of the expedited annexation process authorized by the Mello-Roos Act, Owner has authorized the distribution of official ballots by mail or by personal delivery and has authorized that such ballots be opened and canvassed and the results certified at the April 16, 2026, City Council meeting at which the annexation of the Annexed Territory to the District is to be heard; and

WHEREAS, the City Attorney has advised the proceedings for this annexation were initiated in accordance with Government Code Sections 53339-53339.9 of the Mello-Roos Act, as they pertain to annexations; and

WHEREAS, the City Council now desires to undertake proceedings to annex the Annexed Territory to the District.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO MIRAGE DOES HEREBY RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

Section 1. Recitals.

That the Recitals set forth above are true and correct.

Section 2. Determinations.

(a) That the petition submitted by Owner (the "Owner's Petition"), a copy of which is on file in the City Clerk's Office, is incorporated herein by this reference, and is received and accepted.

(b) That based upon the representations set forth in the Owner's Petition and staff's analysis of the same, the City Council determines to undertake proceedings to accomplish the annexation.

(c) That pursuant to Section 53339.7 of the Mello-Roos Act, the proposition of the levy of the special tax shall be submitted to the qualified electors (as defined below) of the District at an election called therefor as provided below.

(d) That there are fewer than twelve (12) registered voters residing in the Annexed Territory and in accordance with Section 53326 of the Mello-Roos Act, for these proceedings, the sole qualified elector is Owner, who shall have one vote for each acre or portion of acre they own within the Annexed Territory.

(e) That the applicable provisions of Section 53339.3 of the Mello-Roos Act requiring a minimum number of days following the adoption of the Resolution of Intention to elapse before the special election are for the protection of the qualified electors of the District.

(f) That the Owner's Petition allows for a shortening of the time for the special election to expedite the annexation process and waives any requirement for notice, analysis and arguments in connection with the election.

(g) That the qualified electors have been fully apprised of and have agreed to the shortened time for the election and waiver of analysis and arguments and have thereby been fully protected in these proceedings.

(h) That the City Clerk has concurred in the shortened time for the election. Analysis and arguments with respect to the ballot measures are hereby waived, as provided in Section 53327 of the Mello-Roos Act.

Section 3. Territory Described.

(a) That the territory included in the District is as shown on the map thereof filed in Book Number 685, Page 280 in the office of the County Recorder, County of Riverside, California and the territory in the District has been expanded through annexations of additional territory to the District since the date of recording of such map.

(b) That the territory now proposed to be annexed to the District is as shown on Annexation Map No. 205 of Community Facilities District No. 1 of the City of Rancho Mirage, County of Riverside, California (the "Annexation Map"), attached hereto as Exhibit "A" and incorporated herein by this reference, which is on file with the City, the boundaries of which territory are hereby preliminarily approved and to which map reference is hereby made for further particulars.

(c) That the City Clerk is hereby directed to cause the Annexation Map to be recorded in the office of the County Recorder, County of Riverside, California within fifteen days of the date of adoption of this resolution.

Section 4. Services.

That the types of public services financed by the District pursuant to the Mello-Roos Act consist of additional police and fire services (the "Services"), as described in Resolution No. 90-78, adopted by the City Council on September 27, 1990 (the "Resolution of Formation") and that it is presently intended that the Services will be shared, without preference or priority, by the existing territory in the District and the Annexed Territory.

Section 5. Special Tax.

(a) That except to the extent that funds are otherwise available to the District to pay for the Services, a special tax sufficient to pay the costs thereof is intended to be levied annually within the District, and collected in the same manner as ordinary ad valorem property taxes.

(b) That the special tax proposed to pay for Services to be supplied within the Annexed Territory will be equal to the special taxes levied to pay for the same Services in the District, except that a higher or lower rate may be levied within the Annexed Territory or territory to be annexed in the future to the extent that the actual costs of providing the Services in that territory is higher or lower than the cost of providing these Services in the District.

(c) That the existing rate and method of apportionment of special tax among the parcels of real property within the existing territory of the District, as described in Exhibit "A" to the Resolution of Formation, will not be altered in connection with the proposed annexation.

(d) That for particulars as to the rate and method of apportionment of the proposed special tax, reference is made to the attached and incorporated Exhibit "B," which sets forth in sufficient detail the method of apportionment to allow each landowner or resident within the Annexed Territory to clearly estimate the maximum amount that said person will have to pay on said special tax.

Section 6. Public Hearing.

(a) That on April 16, 2026, or as soon as possible thereafter, in the City Hall, Council Chambers at 69-825 Highway 111, Rancho Mirage, California, the City Council will conduct a public hearing on the proposed annexation of the Annexed Territory to the District, the proposed levy of the special tax and all other matters as set forth in this resolution. In consideration of the Owner's Petition, the applicable waiting period under the Mello-Roos Act for the holding of the public hearing is waived.

(b) That at the public hearing, any persons interested, including all taxpayers, owners of property within the District, and registered voters residing within the District, may appear and be heard, and the testimony of all interested persons or taxpayers for or against the proposed annexation and the levy of the special tax within the territory to be annexed, or the additional police and fire services to be provided, or any other matters set forth herein, will be heard and considered.

