

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

805B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 13, 2010

SUBJECT: TENTATIVE PARCEL MAP NO. 36217 / PLOT PLAN NO. 24228 / CHANGE OF ZONE NO. 7717 (Fast Track No. 2009-05) – EA42201 – Applicant: Palm Desert Development Co. – Engineer/Representative: RBF Consulting - Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Community Plan: Community Development: High Density Residential (CD: HDR) (8 – 14 DU/AC) – Location: Northerly of El Centro Way, southerly of Del Norte Way, westerly of Robert Road. – 40 Gross Acres – Zoning: One-Family Dwellings (R-1) – REQUEST: The Parcel Map is proposing a Schedule H subdivision of 40 acres into 3 parcels ranging in size from 12.5 acres to 14.2 acres. The Plot Plan proposes 81 affordable housing apartments within 10 two-story multiple dwelling buildings, one community building and 217 parking spaces on 14.2 acres (all proposed on Parcel # 2, no development is proposed on parcels #1 or 3). The Change of Zone proposes to change the zoning on 14.2 acres (proposed Parcel # 2) from One-Family Dwellings (R-1) to Multiple-Family Dwellings (R-2) – APN: 650-020-008 - Concurrent Cases: EA42201, CFG05554 - Related Cases: PAR01251

RECOMMENDED MOTION:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42201**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7177**, amending the zoning classification for a portion of the subject property from One-Family Dwellings (R-1) to Multiple-Family Dwellings (R-2) in accordance with the Exhibit #3;

Ron Goldman
Planning Director

Initials:
RG:

(continued on attached page)

REVIEWED BY EXECUTIVE OFFICE

DATE 5/13/10
Tina Grande

Departmental Concurrence

Dep't Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.

District: Fourth

Agenda Number:

The Honorable Board of Supervisors

Re: TENTATIVE PARCEL MAP NO. 36217 / PLOT PLAN NO. 24228 / CHANGE OF ZONE
NO. 7717 (FTA # 2009-05)

Page 2 of 2

TENTATIVE APPROVAL of **TENTATIVE PARCEL MAP NO. 36217** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and

TENTATIVE APPROVAL of **PLOT PLAN NO. 24228**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Agenda Item No.:
Area Plan: Western Coachella Valley
Zoning District: Thousand Palms
Supervisory District: Fourth
Project Planner: Matt Straite
Board of Supervisors: June 15, 2010

Change of Zone No. 7717
Tentative Parcel Map No. 36217
Plot Plan No. 24228
Fast Track No. 2009-05
E.A. Number: 42201
Applicant: Palm Desert Development
Engineer/Representative: RBF Consulting

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7177 proposes to change the zoning on 14.2 acres (proposed parcels 2 and 4) from One-Family Dwellings (R-1) to Multiple-Family Dwellings (R-2).

Tentative Parcel Map No. 36217 is proposing a Schedule H subdivision of 40 acres into 4 parcels, three open space lots and one residential lot intended for high density residential development.

Plot Plan No. 24228 proposes 81 affordable housing apartments within 10 two-story multiple dwelling buildings, one community building and 217 parking spaces on 14.2 acres; all proposed on parcel 2, no development is proposed on parcels 1 or 3. Parcel 4 is intended as an open space lot intended to facilitate drainage in and around the structures.

The project is located in the Western Coachella Valley Area Plan, more specifically it is northerly of El Centro Way, southerly of Del Norte Way, and westerly of Robert Road.

ISSUES OF POTENTIAL CONCERN:

The project is in an area that can be prone to sheet flow style flooding. The Coachella Valley Water District is proposing a levee system that would protect the area from such flows; however, this project is moving forward in advance of any levee construction. As a result, the project has been designed to allow water to flow through the project. All structures are elevated 18" above the flood plain, the structures are two story in design, intended to decrease the foot prints to allow water to pass between the structures, and landscaping and wrought iron fencing have been crafted in a way that will maximize any potential sheet flows through the site. The parcel map has been designed with development proposed on the center two lots and the two larger lots flanking the development parcels are intended to allow flows to pass alongside the development. Easements have been added alongside the two center parcels for CVWD access.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): High Density Residential (HDR) (8 – 14 DU/AC)
2. Surrounding General Plan Land Use (Ex. #5): Light Industrial (LI) to the south, and west, High Density Residential (HDR) to the north, Medium High Density Residential (MHDR) to the east and Open Space- Recreation (OS-R) to the south.
3. Proposed Zoning (Ex. #3): Multiple-Family Dwellings (R-2)
4. Surrounding Zoning (Ex. #3): Manufacturing- Service Commercial (M-SC) to the west, Industrial Park (IP) to the south, and One Family Dwellings (R-1) to the south, north, and east.
5. Existing Land Use (Ex. #1): Vacant

APR 5/13/10

6. Surrounding Land Use (Ex. #1): Vacant to the north, single family residential development to the east, a park and an industrial park to the south, and light industrial to the west.
7. Project Data:
Total Parcel Map Acreage: 40 Gross Acres
Total Proposed Parcel Map Lots: 4
Parcel Map Schedule: H

Total Plot Plan Acreage: 14.2 Gross Acres
Total Plot Plan Structures: 13 (10 housing, 1 recreation center and 2 out buildings)
Total Proposed Plot Plan Residential Rental Units: 81
8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42201**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7177**, amending the zoning classification for a portion of the subject property from One-Family Dwellings (R-1) to Multiple-Family Dwellings (R-2) in accordance with the Exhibit #3;

TENTATIVE APPROVAL of **TENTATIVE PARCEL MAP NO. 36217**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and

TENTATIVE APPROVAL of **PLOT PLAN NO. 24228**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: High Density Residential (HDR) (8 – 14 DU/AC) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project use is consistent with the proposed Multiple-Family Dwellings (R-2) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348, the proposed subdivision is consistent with both the existing One Family Dwelling (R-1) zoning and the proposed Multiple- Family Dwellings (R-2).
3. The proposed subdivision is consistent with the Schedule H map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.

5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP).

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Community Development: High Density Residential (HDR) (8 – 14 DU/AC) on the Western Coachella Valley Area Plan. The project is consistent with the requirements of the Designation and all other aspects of the General Plan.
2. The proposed residential use is a permitted use in the High Density Residential (HDR) (8 – 14 DU/AC) designation.
3. The project site is surrounded by properties which are designated Light Industrial (LI) to the north, south, and west, High Density Residential (HDR) to the east.
4. The zoning for the subject site is One Family Dwelling (R-1), the proposed zoning is Multiple-Family Dwellings (R-2).
5. The proposed use, high density residential, is a permitted use, subject to approval of a plot plan in the Multiple-Family Dwellings (R-2) zone.
6. The project site is surrounded by properties which are zoned Manufacturing- Service Commercial (M-SC) to the west, Industrial Park (IP) to the south, and One Family Dwellings (R-1) to the south, north, and east.
7. Similar residential uses have been constructed and are operating to the east of the project site, this proposed high density residential use will help act as a transition between the single family uses to the east and the light industrial uses to the west.
8. The proposed use, high density residential, is consistent with the development standards set forth in the Multiple-Family Dwellings (R-2) zone.
9. This project is not located within Criteria Area of the Coachella Valley Multi-Species Habitat Conservation Plan.
10. Environmental Assessment No. 42201 identified the following potentially significant impacts:
 - a. Geology/Soils
 - b. Hydrology/Water Quality
 - c. Transportation/Traffic
 - d. Utilities/Service Systems

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

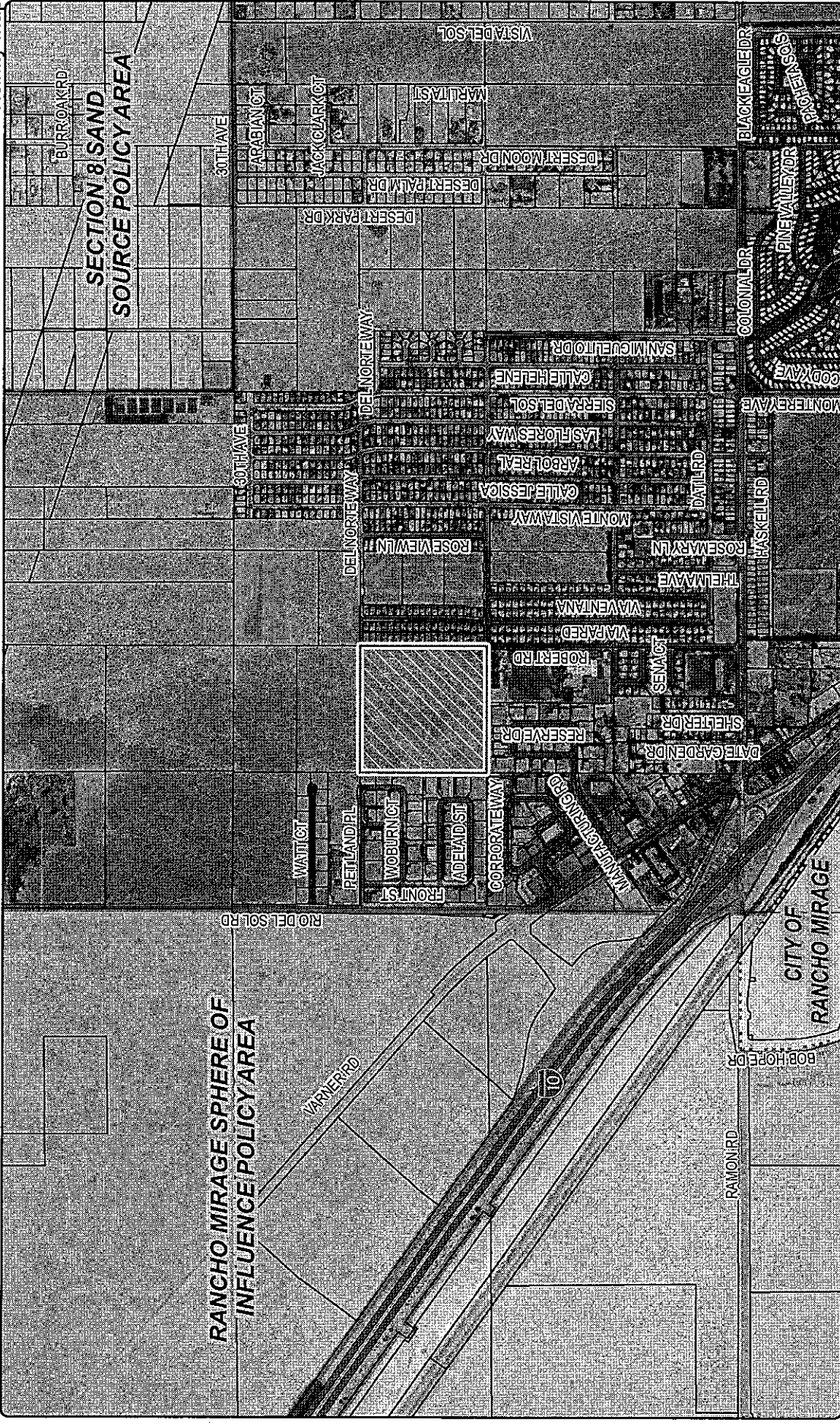
INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city sphere of influence,
 - b. SKR Fee Area,
 - c. Coachella Valley MSHCP Fee Area,
 - d. Area Drainage Plan,
 - e. Dam inundation area,
 - f. High Fire area, or,
 - g. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
3. The project site is located within:
 - a. A 100 year Flood Zone,
 - b. The boundaries of the Desert Recreation District, and,
 - c. An area of moderate liquefaction.
4. The subject site is currently designated as Assessor's Parcel Number 650-020-008.
5. This project was filed with the Planning Department on 9/1/2009.
6. This project was reviewed by the Land Development Committee one time on the following dates September 24, 2009.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$15,884.01

