



AGENDA

ZOOM MEETING AGENDA Montage at Mission Hills Homeowners Association Rio Del Sol – Montecito Project Update August 29, 2022, 6:30 P.M.

Agenda

1. **Call to Order**
2. **Public Comments**
 - a. **Items not on the agenda**
3. **Introductions**
 - a. Montage
 - b. Aldea at the Vistas
 - c. Rancho Villages
4. **Overview of Montecito Development Status – Scott Reese**
 - a. **Phase 1 Montecito**
 - b. **Phase 2 ?**
5. **Review and discussion of Key Issues – All**
 - a. **Elevation Difference**
 - b. **Wall height**
 - c. **Solar Access**
 - d. **New home amenity planning and permitting**
6. **Q&A**
7. **Next Steps**
8. **Public Comments**
9. **Adjournment**



NEIGHBORING
HOMEOWNERS
ASSOCIATIONS



MONTAGE
IMPACTED
HOMES





PRIMARY COCERNS

- The difference in elevation between Montage and Rio Del Sol Lots
- Wall height and construction
- Initial construction period noise and privacy concerns
- Timing of construction
- Back yard privacy invaded
- Resident noise intrusive
- Views blocked or cluttered
- Mass of buildings
- Potential drainage issues
- Wall efflorescence
- Cost to M&MH residents for individual impact mitigation measures
- Property values lowered



CONSTRUCTION STAGING PLAN





- Montecito Series
- Montecito Models
- Palazzo Series
- Palazzo Models
- Sales & Parking
- Future Elements Series
- Green Belts

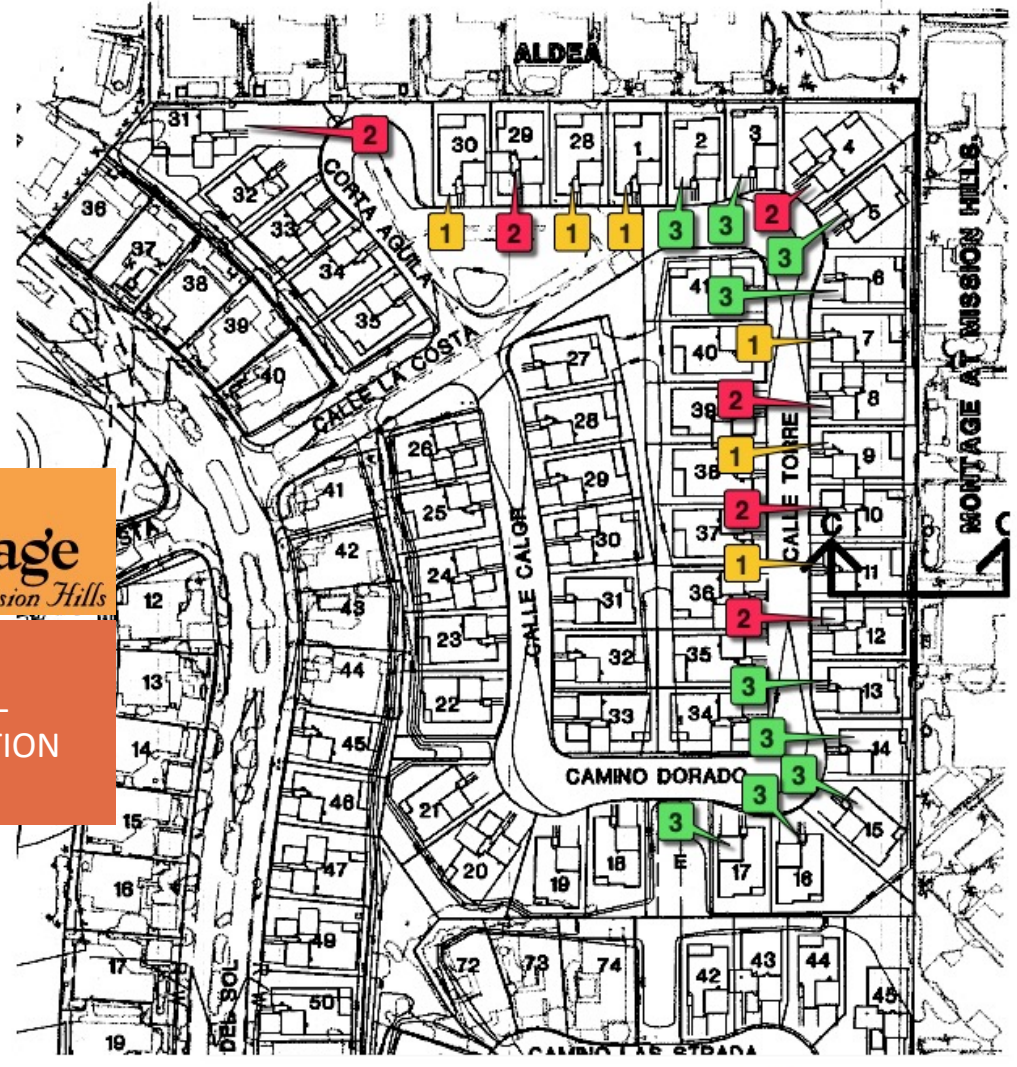


Montage *At Mission Hills*

SALES MAP



MODEL DISTRIBUTION



MONTECITO NEIGHBORHOOD FLOOR PLAN DISTRIBUTION MAP

- 1 Model One
- 2 Model Two
- 3 Model Three

Prepared by Montage Rio Del Sol Ad Hoc Committee
Model identification based upon interpretation of developer drawings and mapping information and may not be correct.