(c) That any protests to the foregoing may be made orally or in writing by any interested persons or taxpayers, except that protests pertaining to the regularity or sufficiency of the proceedings must be in writing and must clearly set forth the irregularities and defects to which the objection is made.

(d) That the City Council may waive any irregularities in the form or content of any written protest and at the Public Hearing may correct minor defects in the proceedings. All written protests must be filed with the City Clerk on or before the time fixed for the Public Hearing and any written protest may be withdrawn in writing at any time before the conclusion of the Public Hearing.

Section 7. Notice of Hearing

That the City Clerk is hereby directed to publish, or cause to be published, a notice of the public hearing one time in a newspaper of general circulation published in the Annexed Territory, in accordance with Government Code Section 53339.4. Said notice shall contain the information prescribed in Government Code Section 53339.4 of the Mello-Roos Act and publication of said notice shall be completed at least seven (7) days prior to the date herein fixed for the public hearing.

Section 8. Election Ballot

That the City Clerk is directed to mail or deliver, or cause to be mailed or delivered to the Owner at the Owner's address listed on the Owner's Petition an election ballot, in the form and within the time specified by the Mello-Roos Act.

Section 9. Election.

(a) That provided written protests have not been filed by fifty percent or more of the registered voters residing within the District or by fifty percent or more of the registered voters residing within the Annexed Territory, or by the owners of one-half (1/2) or more of the area within the District or by the owners of one-half (1/2) or more of the Annexed Territory, the levy of the special tax shall be subject to the approval of Owner, as the sole owner of land within the Annexed Territory, at a special election.

(b) That in consideration of the Owner's Petition, the applicable waiting period under the Mello-Roos Act for the holding of the election and the necessity for ballot arguments and analysis are waived.

(c) That the special election shall be held immediately following the close of the public hearing at which the City Council is to consider the annexation, or as soon thereafter as possible, at which time the ballot shall be opened and canvassed and the results certified.

Section 10. Severability.

That should any provision, section, paragraph, sentence or word of this Resolution be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this Resolution as hereby adopted shall remain in full force and effect.

Section 11. Repeal of Conflicting Provisions.

That all the provisions heretofore adopted by the City Council that are in conflict with the provisions of this Resolution are hereby repealed.

Section 12. Effective Date.

That this Resolution shall take effect upon its adoption.

Section 13. Certification.

That the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original resolutions.

PASSED, APPROVED AND ADOPTED on this 5th day of March 2026.

_____
Lynn Mallotto, Mayor

ATTEST:

_____
Kristie Ramos, City Clerk

APPROVED AS TO FORM:

_____
Colin Kirkpatrick, City Attorney

Exhibit “A”: Map of Annexed Territory
Exhibit “B”: Rate and Method of Apportionment of Special Tax