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07717 PM36217 PP24228
VICINITY/POLICY AREAS**

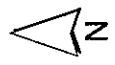
Supervisor Benoit
District 4

Date Drawn: 4/14/2010
Vicinity Map



Zoning District: Thousand Palms
Township/Range: T4SR6E
Section: 18

Assessors Bk. Pg. 650-020
Thomas Bros. Pg. 788 C1 & D1
Edition 2009



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Westlam County), or in Indio at (760) 863-8277 (Easlam County) or website at <http://www.dmap.cnriverside.ca.gov/landplan.htm>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

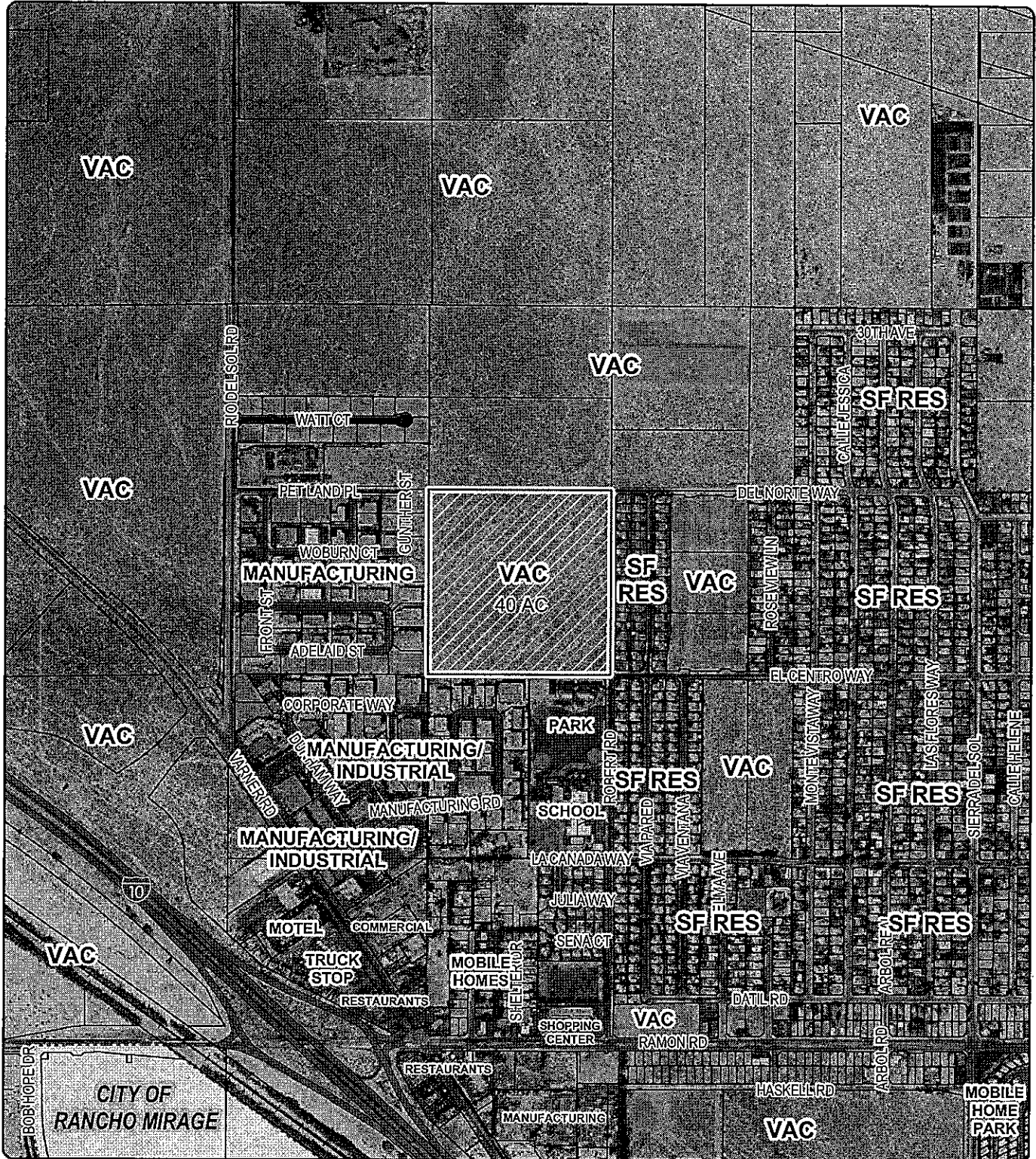
CZ07717 PM36217 PP24228

LAND USE

Supervisor Benoit
District 4

Date Drawn: 4/14/2010

Exhibit 1

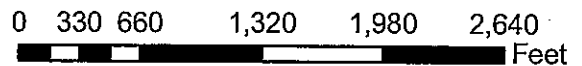


Zoning District: Thousand Palms
Township/Range: T4SR6E
Section: 18

Assessors Bk. Pg. 650-020
Thomas Bros. Pg. 788 C1 & D1
Edition 2009



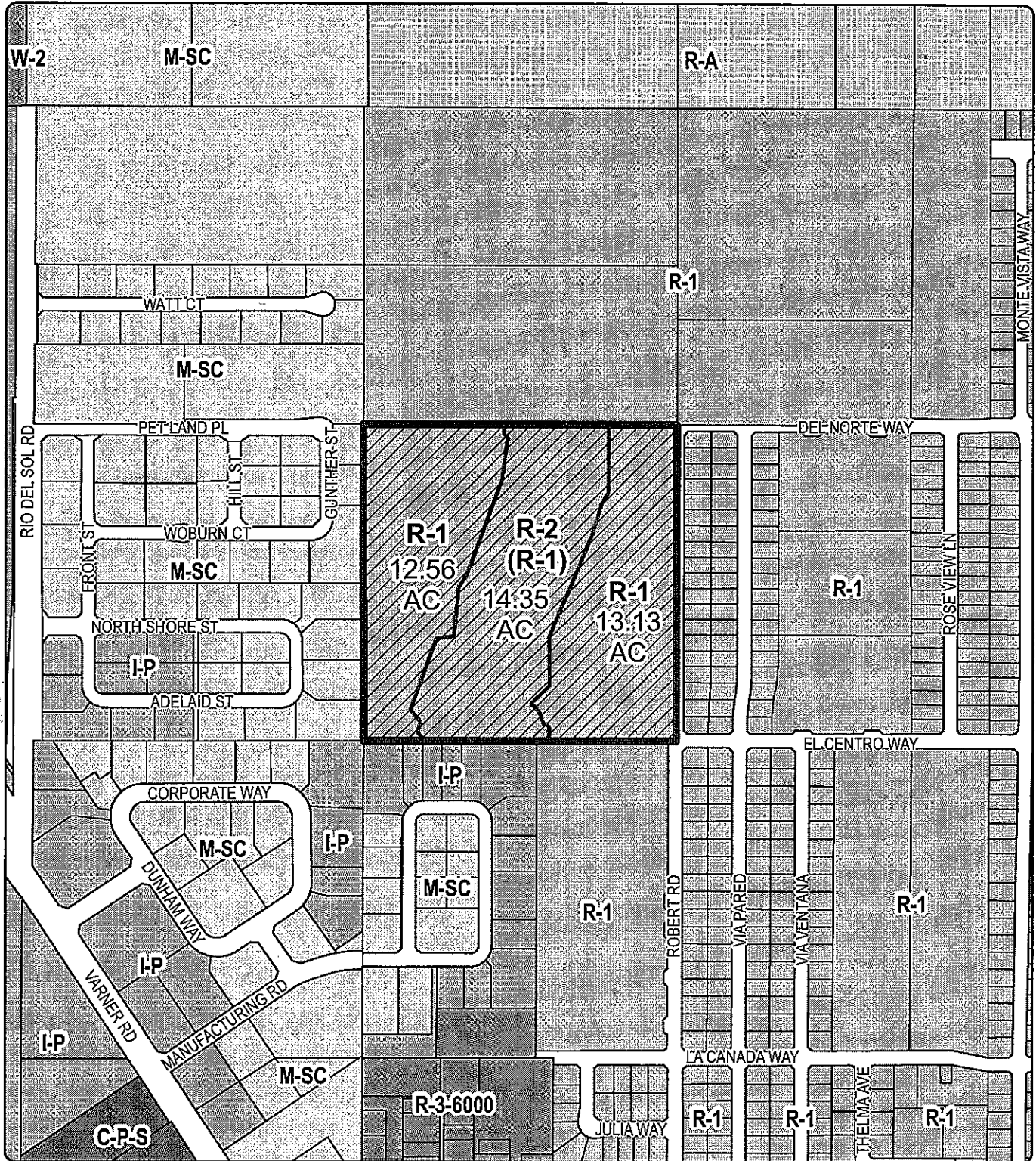
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RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07717 PM36217 PP24228
PROPOSED ZONING