TWO NEW COMMUNITIES STARTING FROM THE MID \$600,000's

Your private desert retreat is nothing short of a 365-day-a-year vacation experience! With onsite amenities, activity, exploration, relaxation and a custom-quality crafted home by award-winning, CHA Companies, it's a way of life beyond dreams. Rio Del Sol combines two exciting communities to form a master planned collection of gated lifestyle neighborhoods highlighted by desert resort amenities to engage the whole family. The community clubhouse, peaceful lakes, pools and tennis courts begin to tell the tale. An unmatched opportunity is waiting with a selection of sophisticated homes ranging from 1613 to 2,274 square feet, ample room to advance your horizons and live every day as if you were on a world-class vacation! Hike, bike, walk, run, dine, shop, seek and explore. The famous El Paseo district, Downtown Palm Springs, world-class golf courses, popular shopping and dining destinations, and endless recreational opportunities are all along the way.

It's a daily vacation that never ends... it only continues at Rio Del Sol.



Get More Information

From the Mid \$600,000's

Montecito is one of the many neighborhoods inside the master planned community of Rio Del Sol.

Homes at Montecito offer buyers a choice of three attractive and contemporary single-story residences that range in size from 1,613 to 1,872 square feet featuring two and three bedrooms, casitas (per plan) and two and half to three bathrooms. Each home is designed to offer modern conveniences most in demand by today's homeowners.

Tap here to tour the three designs and choose the one that best fits your lifestyle.

Palazzo is the second neighborhood inside the master planned community of Rio Del Sol.

Palazzo homes offer another option for living at the Villages of Rio Del Sol, with a choice of three single story home designs that offer a larger home than other villages. Palazzo ranges in size from 1,959 to 2,274 square feet, and feature dual primary suites, a third bedroom with multiple room options, covered patios and two and half to three bathrooms. The design of Palazzo home is designed to offer flexibility in living, such as dual ownership with its dual primary suites.

Tap here to tour the three designs and choose the one that best fits your lifestyle.



Get More Information

From the Low \$700,000's

Your Neighborhood

AT RIO DEL SOL

View the Amenities

As homeowner at the Villages of Rio Del Sol, you will have access to many of the features that are included with common area amenities to enhance living here at the Village. As a homeowner you will have use the clubhouse and tennis courts as well as centrally located community pools and spas.

Tap here to see what the Village has to offer.

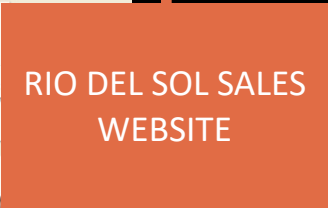


Join our interest list below to receive automatic updates on timing and new villages as they become available.

Items marked with *are required.

First Name* _____ Last Name _____

Email* _____ Phone _____



Montecito Residence One

Single Story
1,613 sq. ft.
2 Bedroom
2.5 Baths
Study
Open Great Room Design
Front Entry Porch, Rear Covered Patio
Two Car Garage with 8' Tall Doors

Print Plan

Close



elevation A



elevation B



elevation C



elevation D



Dimensions are approximate

Montage
At Mission Hills

RESIDENCE ONE

Montecito Residence Two

Single Story
1,766 sq. ft.
2 Bedrooms
2 Baths
Detached Casita with Private Bath
Optional Study
Open Great Room Design
Center Courtyard
Gated Entry Courtyard, Rear Covered Patio
Two Car Garage with 8' Tall Doors

Print Plan

Close



elevation A



elevation B



elevation C



elevation D



Montage
At Mission Hills

RESIDENCE TWO

Montecito Residence Three

Single Story
1,872 sq. ft.
3 Bedrooms
3 Baths
Jr Suite with Private Entry
Optional Study
Open Great Room Design
Laundry Room Sink
Extended Rear Covered Patio
Two Car Garage with 8' Tall Doors

Print Plan

Close



elevation A



elevation B



elevation C



elevation D



Montage
At Mission Hills

RESIDENCE THREE



 **Montage**
At Mission Hills

PALAZZO HOMES
CONSTRUCTION

HOMESITES

Three seamless floor plans are available featuring up to 5 bedrooms and 3 baths with options for additional bedroom suites. The ultimate in family living is displayed in these expansive floor plans with a grand Great Room and Dining Room, easily accessed Kitchen, private Bedroom Suites, Office, and 2-bay Garage. Discover this collection of masterfully designed custom-quality homes with features and accommodations to enhance every family member's way of life!