EXHIBIT "A"
Map of Proposed Territory for Annexation

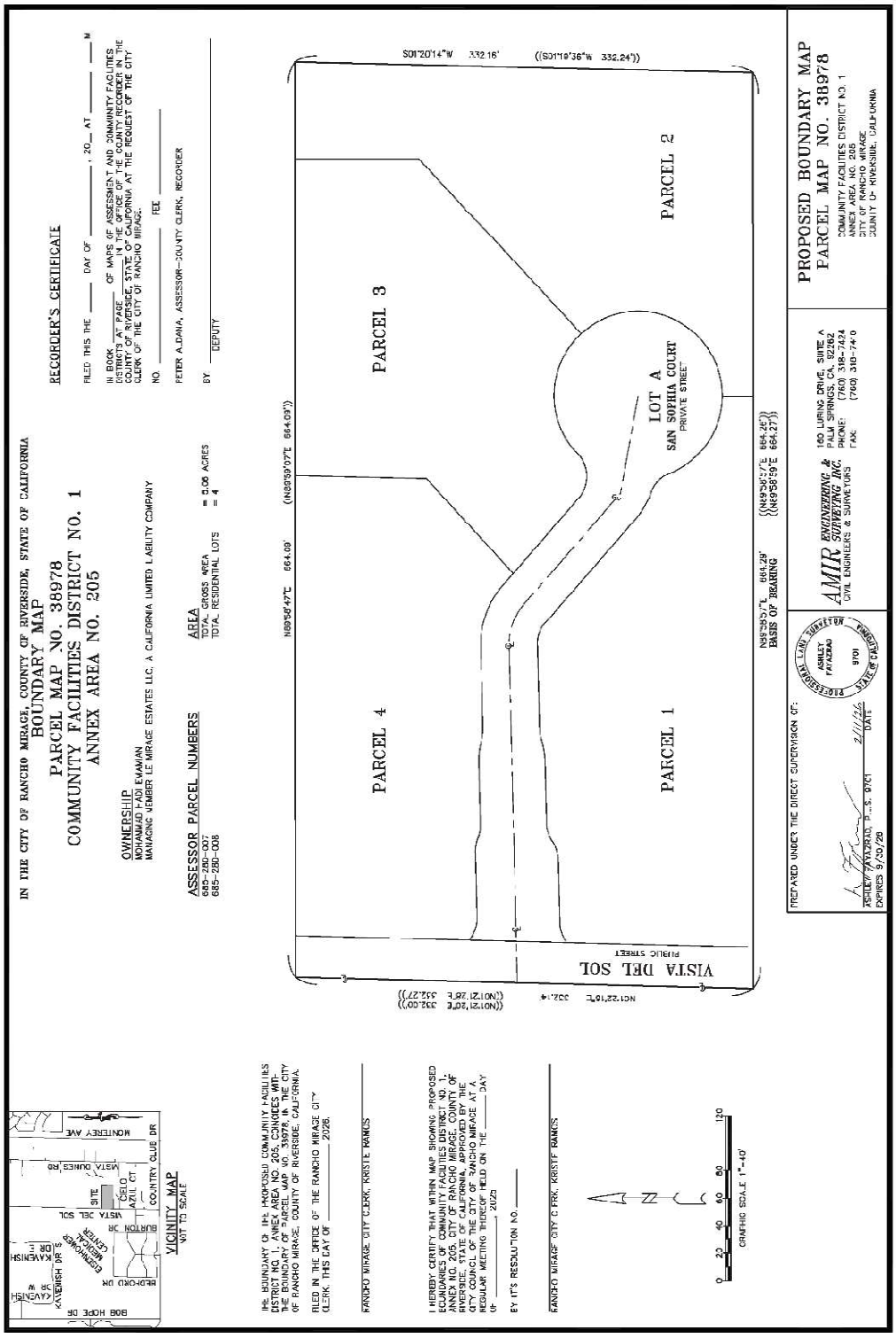


Exhibit "B"
Rate and Method of Apportionment of Special Tax

RATE AND AMOUNT OF SPECIAL TAX
COMMUNITY FACILITIES DISTRICT NO. 1 (POLICE AND FIRE)

DETERMINATION OF MUNICIPAL SERVICE COSTS

The following procedures are used to establish the applicable special tax rate for all residential and commercial/industrial property subject to the Special Tax levied in accordance with the Rate and Method of Apportionment for Community Facilities District No. 1. For the FY 2025/26 tax year, the determination of tax rates is reflected below.

STEP ONE: Determine the amount of unreimbursed services costs.

SERVICE	FY 2023/24 ACTUAL EXPENSES	FY 2023/24 ACTUAL REVENUE	Net FY 2023/24 EXPENSES
Police	$11,491,044[1]	$185,721[2]	$11,305,323
Fire	$10,147,391[3]	$8,327,502[4]	$1,819,889

[1] 2024 Annual Comprehensive Financial Report
[2] 2024 Annual Comprehensive Financial Report, Fines and Forfeitures (VICR, Parking Tickets, Fund 105 transfer only)
[3] 2024 Annual Comprehensive Financial Report
[4] Finance Department (Revenue Status Report FY23/24)

STEP TWO: Apportion service cost to land use categories.

SERVICE	LAND USE CATEGORY	PERCENT ATTRIBUTABLE	AMOUNT ATTRIBUTABLE
Police(1)	Residential	53.6%	$6,056,472
	Commercial/Industrial	46.4%	5,245,851
			$11,305,323
Fire(2)	Residential	72.7%	1,323,556
	Commercial/Industrial	27.3%	496,333
			$1,819,889
		TOTAL	**$13,125,212**

(1) **Police Costs**: Percent attributable provided by Riverside County Sheriff's Department, Records for January 1-December 31, 2024.

(2) **Fire Costs**: Percent attributable provided by Battalion Chief Matthew Kotz, and Riverside County Fire Department/CalFire from 2024 Cove Commission Annual Fire Report.

STEP THREE: Determine incremental cost of additional services.

SERVICE	LAND USE	INVENTORY	NET COSTS	INCREMENTAL COSTS
Police	Residential	15,039 units [(a)]	$6,059,472	$402.91
	Commercial/Industrial	6,086,497 sq.ft.[(b)]	$5,245,852	$0.86
Fire	Residential	15,039 units [(a)]	$1,323,556	$88.01
	Commercial/Industrial	6,086,497 sq.ft.[(b)]	$496,333	$0.08

[(a)] Source: California Department of Finance, E-5 City Population & Housing Estimates, January 1, 2025.
[(b)] Source: Based on total commercial square footage as of 3/31/25.
Total Residential is $490.92; total Commercial is $0.94

STEP FOUR: Compare Amount Against CPI Limitations.
(The Community Facilities District may not increase the fee higher than two times the annual Consumer Price Index)

	FACTOR	AMOUNT	FACTOR UNIT / SOURCE
1)	Initial Rate	$129.96	Residential/unit (September 1990)
		.38	Commercial/Sq. Ft. (September 1990)
2)	Base CPI (9/90)	52.023	Converted from Los Angeles-Long Beach-Anaheim to Riverside-San Bernardino-Ontario -All Urban Consumers, All Items
3)	Current CPI (1/25)	135.215	
4)	Percent Increase	159.9%	
5)	Allowed Increase (2x)	319.8%	
6)	Proposed Tax (without Admin Charge)	$490.92	Per residential unit
		0.94	Per commercial square foot
7)	Percent Increase	277.7%	Residential
		147.4%	Commercial
8)	Within Allowable Increase?	Yes	Residential
		Yes	Commercial

STEP FIVE: Determine If Collection Is Required for Prior Fiscal Year
(The District may collect unrecovered costs from a prior fiscal year provided that the Proposed Assessment without the Administrative Charge does not exceed the allowable increase of two times the annual Consumer Price Index.)