Supervisor Benoit
 District 4

Date Drawn: 4/13/2010
 Exhibit 3



Zoning District: Thousand Palms
 Township/Range: T4SR6E
 Section: 18

Assessors Bk. Pg. 650-020
 Thomas Bros. Pg. 788 C1 & D1
 Edition 2009



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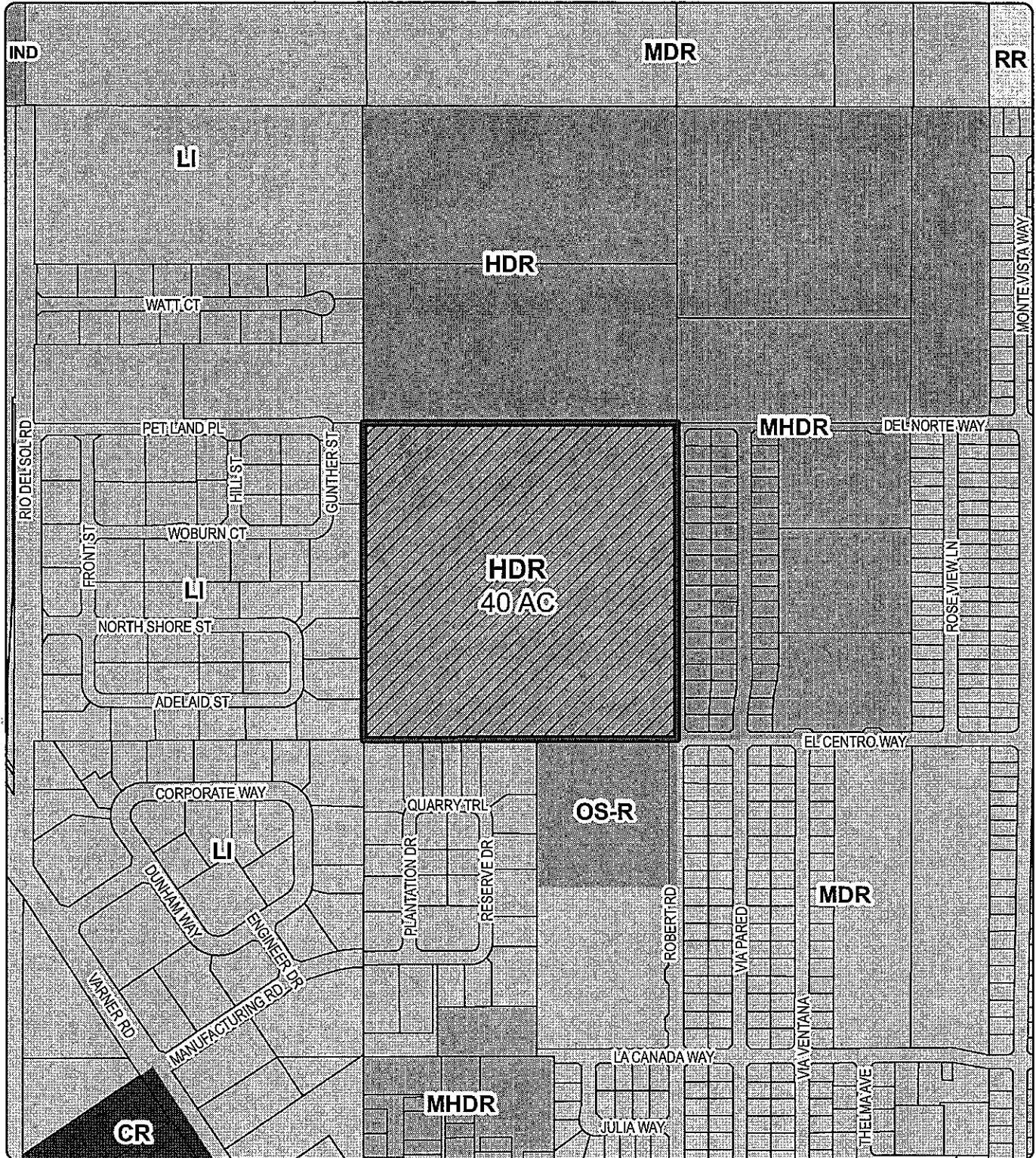
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07717 PM36217 PP24228

EXISTING GENERAL PLAN

Supervisor Benoit
District: 4

Date Drawn: 4/13/2010
Exhibit 5



Zoning District: Thousand Palms
Township/Range: T4SR6E
Section: 18

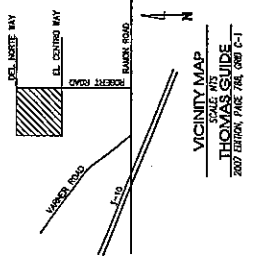
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CHANGE OF ZONE EXHIBIT

PORTION OF APN 650-020-008



VICINITY MAP
 THOMAS GUIDE
 2007 EDITION, PAGE 706, 080 C-1

FLOOD ZONE

FEAR: FLOOD ZONE AD (DFHR) 1,
 VELOCITY 5 FPS) FROM MAP 06065015656
 EFF. DATE AUGUST 24, 2008

OWNER
 R.F. SMITH AND C.E. SMITH LIVING TRUST
 HARTFIELD FAMILY TRUST
 RAYMOND EDGECOME ZWELANGH, SR. TRUST
 STANLEY WILSON 1990 SEPARATE PROPERTY
 REVOCABLE TRUST
 MANORGE FAMILY TRUST
 BRONSTEIN INTERIMWAYS REVOCABLE TRUST

APPLICANT
 PALM DESERT DEVELOPMENT COMPANY
 44130 MONTEBELLO, SUITE A
 PALM DESERT, CA 92260
 (760) 568-1048
 CONTACT: JEFFREY TARTAGLINO

ENGINEER/PREPARER
 RBF CONSULTING
 74-130 COUNTRY CLUB DRIVE, SUITE 201
 PALM DESERT, CA 92260
 (760) 346-7481
 CONTACT: MICHAEL SUTTON

TOTAL ACREAGE
 ACREAGE: GROSS ACREAGE: 40.04 ACRES
 NET ACREAGE: 37.09 ACRES

CHANGE OF ZONE DESCRIPTION

PROPOSED CHANGE OF ZONE TO CHANGE R-1 ZONE TO R-2 ZONE

ZONE CHANGE SUMMARY

CURRENT ZONING: R-1
 PROPOSED ZONING: R-2

UTILITIES/SERVICES

WATER/SEWER
 COACHELLA VALLEY WATER DISTRICT
 85-895 AVENUE 52
 COACHELLA, CA 92236
 (760) 388-2851

GAS
 SOUTHERN CALIFORNIA GAS CO
 P.O. BOX 3003, SC8031
 REDLANDS, CA 92373-0306
 760-346-5827

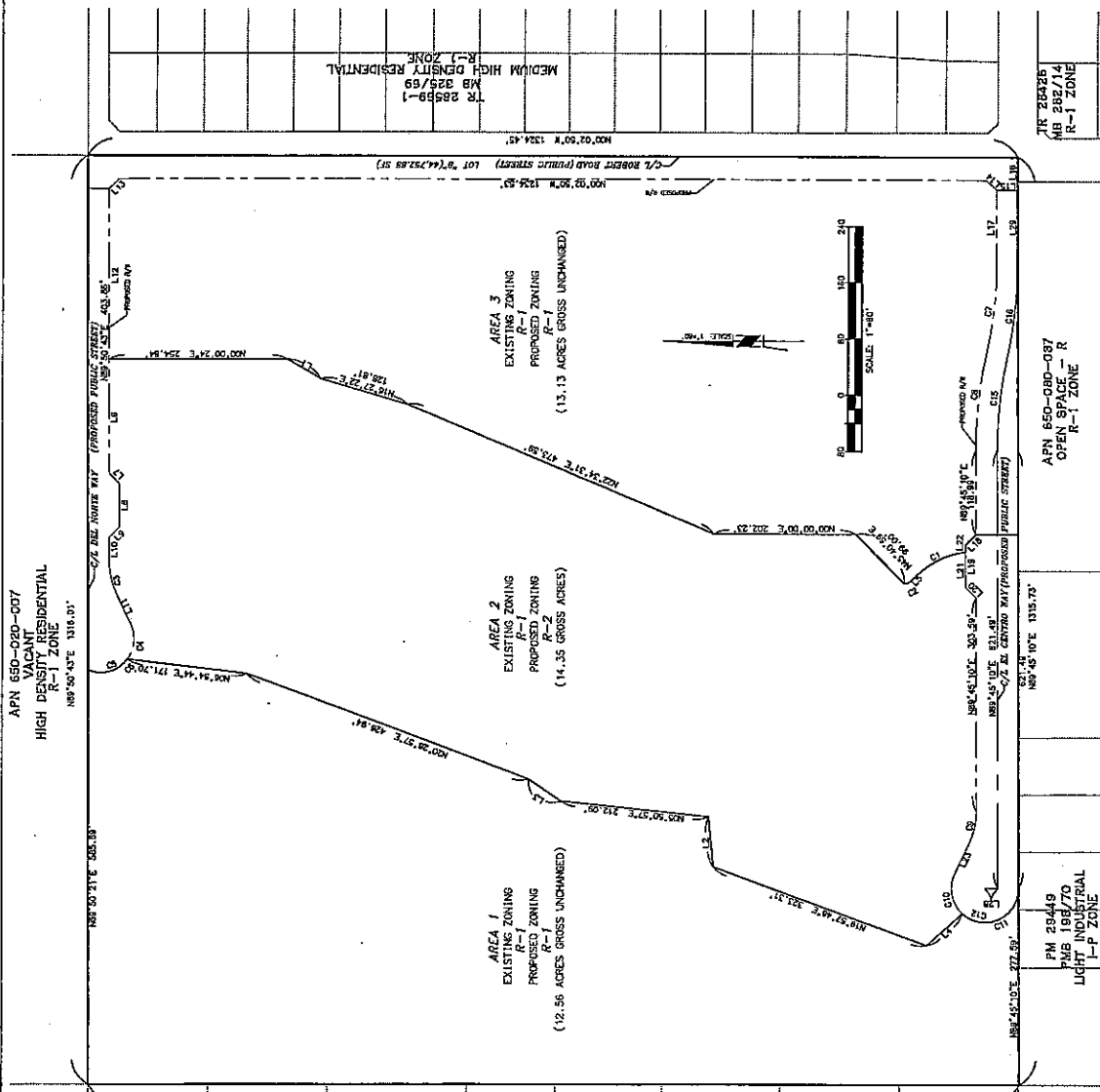
TELEPHONE
 VERIZON
 295 N. SUNRISE WAY
 PALM SPRINGS, CA 92262
 760-864-1720

CABLE
 TIME WARNER CABLE
 1-1725 COOK STREET
 PALM DESERT, CA 92261
 760-346-1012

ELECTRICAL
 IMPERIAL IRRIGATION DISTRICT
 81-600 AVENUE 58
 LA QUINTA, CA 92253
 (760) 398-5600

SCHOOL DISTRICT

PALM SPRINGS UNIFIED SCHOOL DISTRICT



AREA 1
 EXISTING ZONING
 R-1
 PROPOSED ZONING
 R-2
 (12.56 ACRES GROSS UNCHANGED)

AREA 2
 EXISTING ZONING
 R-1
 PROPOSED ZONING
 R-2
 (14.35 ACRES)

AREA 3
 EXISTING ZONING
 R-1
 PROPOSED ZONING
 R-2
 (13.13 ACRES GROSS UNCHANGED)