MONTECITO SALES
MAP

RIO DEL SOL – DEVELOPMENT ACTIVITY UPDATE

TO: Communities at Aldea / Montage / Rancho

FROM: RDS Development, LLC

DATE: August 9, 2022

SUBJECT: Rio Del Sol – Monthly Activity Update

AUGUST UPDATE: Hello – This is the August monthly flyer designed to provide adjoining communities with a general update on development activities and progress to construct new homes at Rio Del Sol. We are excited to provide this information and hope you will find it helpful. (Note: The July flyer was not published).

HOMEBUILDING:

- **Model Completion – Palazzo:** Completion of the Palazzo models is tentatively scheduled for October/November, 2022. (Subject to change due to construction logistics).
- **Production Homes – Palazzo and Montecito:** There are currently twenty-five (25) homes under construction (including the three models at Palazzo), as follows:
 - Montecito: Eleven (11) new homes located on Corta Aguila and Paseo Del Sol
 - Palazzo: Fourteen (14) new homes located on Calle La Costa and Paseo Del Sol (including three model homes)
 - 6 Floor plans ranging from 1,613 to 2,274 SQ. FT. 2-3 bedrooms plus den
 - Production homes are tentatively scheduled for completion in an October/November time frame. (Subject to change due to construction logistics).
 - Landscape designs (as well as architectural designs) will comply with all agency codes and requirements.
 - The next 20 homes to be constructed are tentatively planned to include 5 Montecito units (including 4 adjacent to the southern Aldea boundary), 9 Palazzo units on Paseo Del Sol and 6 Espana units on Calle Esperanza, Camino Las Strada and Camino Mirasol.
- **Sales and Marketing:** The sales and marketing program is underway. Additional marketing campaign efforts will start this month. Visitors are coming to the site, including first time visitors and repeat visitors. (both from local desert and LA/OC).
- **Rio Del Sol Website:** As previously mentioned, the Rio Del Sol Website has been launched ([Rio del Sol | Cathedral City \(ghariodelsol.com\)](#)). The Website will soon be updated to include additional project information, including:
 - Interactive map
 - Price Range (Please visit the website – Price range will be released soon)



DEVELOPER
MONTHLY REPORTS

- o Narrative (now posted)
- o Availability (now posted)
- o Floor Plans (now posted)
- o Elevations (now posted)



DEVELOPER
MONTHLY REPORTS

LAND DEVELOPMENT & SITEWORK:

- **PROJECT PERIMETER WALLS:** The perimeter wall plan (previously distributed in the May monthly flyer) adjacent to the communities of Aldea, Montage and Rancho has started the permitting process with the City. We will provide updates as more information becomes available.
- **STREET COMPLETION WORK:** Completion work on the existing neighbor streets (including new storm drain improvements) is in the final stage of coordination with the agencies. We will provide updates as more information becomes available.
- **INFRASTRUCTURE DEVELOPMENT:** The first phase of infrastructure development is in the bidding/contracting stage. We will provide updates as more information becomes available.
- **DUST CONTROL/TRASH CONTROL/NOISE CONTROL:** The Developer and Builder are implementing all measures necessary to ensure compliance with dust control, noise control and trash control requirements.

We appreciate your patience during our construction activities and look forward to providing you monthly updates on our forward progress.



RIO DEL SOL – DEVELOPMENT ACTIVITY UPDATE

TO: Communities at Aldea / Montage / Rancho

FROM: RDS Development, LLC

DATE: June 14, 2022

SUBJECT: Rio Del Sol – Monthly Activity Update

JUNE UPDATE: Hello – This is the June monthly flyer designed to provide adjoining communities with a general update on development activities and progress to construct new homes at Rio Del Sol. We are excited to provide this information and hope you will find it helpful.

HOMEBUILDING:

- **Model Completion – Palazzo:** Completion of the Palazzo models is anticipated for end of July, 2022.
- **Sales and Marketing:** The sales and marketing program is underway.
- **Rio Del Sol Website:** As previously mentioned, the Rio Del Sol Website has been launched ([Rio del Sol | Cathedral City \(ghariodelsol.com\)](http://Rio del Sol | Cathedral City (ghariodelsol.com))). The Website will soon be updated to include additional project information, including:
 - Interactive map
 - Price Range
 - Narrative
 - Availability
 - Floor Plans
 - Elevations