NOT APPLICABLE

STEP SIX: Identify Administrative Charges and Offsetting Property Tax

Land Use	Incremental Cost	Administrative Charges (15%)	Total Assessment	Property Tax	Net Service Cost
Residential	$490.92/unit	$73.62	$564.54	To be determined	To be determined
Commercial	$0.94/sq.ft	$0.14	$1.08	To be determined	To be determined

*At the conclusion of **STEP SIX**, the amount of reimbursement can be determined and assessed annually to each parcel owner.*

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City Council Staff Report

Intention to Annex Territory Comprising 5.06 Acres to Community Facilities District No. 1 in Connection with Tentative Parcel Map No. 39233 (72111 Clancy Lane)

DATE	ITEM #
March 5, 2026	ACTION CALENDAR - 7B.
Presented To	**Presented By**
Mayor and City Council	Jacob De La Cruz, Financial Analyst

RECOMMENDED ACTION

Adopt Resolution No. 2026-(Next-in-Order), Declaring the City's Intention to Annex Territory to Community Facilities District No. 1 and to Levy a Special Tax therein for Additional Police and Fire Services, Preliminarily Approve a Map of the Area Proposed to be Annexed, and Schedule a Public Hearing to Consider the Annexation and the Levy of Special Tax for Annexation No. 206.

DISCUSSION

The process to accomplish an annexation to a community facilities district is governed by the Act (see Government Code Sections 53339 et seq.). The process can be expedited following the procedures authorized under Government Code Section 53327 of the Act, which permits the City to introduce the proposed Resolution at a City Council meeting and at the next City Council meeting, conduct the public hearing, call the special election, announce the results of the special election, and approve the annexation and levy the special tax using the rate and method of apportionment set forth in Exhibit "B" of the Resolution.

This expedited process is made possible by the Petition received from Owner which asserts, and the City has confirmed, that the Owner owns one hundred percent of the Annexed Territory, which is vacant land. Since Owner is the sole owner of the Annexed Territory, Owner will be the sole participant in the special election to approve the annexation and levy the tax. The Petition allows for a shortening of the time for the special election to expedite the annexation process and waives any requirement for notice, analysis and arguments in connection with the election. The City Clerk concurs with the shortened time for the election.

Procedural Background

The proposed process for this annexation of territory into Community Facilities District No. 1 (police and fire) (sometimes, the "District") is the standard process followed by the City of Rancho Mirage ("City") for all development within the City's jurisdiction. This is the first step in the City's process to complete the annexation of this development project into the District (the second, and last step, will be considered by the City Council at its April 16, 2026 meeting).

Property Information

The territory proposed for annexation ("Annexed Territory") is located at 72111 Clancy Lane.

The Annexed Territory is comprised of one parcel totaling approximately 5.06 acres (gross), and the zoned for Residential Estate (R-E). The project has a condition of approval (#15) to annex into Community Facilities District No. 1 (the Tract Map associated with this project also has a condition to annex into the District).

District Background

The Mello-Roos Community Facilities District Act of 1982 (the "Mello-Roos Act" or the "Act," Government Code § 53311 et seq.) provides the City with a means of financing public facilities, infrastructure, and services, especially in connection with new development through the imposition of special taxes approved by a vote of the qualified electorate of the District.

On September 27, 1990, the City established the District pursuant to the Act, wherein a special tax is levied on new residential and commercial/industrial developments to recapture costs associated with the provision of additional police and fire services rendered to those new developments that are not reimbursed by property taxes.

In accordance with Condition No. 15 of Tentative Parcel Map No. TPM 39233, the owner of the Annexed Territory, 72111 Clancy Lane LLC (the "Owner"), submitted a Petition for Annexation (the "Petition"), a copy of which is on file in the City Clerk's Office and is incorporated by reference to the attached Resolution of Intention (the "Resolution"), which requests the City Council to initiate annexation proceedings to annex the Annexed Territory into the District and provides for expedited approval of the annexation and the levy of the special tax.

The proposed annexation to the District contains approximately 5.06 acres (gross) as shown on the annexation map attached to the Resolution ("Annexation Map"), which will be preliminarily approved with adoption of the proposed Resolution. This annexation to the District is identified as Annexation Number 206.

The project is slated to subdivide the parcels into four (4) residential lots.

Approval of the Resolution would allow the City to do the following:

1. Accept the Petition submitted by Owner requesting that the City initiate proceedings for the annexation of the Annexed Territory to the District, consent to the levy upon the Annexed Territory of the District's special tax for additional police and fire services, allow a shortening of the time for the special election to expedite the annexation process, and waive requirements for notice, analysis and arguments in connection with the special election required to be conducted for the annexation.
2. Accept and preliminarily approve the Annexation Map and direct the City Clerk to record the map within fifteen days of the date of the adoption of the Resolution; and
3. Establish the date and time of the public hearing on the annexation and levy of the special tax and direct the City Clerk to mail/deliver to Owner the sole ballot on the issue of the annexation and levy of the special tax, which must be received prior to the start of the public hearing.