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EASEMENTS NOTES

EXISTING EASEMENTS

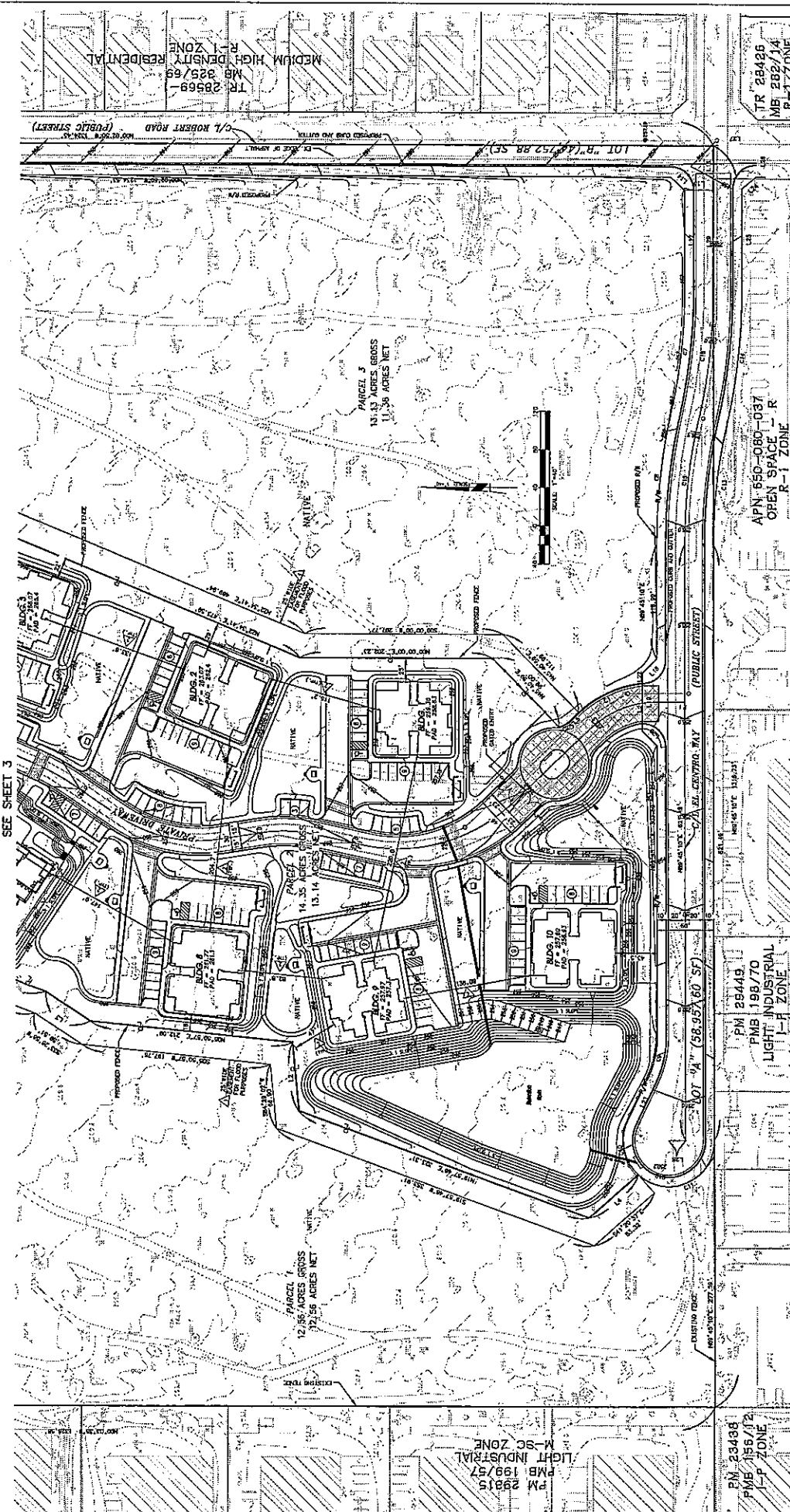
1. ALL EASEMENTS IN FAVOR OF THE PUBLIC AND ANY EXISTING EASEMENTS ARE SHOWN BY THE SHADY LINES (NOT ACTUAL)
2. RIGHTS-OF-WAY FOR UTILITIES AND CANALS RESERVED IN THE UNITED STATES OF AMERICA (NOT ACTUAL)
3. ANY EASEMENTS OR RIGHTS RESERVED TO THE COUNTY OR ANY OTHER ENTITY ARE SHOWN BY THE SHADY LINES (NOT ACTUAL)
4. ANY EASEMENTS OR RIGHTS RESERVED TO THE COUNTY OR ANY OTHER ENTITY ARE SHOWN BY THE SHADY LINES (NOT ACTUAL)

PROPOSED EASEMENTS

1. ALL EASEMENTS IN FAVOR OF THE PUBLIC AND ANY EXISTING EASEMENTS ARE SHOWN BY THE SHADY LINES (NOT ACTUAL)
2. RIGHTS-OF-WAY FOR UTILITIES AND CANALS RESERVED IN THE UNITED STATES OF AMERICA (NOT ACTUAL)
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4. ANY EASEMENTS OR RIGHTS RESERVED TO THE COUNTY OR ANY OTHER ENTITY ARE SHOWN BY THE SHADY LINES (NOT ACTUAL)

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY	05/11/2017	TR 28566
2	REVISED	05/11/2017	TR 28566
3	REVISED	05/11/2017	TR 28566
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37	REVISED	05/11/2017	TR 28566



LEGAL DESCRIPTION
 THE SOUTH HALF OF LOT 4 OF THE UNDIVIDED QUARTER OF SECTION 16, TOWNSHIP 30N, RANGE 12E, S44W, COUNTY OF PALM DESERT, CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT BOOKS.

ASSASSOR'S PARCEL NUMBER
 00-000-000

APN: 23438
PMB 155/12
1-P ZONE

APN: 550-080-087
OPEN SPACE - R
R-1 ZONE

APN: 28449
PMB 198/70
LIGHT INDUSTRIAL
1-P ZONE

APN: 28495
MB 282/14
R-1 ZONE

TR 28566
MB 285/65
MEDIUM HIGH DENSITY RESIDENTIAL
R-1 ZONE

SCALE 1" = 200'

PROPOSED FOR:
PALM DESERT DEVELOPMENT COMPANY
 4419 MONTECITO AVENUE, SUITE A
 PALM DESERT, CA 92261
 PH: (760) 891-3437
 FX: (760) 891-3437

PREPARED BY:
RBF CONSULTING
 10000 N. CENTRAL AVENUE, SUITE 100
 PALM DESERT, CA 92261
 PH: (760) 891-3437
 FX: (760) 891-3437

APPROVED FOR:
PLANNING & ZONING DEPARTMENT
 PALM DESERT, CALIFORNIA
 DATE: 05/11/2017

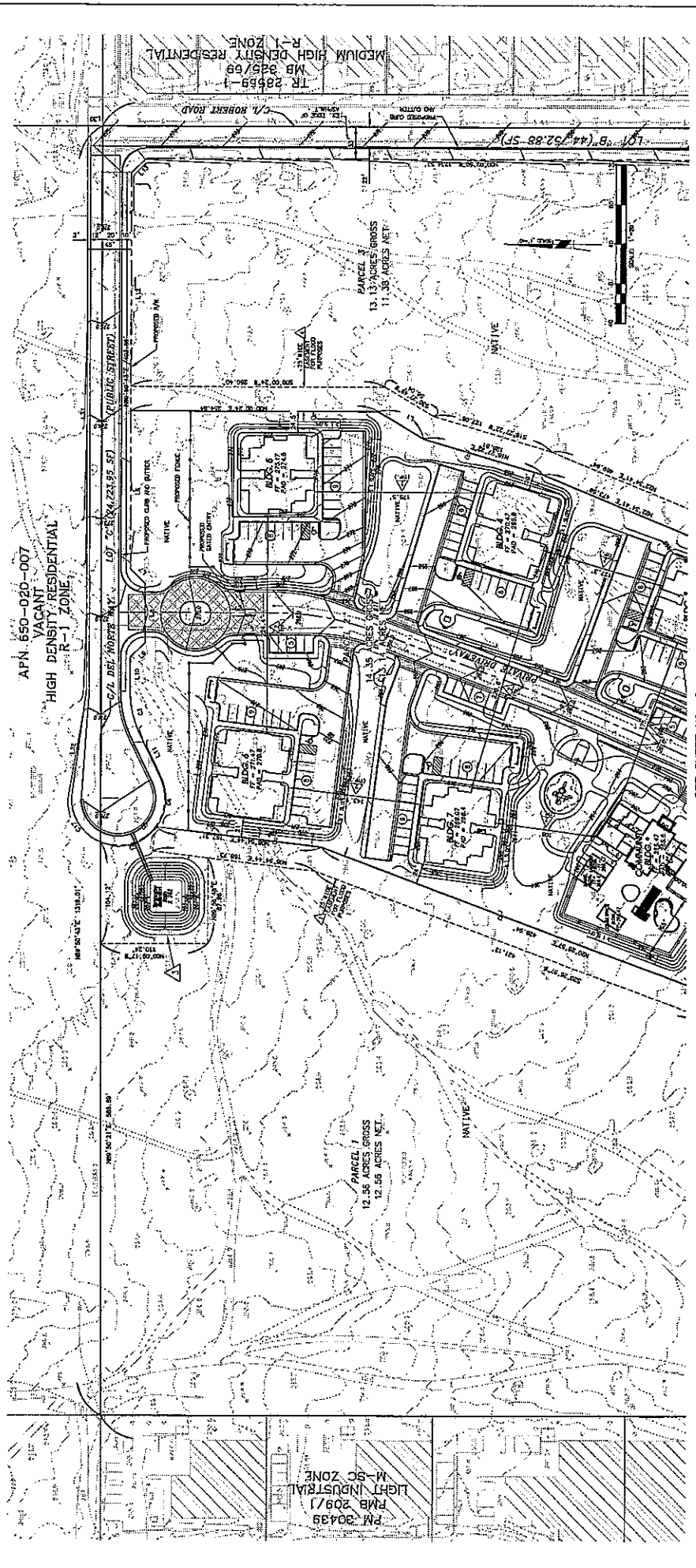
COUNTY OF RIVERSIDE
PLOT PLAN NO. 24228
THOUSAND PALMS, CALIFORNIA

