

# DESERT RETREAT UPDATE



The Pulte team has prepared the following update for Shadow Hills residents based on comments and concerns received during our community outreach to Sun City Shadow Hills homeowners.

- 1. No Roundabout.** Based on feedback from Shadow Hills residents and the City's traffic engineer, the roundabout concept has been removed as a potential design for the project's main entrance. The design will be a traditional intersection with a traffic signal, crosswalks, and dedicated left turn lanes.
- 2. Main Entrance Location.** In response to resident requests, the traffic consultants further evaluated alternative locations for the main entrance: further west on Avenue 40 at Burr Street and Kevin Road; on Jefferson Street; on Avenue 38; and on Madison Street. The traffic experts concluded that the proposed location at the entrance of the Shadow Hills golf course and restaurant provides the safest location for vehicular traffic, pedestrians, and golf carts. The intersection will include dedicated left turn lanes into the new project and into the Shadow Hills golf course/restaurant parking lot. In addition, the signalized intersection will improve safety for vehicles leaving the Shadow Hills parking lot, which currently has obstructed views from the green utility box and landscaping in the parkway of Avenue 40.

The alternative location further west on Avenue 40 create additional points of conflict and fail to provide safety improvements for vehicles exiting the Shadow Hills parking lot. This concern would be alleviated by the new signalized intersection. The alternative locations on Jefferson Street and Avenue 38 would direct additional traffic to Jefferson Street near the high school and result in unacceptable traffic conditions. The alternative location on Madison Street would direct these same trips to Avenue 40 but would worsen traffic and safety conditions on Avenue 40, particularly for cars entering and exiting the Shadow Hills golf course/restaurant parking lot. In short, locating the main entrance in the proposed location on Avenue 40 avoids any significant traffic impacts

and enhances the safety of existing and future residents in the area. City staff has reviewed and agrees with these determinations.

- 3. No Vehicle Stacking on Avenue 40.** The main entrance guard gate will be located more than 200 feet from Avenue 40 and will have dual lanes with capacity for stacking at least 40 vehicles. This avoids any risk of vehicles backing up onto Avenue 40 and creating safety concerns.
- 4. Widening of Existing Perimeter Roadways.** Pulte will widen the entire length of Madison Street (Avenue 38 to Avenue 40) to the designed General Plan buildout of two lanes in each direction. Pulte will also widen Avenue 40, Jefferson Street and Avenue 38 along its project frontages but the City does not currently have the right-of-way necessary to widen the entire length of these street segments. Pulte will also install pedestrian and bicycle facilities along the project frontages.
- 5. Construction Dust and Noise.** The Developer will comply with the stringent dust control and air quality requirements of the City and Air Quality Management District, including incorporating best management practices for pre-watering areas to be disturbed, emission reduction measures, construction fencing, etc. In addition, a construction noise analysis was performed which concluded that even under a worst-case scenario, the construction activities will not exceed City standards or cause significant impacts on the adjacent community. While construction dust and noise concerns would apply to any development of the project site, Pulte has a successful track record of developing master planned residential communities in the Coachella Valley and is committed to avoiding any adverse effects on its neighbors.
- 6. IID Substation Location.** Imperial Irrigation District is requiring a new substation be constructed to serve the project and it is IID, not the City or Developer, that will ultimately select the substation location. Although one potential site satisfying IID requirements has been identified on Avenue 40 at Burr Street, Pulte located and acquired an alternative site that can be incorporated within the Desert Retreat community and be better screened from view from Avenue 40. Pulte is working with IID to finalize this preferred location and minimize the height of the substation equipment to further reduce its visibility to residents of Desert Retreat and the surrounding communities.

- 7. Sewer Line Expansion in Shadow Hills.** Pulte is working with Coachella Valley Water District on an alternative sewer design that avoids impacting the existing Shadow Hills community to install larger sewer lines. We will keep the Shadow Hills community informed as Pulte continues to pursue final design and CVWD approval.
  
- 8. Shadow Hills Homeowner Concerns Regarding Access to Shadow Hills.** Pulte/Desert Retreat residents will not have access to the Shadow Hills Clubhouse and private clubs and amenities. As mandated by the Sun City Shadow Hills HOA Board and Bylaws, the Shadow Hills golf course and restaurant are open to the public. Pulte/Desert Retreat residents will have the same access as the rest of the public. The development will have its own Clubhouse and amenities, including Chartered Clubs and events.