Assuming the City Council approves the Resolution, the following steps will remain in order to accomplish the annexation and levy the special tax:

1. The Annexation Map will be recorded.
2. The City Clerk will mail or deliver the special election ballot to Owner with a return deadline that is prior to the start of the public hearing.
3. On the date of the public hearing, the City Council will conduct the public hearing, at which time the qualified electors residing in the District may appear and be heard on the annexation and levy of the special tax. The City Clerk will report at the meeting on the number of protests. In the unlikely event fifty percent (50%) or more of the registered voters residing within the territory proposed to be included in the District file written protests against the levy, no action to annex the Annexed Territory will be taken by the City Council.
4. At the conclusion of the public hearing, provided written protests have not been filed, the City Council will be asked to consider adoption of a resolution calling a special election to submit to Owner, as the sole qualified elector of the Annexed Territory, the question of levying the special tax. The City Clerk will then canvass the voted ballot and report the results of the election to the City Council.
5. Finally, the City Council will consider the adoption of a resolution declaring the results of the election, approving the annexation of the Annexed Territory and the levy, and directing the City Clerk to complete, execute and cause to be recorded an amendment to the Notice of Special Tax Lien in the form required by the Act, within fifteen days of the date of the adoption of the resolution, as required by Section 3117.5 of the California Streets and Highways Code.

California Environmental Quality Act (CEQA)

The annexation of territory to a community facilities district constitutes the creation of a funding mechanism and/or other governmental fiscal activity, which will not involve commitment to a specific project that may result in a potentially significant physical impact on the environment. As such, the proposed annexation and levy of the special tax are exempt from environmental review under the California Environmental Quality Act ("CEQA"), pursuant to sections 15378(b) and 15061(b)(3) of the CEQA Guidelines.

Attachments

Attachment 1 - Draft Resolution

ATTACHMENT 1

RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO MIRAGE, CALIFORNIA, DECLARING THE CITY'S INTENTION TO ANNEX TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 1 AND TO LEVY A SPECIAL TAX THEREIN FOR ADDITIONAL POLICE AND FIRE SERVICES, PRELIMINARILY APPROVE A MAP OF THE AREA PROPOSED TO BE ANNEXED, AND SCHEDULE A PUBLIC HEARING TO CONSIDER THE ANNEXATION AND THE LEVY OF SPECIAL TAX FOR ANNEXATION NO. 206

WHEREAS, on September 27, 1990, the City Council (the "City Council") of the City of Rancho Mirage (the "City"), a charter city and recognized for certain purposes as a political subdivision of the State of California, approved Resolution No. 90-78 establishing Community Facilities District No. 1 (the "District") pursuant to the Mello-Roos Community Facilities Act of 1982 (the "Mello-Roos Act," Government Code §§ 53311 et. seq.), for the purpose of levying a special tax on parcels to provide funding for additional police and fire services, which are necessary to meet increased demands placed upon the City as a result of the development of the territory within the District; and

WHEREAS, under the Mello-Roos Act, the City Council, as the legislative body for the District, is empowered with the authority to annex territory to the District; and

WHEREAS, the City Council has received a petition from 72111 Clancy Lane LLC ("Owner") requesting that the City initiate proceedings for the annexation of territory (the "Annexed Territory") to the District, and consent to the levy of the District's special tax upon the parcels located within the Annexed Territory (such process is sometimes referred to as "Annexation No. 206"); and

WHEREAS, the petition received from Owner asserts and the City has confirmed Owner owns one hundred percent (100%) of the real property within the Annexed Territory, which is vacant land without registered voters residing thereon, and which is currently comprised of six parcels, also known as Riverside County Assessor's Parcel Number 682-130-003, which is located within the City's boundaries; and

WHEREAS, in order to avail the City of the expedited annexation process authorized by the Mello-Roos Act, Owner has authorized the distribution of official ballots by mail or by personal delivery and has authorized that such ballots be opened and canvassed and the results certified at the April 16, 2026, City Council meeting at which the annexation of the Annexed Territory to the District is to be heard; and

WHEREAS, the City Attorney has advised the proceedings for this annexation were initiated in accordance with Government Code Sections 53339-53339.9 of the Mello-Roos Act, as they pertain to annexations; and

WHEREAS, the City Council now desires to undertake proceedings to annex the Annexed Territory to the District.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO MIRAGE DOES HEREBY RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

Section 1. Recitals.

That the Recitals set forth above are true and correct.

Section 2. Determinations.

(a) That the petition submitted by Owner (the "Owner's Petition"), a copy of which is on file in the City Clerk's Office, is incorporated herein by this reference, and is received and accepted.

(b) That based upon the representations set forth in the Owner's Petition and staff's analysis of the same, the City Council determines to undertake proceedings to accomplish the annexation.