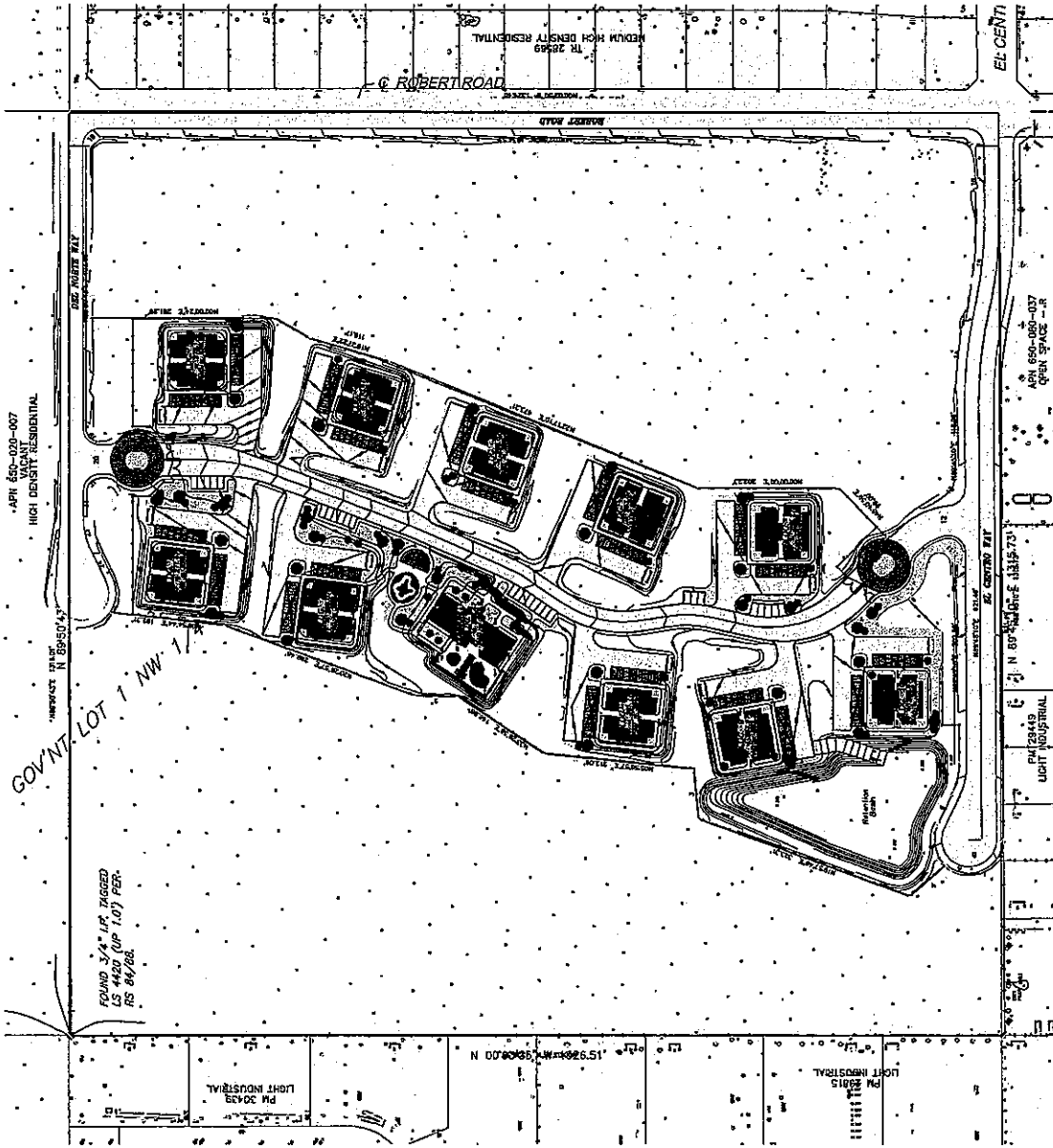
SHEET 2 OF 3

EASEMENTS NOTES

- 1. AN EASEMENT IN FAVOR OF THE PUBLIC OVER ANY EXISTING ROAD (THAT WITHIN THE SUD LAND (NOT PLANNED))
 - 2. RIGHTS OF WAY FOR DRINKING AND COWLES RESIGNED TO THE UNITED STATES OF AMERICA IN THE PAST (NOT PLANNED)
 - 3. AN EASEMENT FOR DRAINAGE AND UTILITIES RESIGNED TO THE CARROLL VALLEY WATER DISTRICT BY A DEED RECORDED WITH A, 1949 IN BOOK 462, PAGE 316, C.A. (NOT PLANNED)
- RECORDED EASEMENTS**
- △ PROPOSED BY THE GRANITE ESTATE FOR OFF-SITE RETENTION OF ONE BENCH MARK FROM PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

NO.	BEARING	WIDTH	LENGTH	AREA	PERCENT
1	N 89° 58' 00" W	10.00	10.00	100.00	0.00
2	S 89° 58' 00" E	10.00	10.00	100.00	0.00
3	S 00° 00' 00" E	10.00	10.00	100.00	0.00
4	N 89° 58' 00" W	10.00	10.00	100.00	0.00
5	S 89° 58' 00" E	10.00	10.00	100.00	0.00
6	S 00° 00' 00" E	10.00	10.00	100.00	0.00
7	N 89° 58' 00" W	10.00	10.00	100.00	0.00
8	S 89° 58' 00" E	10.00	10.00	100.00	0.00
9	S 00° 00' 00" E	10.00	10.00	100.00	0.00
10	N 89° 58' 00" W	10.00	10.00	100.00	0.00
11	S 89° 58' 00" E	10.00	10.00	100.00	0.00
12	S 00° 00' 00" E	10.00	10.00	100.00	0.00
13	N 89° 58' 00" W	10.00	10.00	100.00	0.00
14	S 89° 58' 00" E	10.00	10.00	100.00	0.00
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19	N 89° 58' 00" W	10.00	10.00	100.00	0.00
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47	S 89° 58' 00" E	10.00	10.00	100.00	0.00
48	S 00° 00' 00" E	10.00	10.00	100.00	0.00
49	N 89° 58' 00" W	10.00	10.00	100.00	0.00
50	S 89° 58' 00" E	10.00	10.00	100.00	0.00
51	S 00° 00' 00" E	10.00	10.00	100.00	0.00
52	N 89° 58' 00" W	10.00	10.00	100.00	0.00
53	S 89° 58' 00" E	10.00	10.00	100.00	0.00
54	S 00° 00' 00" E	10.00	10.00	100.00	0.00
55	N 89° 58' 00" W	10.00	10.00	100.00	0.00
56	S 89° 58' 00" E	10.00	10.00	100.00	0.00
57	S 00° 00' 00" E	10.00	10.00	100.00	0.00
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84	S 00° 00' 00" E	10.00	10.00	100.00	0.00
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86	S 89° 58' 00" E	10.00	10.00	100.00	0.00
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88	N 89° 58' 00" W	10.00	10.00	100.00	0.00
89	S 89° 58' 00" E	10.00	10.00	100.00	0.00
90	S 00° 00' 00" E	10.00	10.00	100.00	0.00
91	N 89° 58' 00" W	10.00	10.00	100.00	0.00
92	S 89° 58' 00" E	10.00	10.00	100.00	0.00
93	S 00° 00' 00" E	10.00	10.00	100.00	0.00
94	N 89° 58' 00" W	10.00	10.00	100.00	0.00
95	S 89° 58' 00" E	10.00	10.00	100.00	0.00
96	S 00° 00' 00" E	10.00	10.00	100.00	0.00
97	N 89° 58' 00" W	10.00	10.00	100.00	0.00
98	S 89° 58' 00" E	10.00	10.00	100.00	0.00
99	S 00° 00' 00" E	10.00	10.00	100.00	0.00
100	N 89° 58' 00" W	10.00	10.00	100.00	0.00





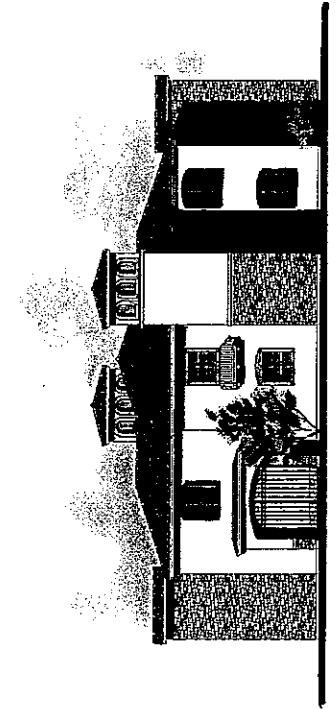
CONCEPTUAL SITE PLAN
 THOUSAND PALMS, CALIFORNIA