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DEVELOPER
MONTHLY REPORTS



MONTECITO
HOME SETBACKS

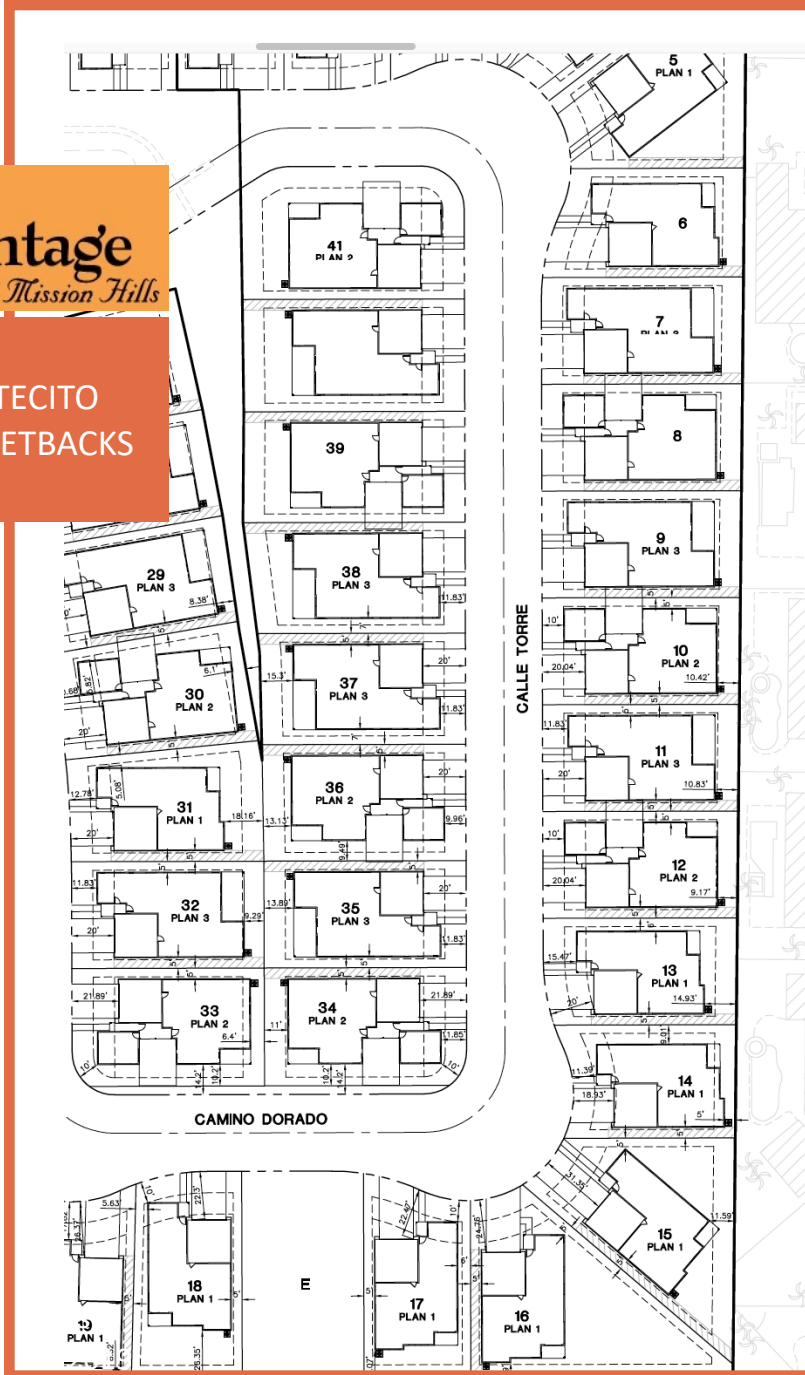
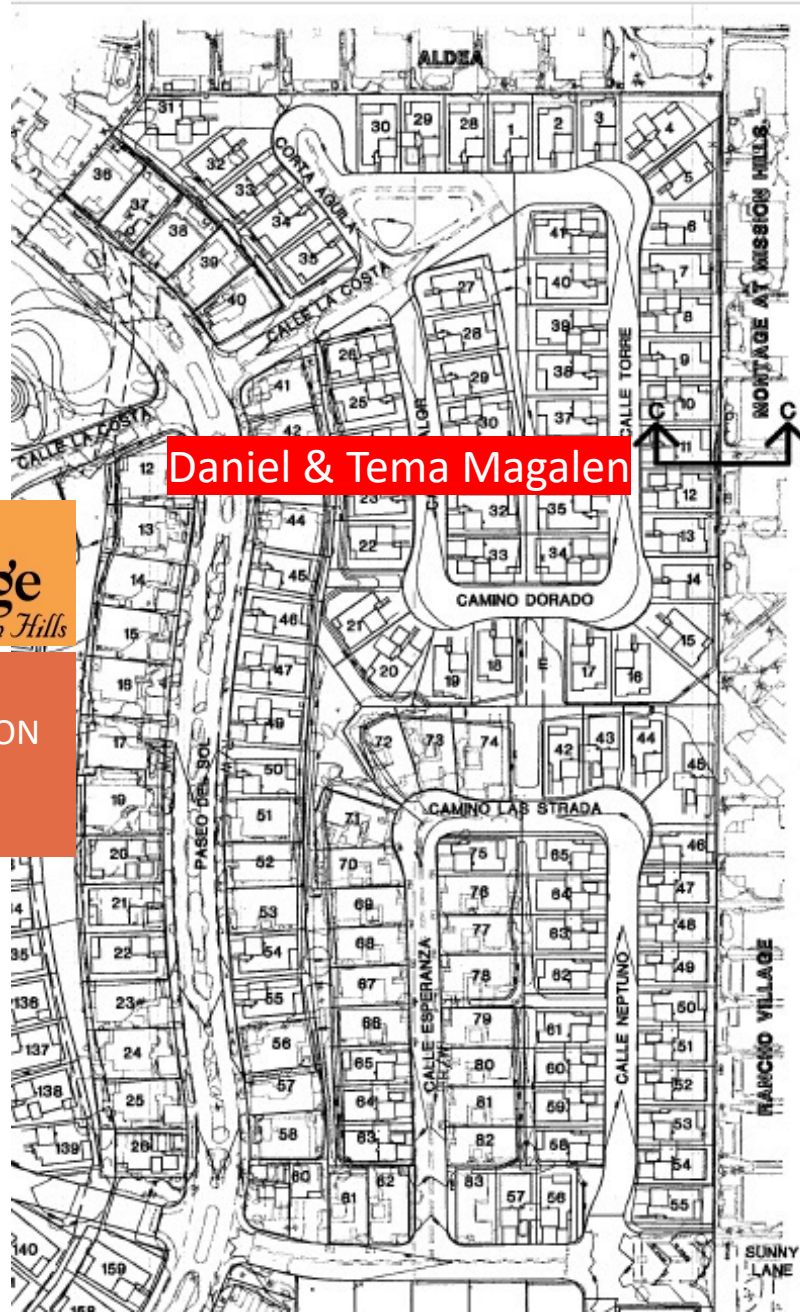