(c) That pursuant to Section 53339.7 of the Mello-Roos Act, the proposition of the levy of the special tax shall be submitted to the qualified electors (as defined below) of the District at an election called therefor as provided below.

(d) That there are fewer than twelve (12) registered voters residing in the Annexed Territory and in accordance with Section 53326 of the Mello-Roos Act, for these proceedings, the sole qualified elector is Owner, who shall have one vote for each acre or portion of acre they own within the Annexed Territory.

(e) That the applicable provisions of Section 53339.3 of the Mello-Roos Act requiring a minimum number of days following the adoption of the Resolution of Intention to elapse before the special election are for the protection of the qualified electors of the District.

(f) That the Owner's Petition allows for a shortening of the time for the special election to expedite the annexation process and waives any requirement for notice, analysis and arguments in connection with the election.

(g) That the qualified electors have been fully apprised of and have agreed to the shortened time for the election and waiver of analysis and arguments and have thereby been fully protected in these proceedings.

(h) That the City Clerk has concurred in the shortened time for the election. Analysis and arguments with respect to the ballot measures are hereby waived, as provided in Section 53327 of the Mello-Roos Act.

Section 3. Territory Described.

(a) That the territory included in the District is as shown on the map thereof filed in Book Number 682, Page 130 in the office of the County Recorder, County of Riverside, California and the territory in the District has been expanded through annexations of additional territory to the District since the date of recording of such map.

(b) That the territory now proposed to be annexed to the District is as shown on Annexation Map No. 206 of Community Facilities District No. 1 of the City of Rancho Mirage, County of Riverside, California (the "Annexation Map"), attached hereto as Exhibit "A" and incorporated herein by this reference, which is on file with the City, the boundaries of which territory are hereby preliminarily approved and to which map reference is hereby made for further particulars.

(c) That the City Clerk is hereby directed to cause the Annexation Map to be recorded in the office of the County Recorder, County of Riverside, California within fifteen days of the date of adoption of this resolution.

Section 4. Services.

That the types of public services financed by the District pursuant to the Mello-Roos Act consist of additional police and fire services (the "Services"), as described in Resolution No. 90-78, adopted by the City Council on September 27, 1990 (the "Resolution of Formation") and that it is presently intended that the Services will be shared, without preference or priority, by the existing territory in the District and the Annexed Territory.

Section 5. Special Tax.

(a) That except to the extent that funds are otherwise available to the District to pay for the Services, a special tax sufficient to pay the costs thereof is intended to be levied annually within the District, and collected in the same manner as ordinary ad valorem property taxes.

(b) That the special tax proposed to pay for Services to be supplied within the Annexed Territory will be equal to the special taxes levied to pay for the same Services in the District, except that a higher or lower rate may be levied within the Annexed Territory or territory to be annexed in the future to the extent that the actual costs of providing the Services in that territory is higher or lower than the cost of providing these Services in the District.

(c) That the existing rate and method of apportionment of special tax among the parcels of real property within the existing territory of the District, as described in Exhibit "A" to the Resolution of Formation, will not be altered in connection with the proposed annexation.

(d) That for particulars as to the rate and method of apportionment of the proposed special tax, reference is made to the attached and incorporated Exhibit "B," which sets forth in sufficient detail the method of apportionment to allow each landowner or resident within the Annexed Territory to clearly estimate the maximum amount that said person will have to pay on said special tax.

Section 6. Public Hearing.

(a) That on April 16, 2026, or as soon as possible thereafter, in the City Hall, Council Chambers at 69-825 Highway 111, Rancho Mirage, California, the City Council will conduct a public hearing on the proposed annexation of the Annexed Territory to the District, the proposed levy of the special tax and all other matters as set forth in this resolution. In consideration of the Owner's Petition, the applicable waiting period under the Mello-Roos Act for the holding of the public hearing is waived.

(b) That at the public hearing, any persons interested, including all taxpayers, owners of property within the District, and registered voters residing within the District, may appear and be heard, and the testimony of all interested persons or taxpayers for or against the proposed annexation and the levy of the special tax within the territory to be annexed, or the additional police and fire services to be provided, or any other matters set forth herein, will be heard and considered.

(c) That any protests to the foregoing may be made orally or in writing by any interested persons or taxpayers, except that protests pertaining to the regularity or sufficiency of the proceedings must be in writing and must clearly set forth the irregularities and defects to which the objection is made.

(d) That the City Council may waive any irregularities in the form or content of any written protest and at the Public Hearing may correct minor defects in the proceedings. All written protests must be filed with the City Clerk on or before the time fixed for the Public Hearing and any written protest may be withdrawn in writing at any time before the conclusion of the Public Hearing.

Section 7. Notice of Hearing

That the City Clerk is hereby directed to publish, or cause to be published, a notice of the public hearing one time in a newspaper of general circulation published in the Annexed Territory, in accordance with Government Code Section 53339.4. Said notice shall contain the information prescribed in Government Code Section 53339.4 of the Mello-Roos Act and publication of said notice shall be completed at least seven (7) days prior to the date herein fixed for the public hearing.