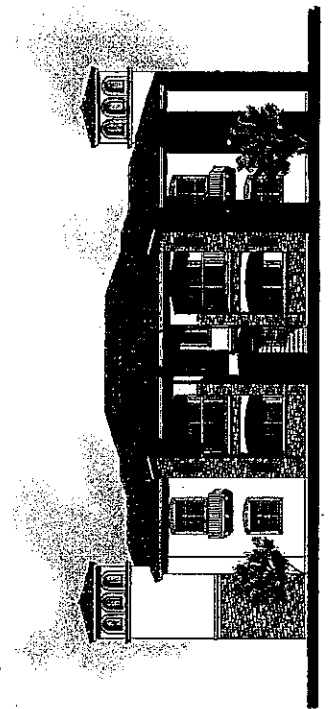
Palm Asset Development Company



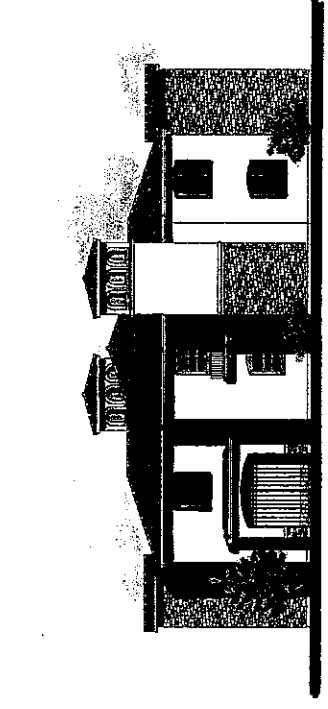
SIDE ELEVATION
BUILDING TYPE 1



END ELEVATION
BUILDING TYPE 1

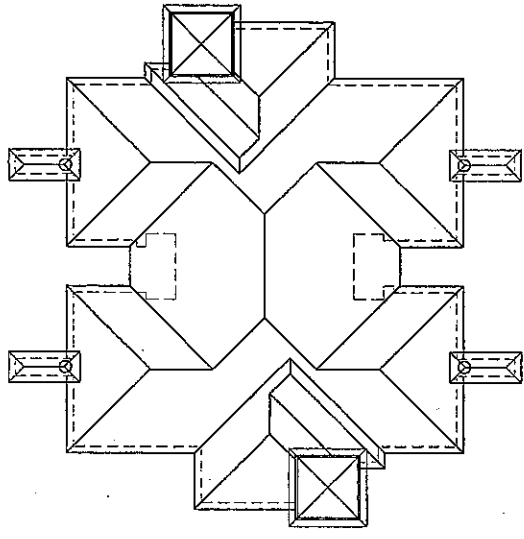


SIDE ELEVATION
BUILDING TYPE 1

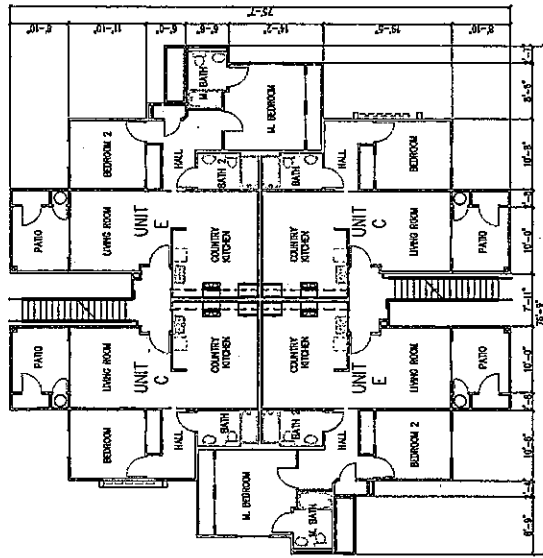


END ELEVATION
BUILDING TYPE 1

EXTERIOR ELEVATIONS

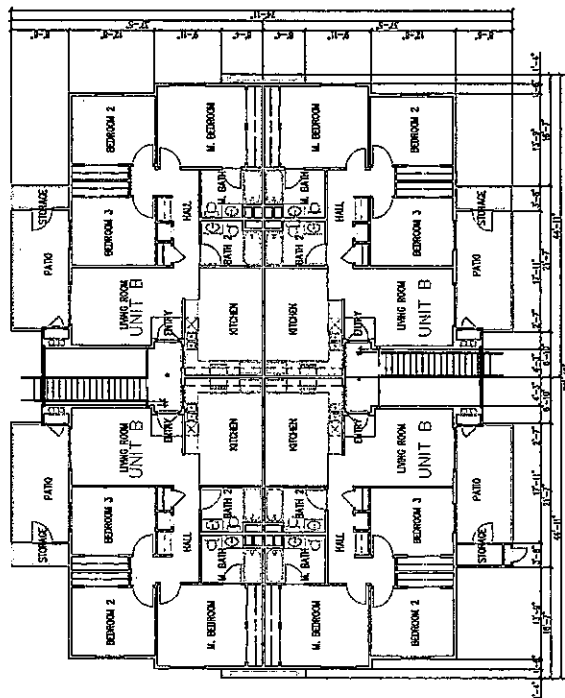


ROOF PLAN
BUILDING TYPE 1

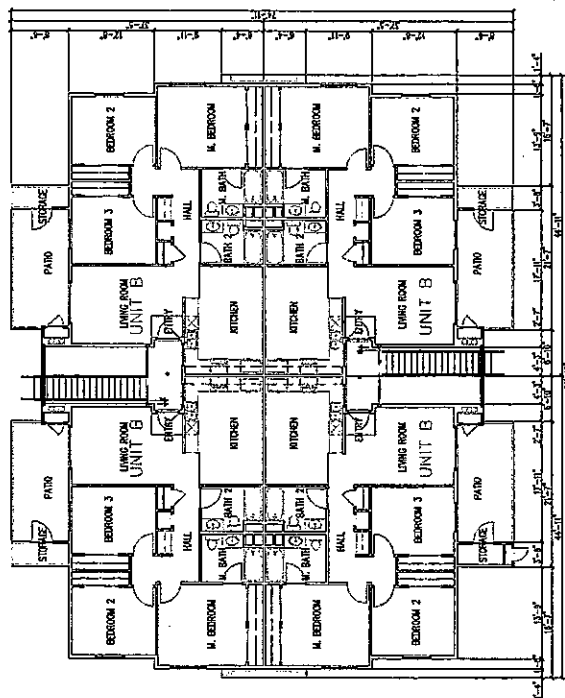


FLOOR PLAN 1ST & 2ND LEVEL
BUILDING TYPE 1

FLOOR PLANS

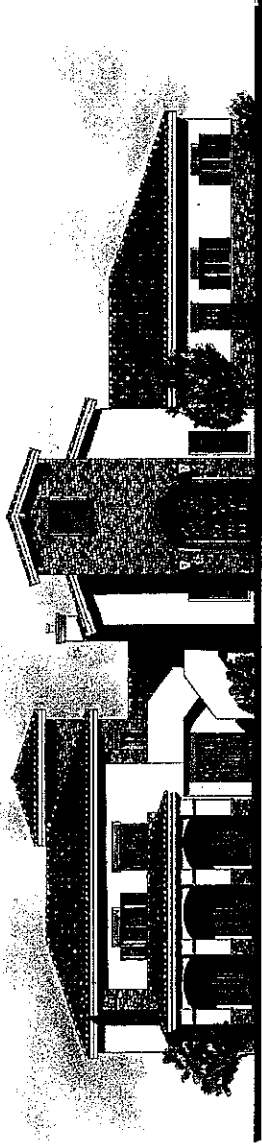


SECOND LEVEL FLOOR PLAN
BUILDING TYPE 2



FIRST LEVEL FLOOR PLAN
BUILDING TYPE 2

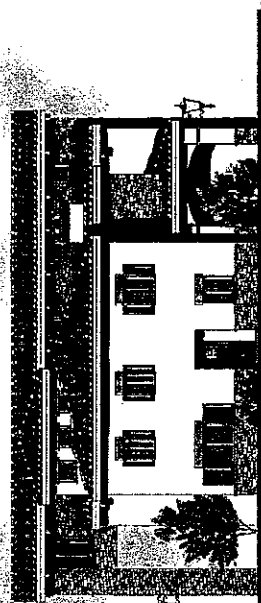
FLOOR PLANS



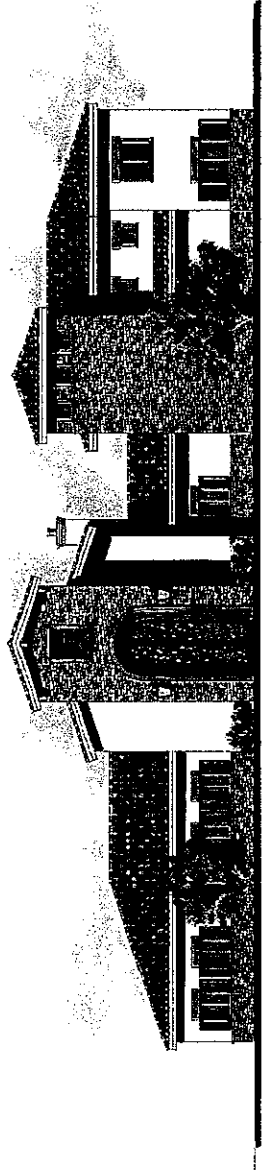
SECTION 1 - EAST ELEVATION



SECTION 2 - WEST ELEVATION

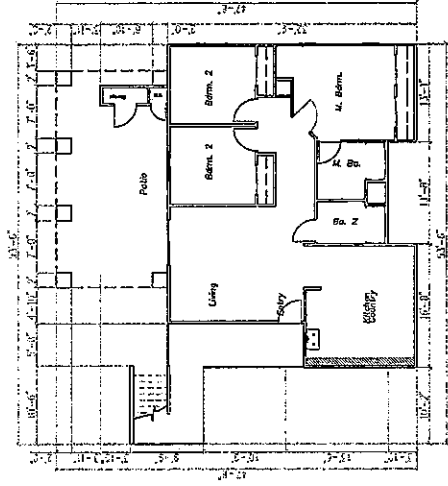


SECTION 3 - SOUTH ELEVATION

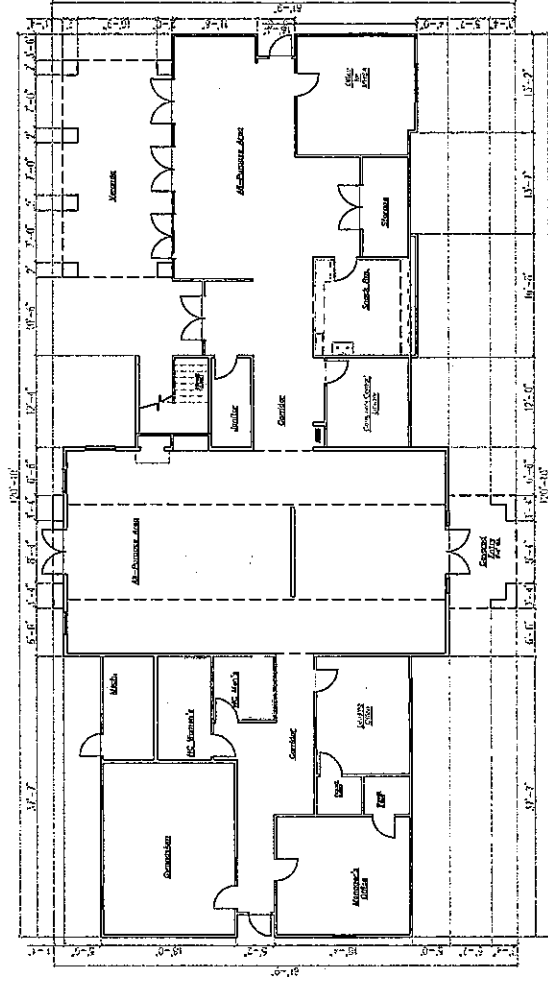


SECTION 4 - NORTH ELEVATION

MANAGER'S UNIT / COMM. BUILDING EXTERIOR ELEVATIONS



SECOND LEVEL FLOOR PLAN
MANAGER'S UNIT = 1,482 SQ.F.T.



FIRST LEVEL FLOOR PLAN
COMMUNITY BUILDING = 3,358 SQ.F.T.
COMMUNITY ROOM = 3,051 SQ.F.T.

FLOOR PLANS



COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42201

Project Case Type (s) and Number(s): Change of Zone No. 7177, Tentative Parcel Map No. 36217, and Plot Plan No. 24228

Lead Agency Name: County of Riverside Planning Department

Address: 38686 El Cerrito Road, Palm Desert, CA 92211

Contact Person: Matt Straite

Telephone Number: 951-955-8631

Applicant's Name: Palm Desert Development

Applicant's Address: P.O. Box 3958 Palm Desert CA

Engineer's Name: RBF Consulting

Engineer's Address: 74130 Country Club Drive Suite 201 Palm Desert Ca.

I. PROJECT INFORMATION

- A. Project Description:** Change of Zone No. 7177 proposes to change the zoning on 14.2 acres (proposed Parcels # 2 and 4) from One-Family Dwellings (R-1) to Multiple-Family Dwellings (R-2).

Tentative Parcel Map No. 36217 is proposing a Schedule H subdivision of 40 acres into 4 parcels, three open space lots and one residential lot intended for high density residential development.

Plot Plan No. 24228 proposes 81 affordable housing apartments within 10 two-story multiple dwelling buildings, one community building and 217 parking spaces on 14.2 acres; all proposed on Parcel # 2, no development is proposed on parcels #1 or 3. Parcel 4 is intended as an open space lot intended to facilitate drainage in and around the structures.

- B. Type of Project:** Site Specific ; Countywide ; Community ; Policy .

- C. Total Project Area:** 20 gross acres

Residential Acres: n/a	Lots: n/a	Units: n/a	Projected No. of Residents: n/a
Commercial Acres: n/a	Lots: n/a	Sq. Ft. of Bldg. Area: n/a	Est. No. of Employees: n/a
Industrial Acres: 20	Lots: 20	Sq. Ft. of Bldg. Area: n/a	Est. No. of Employees: n/a
Other: n/a			

- D. Assessor's Parcel No(s):** 650-020-001

- E. Street References:** Northerly of El Centro Way, southerly of Del Norte Way, westerly of Robert Road.