Exhibit Showing Proposed 5' Setbacks in Relation to Montage Residents



Montage
At Mission Hills

MONTECITO
HOME SETBACKS



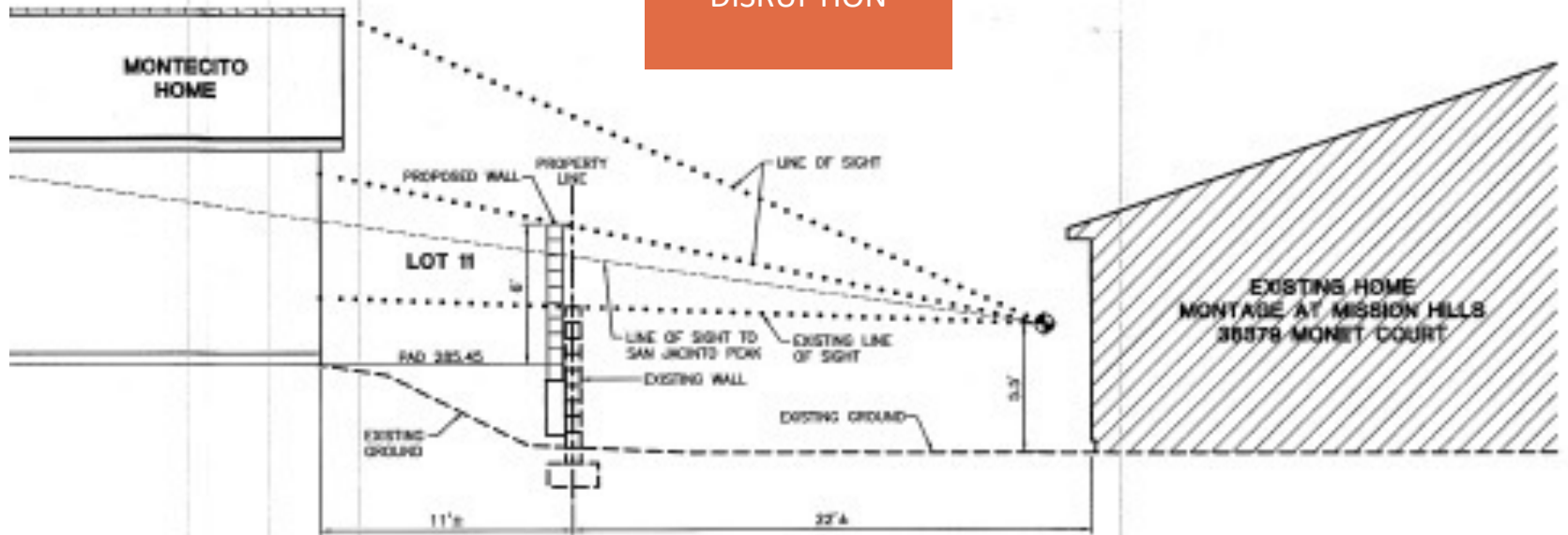
Daniel & Tema Magalen

Montage
At Mission Hills

CROSS SECTION
ANALYSIS



SIGHTLINE
DISRUPTION

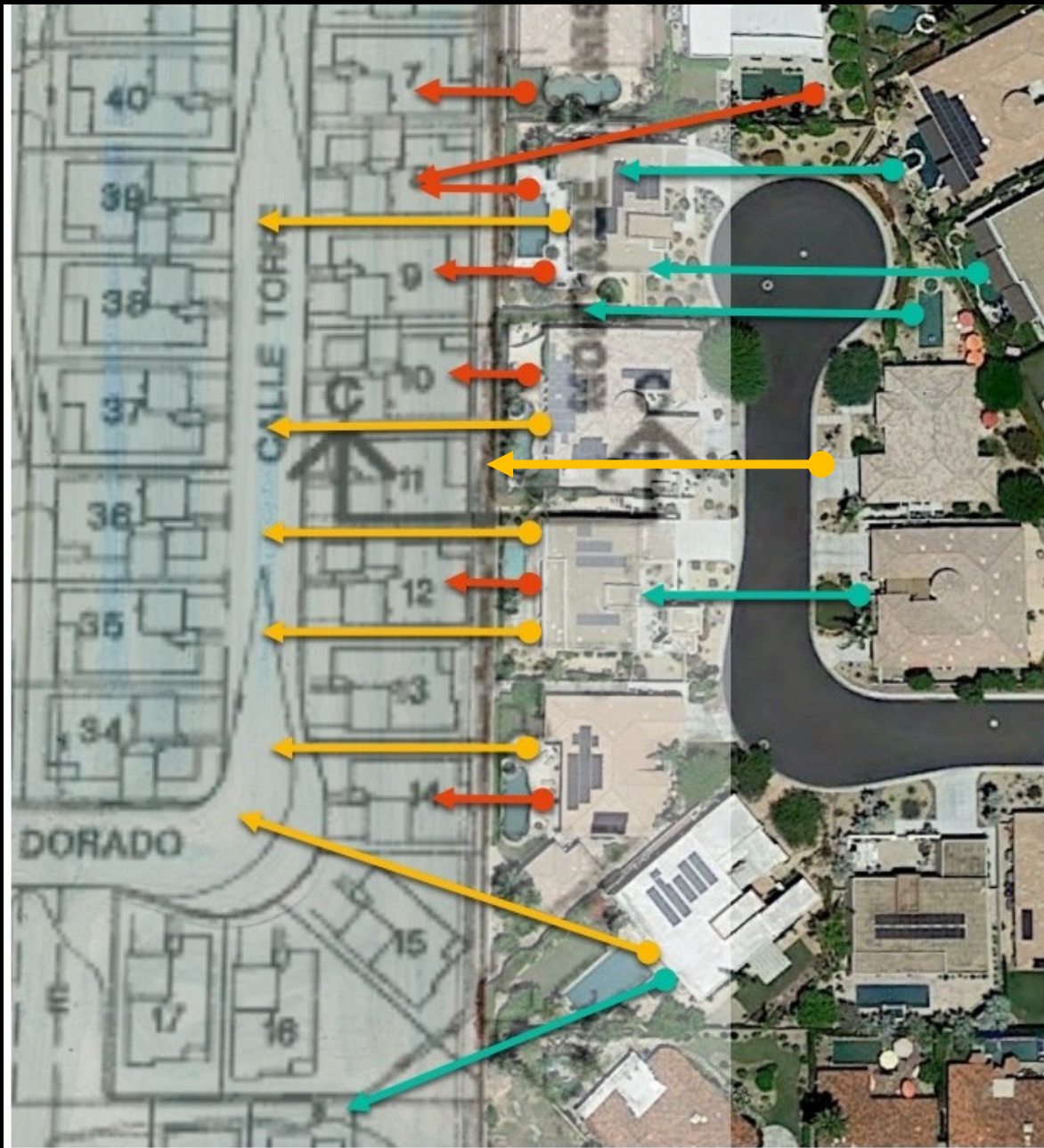


SECTION C-C
SCALE: 1"=5'