Section 8. Election Ballot

That the City Clerk is directed to mail or deliver, or cause to be mailed or delivered to the Owner at the Owner's address listed on the Owner's Petition an election ballot, in the form and within the time specified by the Mello-Roos Act.

Section 9. Election.

(a) That provided written protests have not been filed by fifty percent or more of the registered voters residing within the District or by fifty percent or more of the registered voters residing within the Annexed Territory, or by the owners of one-half (1/2) or more of the area within the District or by the owners of one-half (1/2) or more of the Annexed Territory, the levy of the special tax shall be subject to the approval of Owner, as the sole owner of land within the Annexed Territory, at a special election.

(b) That in consideration of the Owner's Petition, the applicable waiting period under the Mello-Roos Act for the holding of the election and the necessity for ballot arguments and analysis are waived.

(c) That the special election shall be held immediately following the close of the public hearing at which the City Council is to consider the annexation, or as soon thereafter as possible, at which time the ballot shall be opened and canvassed and the results certified.

Section 10. Severability.

That should any provision, section, paragraph, sentence or word of this Resolution be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this Resolution as hereby adopted shall remain in full force and effect.

Section 11. Repeal of Conflicting Provisions.

That all the provisions heretofore adopted by the City Council that are in conflict with the provisions of this Resolution are hereby repealed.

Section 12. Effective Date.

That this Resolution shall take effect upon its adoption.

Section 13. Certification.

That the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original resolutions.

PASSED, APPROVED AND ADOPTED on this 5th day of March 2026.

_____
Lynn Mallotto, Mayor

ATTEST:

_____
Kristie Ramos, City Clerk

APPROVED AS TO FORM:

_____
Colin Kirkpatrick, City Attorney

Exhibit “A”: Map of Annexed Territory
Exhibit “B”: Rate and Method of Apportionment of Special Tax