- F. Section, Township & Range Description or reference/attach a Legal Description:** Section 18 north, Township 4 South, Range 6 East

- G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is vacant and the ground surface is covered with scattered desert brush, weeds, and minor debris. The project site has a gentle downward slope to the south. Commercial developments are located west of the project site. The adjacent properties

to the north remain vacant. There are existing underground and overhead utilities along the nearby streets.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** 1. The project site is designated Community Development: High Density Residential (HDR) (8 – 14 DU/AC) on the Western Coachella Valley Area Plan. The site features physical constraints including probability of high volume sheet flows. All lots proposed by the Parcel Map and the use are compliant with the General Plan Land Use designation.
2. **Circulation:** The project will add overall trips to the area. Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** Open space land was required to be preserved within the boundaries of the parcel map and within the Plot Plan. These were intended for flood control purposes, not as designated open space. The proposed project meets all applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project area is susceptible to shallow flooding and is designated Zone OA, depth one-foot on Federal Insurance rate maps. The proposed project is located within a moderate liquefaction zone, but does is not located in any other special hazard zone (including high fire hazard area, dam inundation zone, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future tenants of this project. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design of the project. The proposed project meets with all other applicable Noise element policies.
6. **Housing:** The proposed project meets all applicable Housing element policies including addressing the needs for affordable housing.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets with all other applicable Air Quality Element policies.

B. **General Plan Area Plan(s):** Western Coachella Valley

C. **Foundation Component(s):** Community Development (CD)

D. **Land Use Designation(s):** High Density Residential (HDR) (8 – 14 DU/AC)

E. **Overlay(s), if any:** N/A

F. **Policy Area(s), if any:** N/A

G. **Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** Light Industrial (LI) to the south,

and west, High Density Residential (HDR) to the north, Medium High Density Residential (MHDR) to the east and Open Space- Recreation (OS-R) to the south.

H. Adopted Specific Plan Information

- 1. Name and Number of Specific Plan, if any: N/A
- 2. Specific Plan Planning Area, and Policies, if any: N/A

I. Existing Zoning: One Family Dwelling (R-1)

J. Proposed Zoning, if any: Multiple-Family Dwellings (R-2)

K. Adjacent and Surrounding Zoning: Manufacturing- Service Commercial (M-SC) to the west, Industrial Park (IP) to the south, and One Family Dwellings (R-1) to the south, north, and east.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use/Planning | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Mandatory Findings of Significance |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the

environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

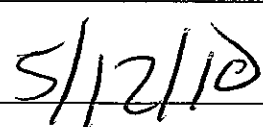
I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature

Matt Straite

Printed Name



Date

For Ron Goldman, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure C-7 "Scenic Highways"

Findings of Fact:

a) The project is located within 4,000 feet of Interstate 10 which is a designated Scenic Highway Corridor per Figure 9 of the Western Coachella Valley Area Plan. However, the site's designation is Light Industrial and where house style development is foreseen for the site. The project includes a Design Manual which will insure all future structures on this subdivision are consistent with neighboring structures, thus the impacts will be less than significant.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Due to the nature of the project as a land division, the project will not create visual impacts to the surrounding area.

Mitigation: None required

Monitoring: None required

2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a) According to the RCIP, the project site is located within the designated 45-mile (Zone B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With the incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact (Parcel Map COA 50.PLANNING.23). This is not considered mitigation per CEQA as these conditions are standard.

Mitigation: None required

Monitoring: None required

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The project will not create substantial light or glare which would adversely affect day or nighttime views in the area, or expose residential property to unacceptable levels of light or glare due to the lot size and low density of the project.

Mitigation: None required

Monitoring: None required

AGRICULTURE RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

- a) The project site is not designated as prime, statewide important, unique, or locally important farm land. Therefore, no impacts will occur.
- b) The project is not located within or adjacent to an agricultural preserve established pursuant to the Williamson Act. Therefore, no impacts will occur.
- c) The project is not located within 300 feet of existing agriculturally zoned property, therefore, no impacts will occur.
- d) The project will create a subdivision that will permit uses consistent with the General Plan Land Use designation for the site and will not effect any agricultural lands in the County. Therefore, no impacts will occur.

Mitigation: None required

Monitoring: None required

AIR QUALITY Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a) The project will not conflict with or obstruct implementation of the applicable air quality plans. The project will not have a significant impact to air quality standards, or contribute substantially to an existing or projected air quality violation. The project is for 81 apartment units, Table 6-2 lists a 261 unit threshold for impacts. Therefore, this project would not exceed any SCAQMD standards or air quality management plans.

b-c) Construction and grading fugitive dust resulting from construction of the street improvements will be guided by standard conditions of approval including Plot Plan condition 10.BS GRADE.1 and Parcel Map condition 10.BS GRADE.16, 60.BS GRADE.7 which requires the project applicant control fugitive dust and require a PM10 plan to be created and submitted for review, Plot Plan 60.BS GRADE.3, and Parcel Map condition 60.BS GRADE.9 require PM10 classes to be attended at SCAQMD. These are not considered mitigation as they are standard conditions of approval.

d-e) The closest existing sensitive receptor is over 1500 feet from the project site; however, the project is not considered a point source emitter, will not creating any sensitive receptors, thus no impacts are anticipated.

f) The project proposes only to subdivide the land and construct streets, no objectionable odor will result from either.

Mitigation: None required

Monitoring: None required

BIOLOGICAL RESOURCES Would the project

6. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?

e) Have a substantial adverse effect on any riparian

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?				
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP, On-site Inspection, EPD Review

Findings of Fact:

a) The Environmental Programs Department has reviewed the project and concluded that it will not conflict with the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP). The project is located in the fee area of the CVMSHCP; payment of mitigation fees will be pursuant to Ordinance No. 875 (Plot Plan COA 80.PLANNING.29 and Parcel Map COA 80.PLANNING.20). This is not considered mitigation for CEQA purposes as it is a standard condition of approval. The project site does not conflict with the provisions of any of the above adopted Habitat Conservation Plans, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Impacts associated with the project are less than significant.

b-c) The County Biologists review did not find that the project will have any impact either directly or through habitat modifications on any listed Title 14, Title 50 or US and CA Fish and Wildlife listed species. Impacts associated with the project are less than significant.

d) The project will have less than a significant impact on any movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. However, the project will have some cumulative impacts to open space and wildlife habitat, and payment of development mitigation fees pursuant to Ordinance No. 659 will off-set any possible cumulative impacts (Plot Plan COA 80.PLANNING.29 and Parcel Map COA 80.PLANNING.9). This is not considered mitigation for CEQA purposes as it is a standard condition of approval.

e-g) The project has no riparian features or distinctive habitat. The project is not influenced by wildlife and vegetation issues as identified in the RCIP, including wetlands and protected biological resources, and the project does not involve the potential for adverse effect, either individually or cumulatively, on wildlife.

Mitigation: None required

Monitoring: None required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
CULTURAL RESOURCES Would the project				
7. Historic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials, PDA4601 by Michael Brandman & Associates dated July 6, 2009

Findings of Fact:

a-b) The cultural resources assessment of the project site indicate that the site is currently vacant and does not contain any structures or other features that could be deemed as significant historic resources. The report and Archeologist review concluded that no known potentially significant resources will be adversely impacted by the proposed project. The proposed project would not cause substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5.

The project area has the potential to contained buried cultural resources. In the event of an accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, State Health and Safety Code Section 7050.5 state that no further disturbance shall occur until the County Coroner has made the necessary findings as to the origin and disposition pursuant to Public Resources Code Section 5097.98.

Mitigation: None required

Monitoring: None required

8. Archaeological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, PDA4601 by Michael Brandman & Associates dated July 6, 2009

Findings of Fact:

a-b) Per the archeological study and Archeologists review of the project, no archeological sites are known to exist on or near the site. Therefore, there will be no impacts to any archeological site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c-d) No historic, prehistoric sites or isolated artifacts were detected during the pedestrian survey of the project site, including offsite access. However, the project area has the potential to contained buried cultural resources. Should unanticipated archaeological resources be encountered, work must halt in the immediate vicinity until they can be evaluated by a qualified archaeologist.

Mitigation: None required

Monitoring: None required

9. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", Riverside County geologist review.

Findings of Fact:

a) Per the County Geologist Review, as summarized in Condition of Approval Plot Plan COA 10.PLANNING.31 and Parcel Map COA 10.PLANNING.18, the site exhibits relatively flat topography and has a low probability of containing paleontological resources, according to the Riverside County General Plan Figure OS-8 "Paleontological Sensitivity" map. The site is located within the footprints of the ancient Lake Cahuilla and paleontological resources may be found at unknown depth. However, no unique geological feature exists within the surface of the project boundaries.

Mitigation: None required

Monitoring: None required

GEOLOGY AND SOILS Would the project

10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, GEO02174 by Soils Southwest, Inc. dated February 26, 2008

Findings of Fact:

a-b) A geological study was created for the project site. The project site is not within an Earthquake Fault-Rupture Hazard Zone (EFRHZ) (formerly an Alquist-Priolo Earthquake Fault Zone) or County of.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Riverside designated fault zone (RCLIS 2006), but is within a seismically active area of Southern California and strong ground shaking from nearby seismic events is likely to impact the site during the anticipated lifetime of the structures. According to the geotechnical report, the most significant geological hazard to the project site will be moderate to strong seismic shaking that is likely to occur during the design life of the project. The proposed site structures should be designed in accordance with the California Building Code.

Mitigation: None required

Monitoring: None required

11. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction," Geologist Comments, GEO02174 by Soils Southwest, Inc. dated February 26, 2008

Findings of Fact:

a) The project is located within a moderate Liquefaction Potential Zone. The study concluded that the liquefaction potential at the site is considered to be unlikely based on the fact that the groundwater is approximately deeper than 100 feet, and the dense nature of the subsurface soils.

Mitigation: None required

Monitoring: None required

12. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geologist Comments, GEO02174 by Soils Southwest, Inc. dated February 26, 2008

Findings of Fact:

a) There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principle seismic hazard that has the potential to affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California, especially the San Andreas Fault. The Geological study recommended that the project take additional footing precautions to reduce potential for damage (Plot Plan COA 10.PLANNING.33 and Parcel Map COA 10.PLANNING.19)

Uniform Building Code (UBC) and California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As UBC and CBC requirements are applicable to all residential development they are not considered mitigation for

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CEQA implementation purposes. As a minimum, structure design should conform to CBC and UBC requirements.

Mitigation: Plot Plan COA 10.PLANNIG.33 and Parcel Map COA 10.PLANNING.19 summarize the geological studies recommendations and include requirements that the project, prior to grading, should be cleared of surface and subsurface obstructions, including vegetation, roots, organic matter, debris, septic tanks, and cesspools, etc.. And second, that the site preparation and grading should include subexcavations, encompassing in minimum, the planned building foot-print areas and 5 feet beyond, to a vertical depth equal to the planned footing embedment + 24 inch, or to minimum 3 to 3.5 feet below the present grade, or to the depth as required to expose underlying moist, dense sandy natural soils as approved by soils engineer, whichever is greater.

Monitoring: Project monitoring will be performed through the standard Building and Safety Plan check process with oversight by the Planning Department Geologist.

13. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," Geologist Comments, GEO02174 by Soils Southwest, Inc. dated February 26, 2008
Findings of Fact:

a) According to the Geo study for the site, the ground surface of the subject site has a gentle descending slope towards the east but is not situated immediately adjacent to any mountains or hillsides. Nor is the site susceptible to liquefaction. As such, the subject site should not be susceptible to slope instability.