SOLAR ACCESS
DISRUPTION

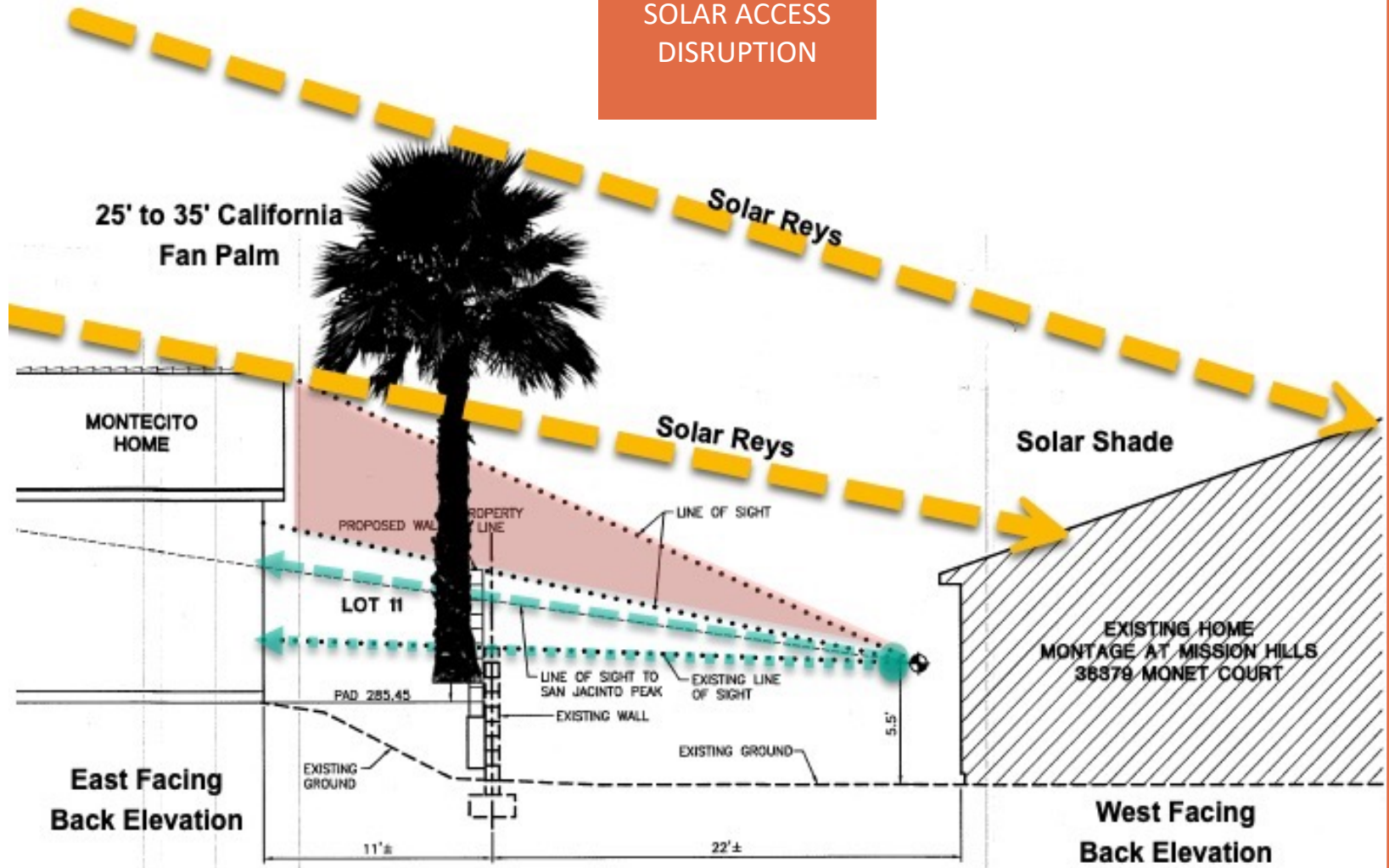




Montage
At Mission Hills

SOLAR ACCESS
DISRUPTION

**SOLAR ACCESS
DISRUPTION**

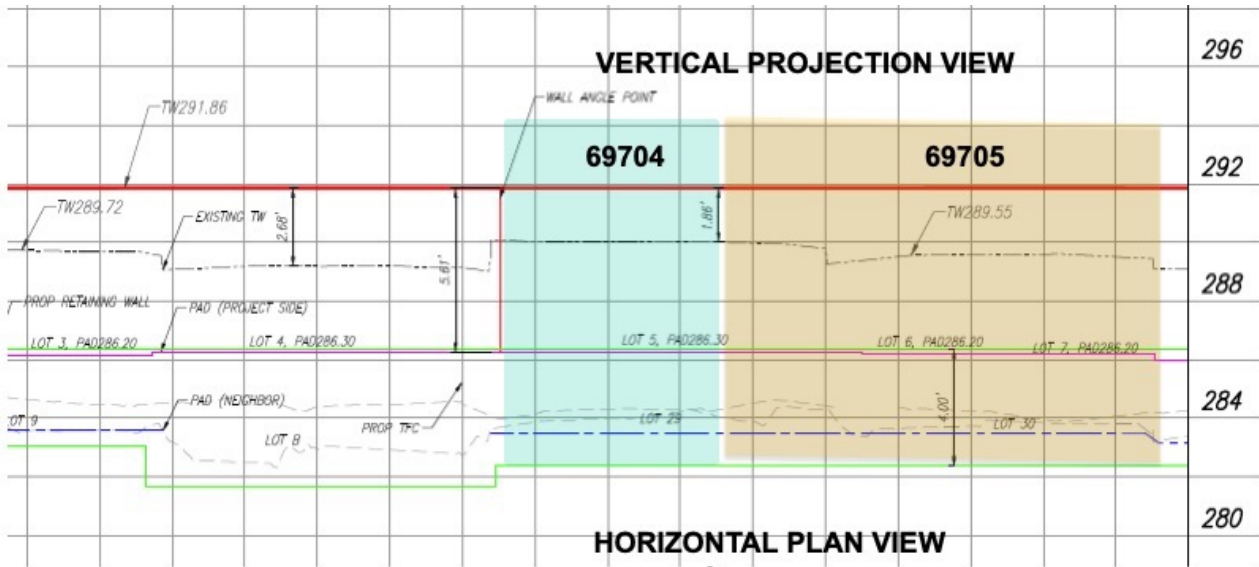


**East Facing
Back Elevation**

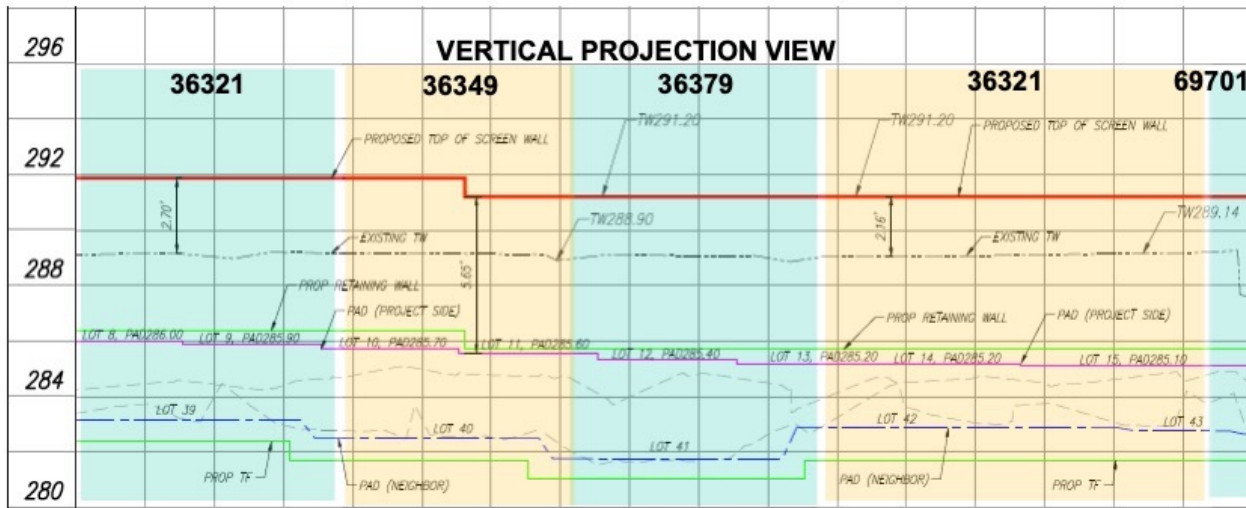
**West Facing
Back Elevation**

