

CITY OF PALM SPRINGS
PUBLIC WORKS & ENGINEERING:
PRIVATE DEVELOPMENT CONDITIONS

Tract Map, Parcel Map, Commercial, Hillside or Architectural review area projects:

SFR (single family residence) which have an addition of 40% or more of the existing square footage and additions to Commercial Projects with 10% or more of the existing square footage and/or change in use.

The following are basic conditions of approval / materials needed to be submitted with all of the above mentioned project types:

- Submit cut and fill quantities to City Engineer to determine if an Engineered Grading Plan is required. If required, the Grading Plan shall be prepared by a California registered Civil Engineer or qualified Architect and submitted to the Engineering Division for review and approval. If required, the Grading Plan shall be submitted to the Engineering Division for review and approval by the City Engineer prior to issuance of grading permit. If the earthwork quantity is less than 50 cubic yards, a formal grading plan is not required. To qualify for the exemption, a signed original written statement of design earthwork quantities from the owner (or design professional, prepared on company letterhead) shall be provided to the Engineering Division. Exemption of a formal Grading Plan reviewed and approved by the City Engineer does not exempt the applicant from a site grading plan that may be required from the Building Department, or any other requirement that may be necessary to satisfy the California Building Code.
- Prior to approval of a Grading Plan (or issuance of a Grading Permit), the applicant shall obtain written approval to proceed with construction from the Agua Caliente Band of Cahuilla Indians, Tribal Historic Preservation Officer or Tribal Archaeologist. The applicant shall contact the Tribal Historic Preservation Officer or the Tribal Archaeologist at (760) 699-6800, to determine their requirements, if any, associated with grading or other construction. The applicant is advised to contact the Tribal Historic Preservation Officer or Tribal Archaeologist as early as possible. If required, it is the responsibility of the applicant to coordinate scheduling of Tribal monitors during grading or other construction, and to arrange payment of any required fees associated with Tribal monitoring. ([link to forms](#))
- A Fugitive Dust Control Plan shall be prepared by the applicant and/or its grading contractor and submitted to the Engineering Division for review and approval. The applicant and/or its grading contractor shall be required to comply with Chapter 8.50 of the City of Palm Springs Municipal Code, and shall be required to utilize one or more “Coachella Valley Best Available Control Measures” as identified in the Coachella Valley Fugitive Dust Control Handbook for each fugitive dust source such that the applicable performance standards are met. The applicant’s or its contractor’s Fugitive Dust Control

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Plan shall be prepared by staff that has completed the South Coast Air Quality Management District (AQMD) Coachella Valley Fugitive Dust Control Class. The applicant and/or its grading contractor shall provide the Engineering Division with current and valid Certificate(s) of Completion from AQMD for staff that have completed the required training. For information on attending a Fugitive Dust Control Class and information on the Coachella Valley Fugitive Dust Control Handbook and related "PM10" Dust Control issues, please contact AQMD at (909) 396-3752, or at <http://www.AQMD.gov>. A Fugitive Dust Control Plan, in conformance with the Coachella Valley Fugitive Dust Control Handbook, shall be submitted to and approved by the Engineering Division prior to approval of the Grading plan. ([link to forms](#))

- A Geotechnical/Soils Report prepared by a California registered Geotechnical Engineer shall be required for and incorporated as an integral part of the grading plan for the proposed development. A copy of the Geotechnical/Soils Report shall be submitted to the Engineering Division with the first submittal of a grading plan.
- A current title report or a copy of a current tax bill and a copy of a vesting grant deed shall be provided to verify current property ownership. If property is held in a Partnership, LLC or Incorporation, you will need to provide the Articles of Incorporation, Articles of the Partnership along with the applicable officers List.
- In cooperation with the Riverside County Agricultural Commissioner and the California Department of Food and Agriculture Red Imported Fire Ant Project, applicants for grading permits involving a grading plan and involving the export of soil will be required to present a clearance document from a Department of Food and Agriculture representative in the form of an approved "Notification of Intent To Move Soil From or Within Quarantined Areas of Orange, Riverside, and Los Angeles Counties" (RIFA Form CA-1) prior to approval of the Grading Plan (if required). The California Department of Food and Agriculture office is located at 73-710 Fred Waring Drive, Palm Desert (Phone: 760-776-8208). ([link to forms](#))

These types of projects are Site Specific and may require additional conditions of approval or requirements. This can only be determined when a formal application has been submitted, and the following are examples of additional conditions or requirements that may be needed:

- Street Improvement Plans

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- Prepared by a registered California civil engineer to the Engineering Division. The plan(s) shall be approved by the City Engineer prior to issuance of any building permits.
- Sewer Improvement Plans
- Prepared by a registered California civil engineer to the Engineering Division. The plan(s) shall be approved by the City Engineer prior to issuance of any building permits.
- Water Quality Management Plan (WQMP)
- A (preliminary and Final) Project-Specific Water Quality Management Plan (WQMP) shall be submitted to and approved by the City Engineer prior to issuance of a grading or building permit. The WQMP shall address the implementation of operational Best Management Practices (BMP's) necessary to accommodate nuisance water and storm water runoff from the site. Direct release of nuisance water to the adjacent property (or public streets) is prohibited. Construction of operational BMP's shall be incorporated into the Precise Grading and Paving Plan. **The form provided in the following link will help you determine if a WQMP is required, if a WQMP is required then a Hydrology Study will also be required. (link to form)**
- Hydrology Study
- Prepared by a registered California civil engineer to the Engineering Division. The study shall be approved by the City Engineer prior to issuance of any building permits.
- Traffic Study
- Storm Drain Improvements and Storm Drain Improvements
- National Pollutant Discharge Elimination System (NPDES) Permit
- Storm Water Prevention Pollution Prevention Plan (SWPPP)
- Lot Line Adjustment or Lot Merger
- Dedications of Right of way or Dedications of Easements
- Encroachment Agreements
- Water Quality Management Plan (WQMP)

When the conditions of approval have been drafted, the project along with applicable maps, plans and submittals will be scheduled for applicable approvals through the Planning Department for Architectural Advisory Committees, Planning Commission and City Council.