EXHIBIT "A"
Map of Proposed Territory for Annexation

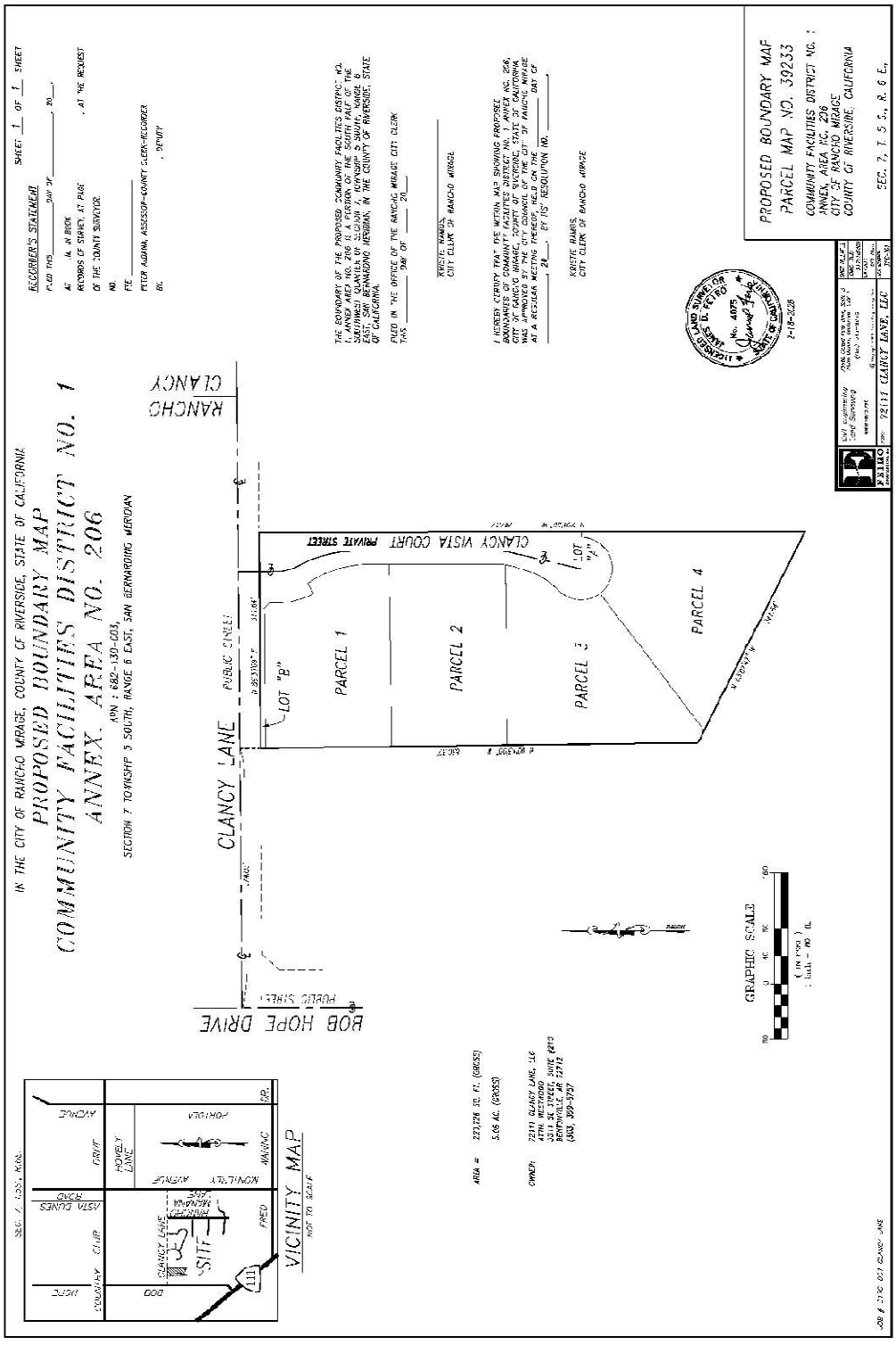


Exhibit "B"
Rate and Method of Apportionment of Special Tax

RATE AND AMOUNT OF SPECIAL TAX
COMMUNITY FACILITIES DISTRICT NO. 1 (POLICE AND FIRE)

DETERMINATION OF MUNICIPAL SERVICE COSTS

The following procedures are used to establish the applicable special tax rate for all residential and commercial/industrial property subject to the Special Tax levied in accordance with the Rate and Method of Apportionment for Community Facilities District No. 1. For the FY 2025/26 tax year, the determination of tax rates is reflected below.

STEP ONE: Determine the amount of unreimbursed services costs.

SERVICE	FY 2023/24 ACTUAL EXPENSES	FY 2023/24 ACTUAL REVENUE	Net FY 2023/24 EXPENSES
Police	$11,491,044[1]	$185,721[2]	$11,305,323
Fire	$10,147,391[3]	$8,327,502[4]	$1,819,889

[1] 2024 Annual Comprehensive Financial Report
[2] 2024 Annual Comprehensive Financial Report, Fines and Forfeitures (VICR, Parking Tickets, Fund 105 transfer only)
[3] 2024 Annual Comprehensive Financial Report
[4] Finance Department (Revenue Status Report FY23/24)

STEP TWO: Apportion service cost to land use categories.

SERVICE	LAND USE CATEGORY	PERCENT ATTRIBUTABLE	AMOUNT ATTRIBUTABLE
Police(1)	Residential	53.6%	$6,056,472
	Commercial/Industrial	46.4%	5,245,851
			$11,305,323
Fire(2)	Residential	72.7%	1,323,556
	Commercial/Industrial	27.3%	496,333
			$1,819,889
		TOTAL	**$13,125,212**

(1) **Police Costs**: Percent attributable provided by Riverside County Sheriff's Department, Records for January 1-December 31, 2024.

(2) **Fire Costs**: Percent attributable provided by Battalion Chief Matthew Kotz, and Riverside County Fire Department/CalFire from 2024 Cove Commission Annual Fire Report.

STEP THREE: Determine incremental cost of additional services.

SERVICE	LAND USE	INVENTORY	NET COSTS	INCREMENTAL COSTS
Police	Residential	15,039 units [(a)]	$6,059,472	$402.91
	Commercial/Industrial	6,086,497 sq.ft.[(b)]	$5,245,852	$0.86
Fire	Residential	15,039 units [(a)]	$1,323,556	$88.01
	Commercial/Industrial	6,086,497 sq.ft.[(b)]	$496,333	$0.08

[(a)] Source: California Department of Finance, E-5 City Population & Housing Estimates, January 1, 2025.
[(b)] Source: Based on total commercial square footage as of 3/31/25.
Total Residential is $490.92; total Commercial is $0.94

STEP FOUR: Compare Amount Against CPI Limitations.
(The Community Facilities District may not increase the fee higher than two times the annual Consumer Price Index)

	FACTOR	AMOUNT	FACTOR UNIT / SOURCE
1)	Initial Rate	$129.96	Residential/unit (September 1990)
		.38	Commercial/Sq. Ft. (September 1990)
2)	Base CPI (9/90)	52.023	Converted from Los Angeles-Long Beach-Anaheim to Riverside-San Bernardino-Ontario -All Urban Consumers, All Items
3)	Current CPI (1/25)	135.215	
4)	Percent Increase	159.9%	
5)	Allowed Increase (2x)	319.8%	
6)	Proposed Tax (without Admin Charge)	$490.92	Per residential unit
		0.94	Per commercial square foot
7)	Percent Increase	277.7%	Residential
		147.4%	Commercial
8)	Within Allowable Increase?	Yes	Residential
		Yes	Commercial

STEP FIVE: Determine If Collection Is Required for Prior Fiscal Year
(The District may collect unrecovered costs from a prior fiscal year provided that the Proposed Assessment without the Administrative Charge does not exceed the allowable increase of two times the annual Consumer Price Index.)

NOT APPLICABLE

STEP SIX: Identify Administrative Charges and Offsetting Property Tax

Land Use	Incremental Cost	Administrative Charges (15%)	Total Assessment	Property Tax	Net Service Cost
Residential	$490.92/unit	$73.62	$564.54	To be determined	To be determined
Commercial	$0.94/sq.ft	$0.14	$1.08	To be determined	To be determined

*At the conclusion of **STEP SIX**, the amount of reimbursement can be determined and assessed annually to each parcel owner.*

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