SECTION C-C

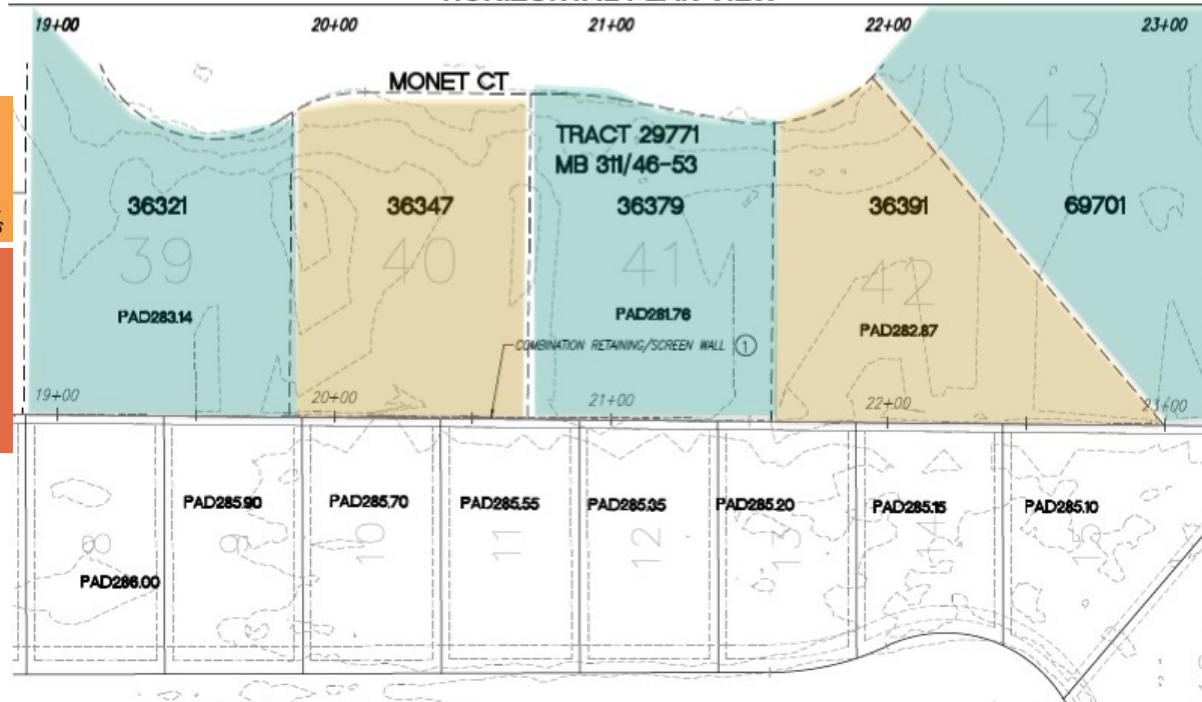
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WALL HEIGHT
ANALYSIS



HORIZONTAL PLAN VIEW



**WALL HEIGHT
ANALYSIS**

RIO DEL SOL AD HOC COMMITTEE WEB PAGE

<http://montageatmissionhills.org/rio-del-sol-ad-hoc-committee/>