Mitigation: None required

Monitoring: None required

14. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: Geologist Comments, GEO02174 by Soils Southwest, Inc. dated February 26, 2008

Findings of Fact:

a) The project site is not located within an area subject to unstable geologic units or soil, including ground subsidence.

Mitigation: None required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: None required

15. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Project Application Materials, Geologist Comments, GEO02174 by Soils Southwest, Inc. dated February 26, 2008

Findings of Fact:

a) The project is not affected by geological hazards such as seiche, tsunami or volcanic hazard.

Mitigation: None required

Monitoring: None required

16. Slopes

a) Change topography or ground surface relief features?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Result in grading that affects or negates subsurface sewage disposal systems?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, Geologist Comments, GEO02174 by Soils Southwest, Inc. dated February 26, 2008

Findings of Fact:

a-c) The project is not affected by significant topography, surface features, or slopes. The project site is relatively flat and would have not impact on slopes.

Mitigation: None required

Monitoring: None required

17. Soils

a) Result in substantial soil erosion or the loss of topsoil?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Be located on expansive soil, as defined in SECTION 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials, On-site Inspection, Geologist Comments, GEO02174 by Soils Southwest, Inc. dated February 26, 2008

Findings of Fact:

a-b) The soil at the site comprises of slightly silty (less than 10% fines) fine-grained sand. The sand is fairly uniformed in composition and contains widely scattered silt layers. The soil type is generally loose near the surface and increases with depth. The project will not cause erosion beyond the existing condition. The project has been designed to address flows through site and flows created by the project to minimize erosion. Condition of Approval 60.PLANNING.22 requires compliance with VVWD's letter dated 4/27/2010 which requires that no structures be built on lots 1 and 3 of the parcel map to assure proper drainage, and subsequently, minimal erosion. With mitigation, this is considered less than significant.

The Riverside County Geologist and the Building and Safety Department – Grading Division will be required to protect the health, safety, and welfare of the public. A Geotechnical soils report is required in order to obtain a grading permit. This report shall be submitted to the Building and Safety Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the Geotechnical soils Report as approved by Riverside County. This is a standard condition of approval and not considered mitigation for CEQA purposes.

Mitigation: Condition of Approval 60.PLANNING.22 requires compliance with VVWD's letter dated 4/27/2010 which requires that no structures be built on lots 1 and 3 of the parcel map to assure proper drainage, and subsequently, minimal erosion.

Monitoring: Monitoring will be done through the Building and Safety Plan check process with additional monitoring by CVWD.

18. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

b) Result in any increase in water erosion either on or off site?

Source: County Geologist review

Findings of Fact:

a) No rivers, streams or lakes are located on or adjacent to the project site and no significant impacts are anticipated to affect erosion on or off-site based on the proposed residential project.

b) The project has been designed to address flows through site and flows created by the project to minimize erosion.

Mitigation: None required

Monitoring: None required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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19. Wind Erosion and Blowsand from project either on or off site.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The project site lies within a moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. The project would be influenced by wind erosion and blowsand issues during project grading. Blowsand is a maintenance concern as it creates drifting sand dunes and also acts as an abrasive on metal, glass and wood surfaces such as cars, windows, and siding of existing homes. Air quality and PM10 concerns are addressed in Section No. 5, above. Standard conditions of approval regulate PM10.

Mitigation: None required

Monitoring: None required

HAZARDS AND HAZARDOUS MATERIALS Would the project

20. Hazards and Hazardous Materials

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Source: Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The proposed project is a residential apartment complex and land subdivision and will not cause routine transport of hazardous materials.
- b) The proposed land division and use will create roads and internal circulation, however, no reasonable upsets are expected.
- c) All streets, even private internal circulation streets are required to build to County standards, additionally the proposed land subdivision is consistent with the existing uses proposed by the Land Use designation, and therefore, there will be no impacts.
- d) The proposed land subdivision and use will emit no waste or hazards within 1 mile of a school.
- e) No known hazardous waste site exists on or near the project site.

Mitigation: None required

Monitoring: None required

21. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact:

a-d) The project is not near an airport or within an airport influence zone of any kind and does not require ALUC review.

Mitigation: None required

Monitoring: None required

22. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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residences are intermixed with wildlands?

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) The project is not located within a High Fire Area identified by Ordinance No. 546. Secondary access is shown as part of the project design.

Mitigation: None required

Monitoring: None required

HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

g) Otherwise substantially degrade water quality?

h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?

Source: Riverside County Transportation Flood Hazard Report/Condition, Coachella Valley Water District letter dated April 27, 2010

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a, e, and f) The existing drainage patterns ~~may impact~~ the proposed project. To address this, the project has been designed to accommodate all offsite flows that enter the project in such a way that no substantial erosion or siltation will occur on site or offsite. Conditions of Approval Plot Plan 10.TRANS.15 and 80.TRANS.21 and Parcel Map 10.TRANS.2 and 90.TRANS.1 require on site retention of incremental increase from the 100-year storm event. Maintenance of detention features is required in Condition of Approval Parcel Map 90.TRANS.1. Additionally, Condition of Approval Parcel Map 60.PLANNING.22 requires that all requirements from the Coachella Valley Water District be satisfied prior to the issuance of grading permits. Adherence to County Ordinance 458 and the notation that parcels 1 and 3 are to be maintained as open space until a levee has been constructed are required (COA Parcel Map 60.PLANNING.22.). With these mitigations the project impacts will be less than significant.

b and g, h) Building and Safety requires all projects larger than 1 acre of grading to submit a National Pollutant Discharge Elimination System permit from the State Water Resource Control Board prior to issuance of any grading permits per Condition of Approval 60.BS Grade.4; however, this is a standard condition of approval and not considered mitigation. With this Condition of Approval the project will not degrade water quality. The operation of these features, with regular required maintenance, will not impact odors or vectors. Maintenance of detention features is required in Condition of approval 50.Trans.36.

c) The project will not require water service as the project is only a land subdivision and road construction.

d) The project would create an incremental increase in the runoff, however, previously mentioned mitigation will mitigate the impact.

Mitigation: COA Plot Plan 10.TRANS.15 and 80.TRANS.21 and Parcel Map 10.TRANS.2 and 90.TRANS.1 require on site retention of incremental increase from the 100-year storm event. Maintenance of detention features is required in COA Parcel Map 90.TRANS.1. COA Parcel Map 60.PLANNING.22 requires that all requirements from the Coachella Valley Water District be satisfied prior to the issuance of grading permits. COA Parcel Map 60.PLANNING.22 requires adherence to County Ordinance 458 and the notation that parcels 1 and 3 are to be maintained as open space until a levee has been constructed.

Monitoring: Monitoring shall be done by Riverside County Building and Safety Department as part of the plan check process, by CVWD and other responsible agencies.

24. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Transportation Flood Hazard Report/Condition

Findings of Fact:

a) The project will slightly alter the existing drainage pattern of the site or area, but will not alter the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site as proposed. The site currently features a sheet flow pattern that will be interrupted by the paving of streets and drainage features. However, the design will mitigate any impacts.

b) The project will increase the amount of impermeable surfaces slightly altering the existing drainage pattern of the site or area; however, the design will mitigate any impacts. The proposed retention basin has the capacity to accommodate the increase in 100 year flow capacity created by the project design.

c-d) The project is not proposing any structures, is not in a dam inundation area and will not impact the surface water in any water body.

Mitigation: None required

Monitoring: None required

LAND USE/PLANNING Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
25. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

a) The proposed project will not result in a substantial alteration of the present or planned land use for the area. The zoning for the site being revised to be consistent with the General Plan Land Use designation for the site. The proposed project is consistent with the General Plan Land Use designation for the site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project is not located with a sphere of influence of any city.

Mitigation: None required

Monitoring: None required

26. Planning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a) The site is zoned One Family Dwelling (R-1), the project is proposing a Change of Zone to bring the designation into conformance with the designation of the General Plan. The project is proposing to re-zone the site Multiple Family Dwelling (R-2). In addition, the proposed land subdivision is consistent with the requirements of the proposed zone.

b) The property is surrounded by Manufacturing- Service Commercial (M-SC) to the west, Industrial Park (IP) to the south, and One Family Dwellings (R-1) to the south, north, and east. The project will transition the single family development to the light industrial to the west.

c) The General Plan Land Use designation for the site is High Density Residential (HDR). The site is surrounded by Light Industrial (LI) to the south, and west, High Density Residential (HDR) to the north, Medium High Density Residential (MHDR) to the east and Open Space- Recreation (OS-R) to the south. The proposed project is compatible with these designations.

e) The project site is currently vacant and will not disrupt any existing uses.

Mitigation: None required

Monitoring: None required

MINERAL RESOURCES Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
27. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
that would be of value to the region or the residents of the State?				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

a-d) The project site is not designated as a mineral resource zone or contains potential mineral resources; the project is not located adjacent to an existing or abandoned mine or quarry.

Mitigation: None required

Monitoring: None required

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

28. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a-b) The project site is not near or within any airport influence zone.

Mitigation: None required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: None required

29. Railroad Noise

NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact:

The project site is not near any existing railroad facilities larger than a collector.

Mitigation: None required

Monitoring: None required

30. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The project site is within about 3,000 feet of Interstate 10. Some road noise will be audible from the site. Riverside County regulates minimum standards for noise acceptability within structures, which would apply to the site.

Mitigation: None required

Monitoring: None required

31. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact:

The project is located near existing light industrial uses to the west. However, Parcel 1 of the proposed map separates the proposed apartment uses from the light industrial uses effectively buffering the potential noise. Parcel 1 is not permitted to build out at this time due to floodway restrictions. In addition, the light industrial uses are still limited to the noise levels they can produce, by existing County ordinances. They will not impact the proposed project substantially.

Mitigation: None required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: None required

32. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

Source: Project Application Materials

Findings of Fact:

a-d) The project will create a less than significant increase in ambient noise in the area. The land subdivision and proposed high density residential use will include the use of outdoor recreational activities and typical residential noise levels. The project site is contains a park to the south, vacant land to the north, existing single family dwellings to the east, and light industrial uses to the west. The proposed use will be consistent with the surrounding uses. It will have minimal noise during construction of roads, however operating hours are required by ordinance which will mitigate all impacts.

Mitigation: None required

Monitoring: None required

POPULATION AND HOUSING Would the project

33. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

d) Affect a County Redevelopment Project Area?

e) Cumulatively exceed official regional or local population projections?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a-c) The proposed project is a land subdivision and high density residential uses and the site is currently vacant.

d) The site is not located in a County Redevelopment Area. The Thousand Palms Redevelopment area is located contiguous to the south, however, the proposed project is consistent with the redevelopment goals of the area.

e-f) The project is proposing housing and a land subdivision. The project is consistent with the Land Use designation and therefore all growth resulting from the project was accounted for in the General Plan and demographic projections.

Mitigation: None required

Monitoring: None required

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

34. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The project area is serviced by the Riverside County Fire Department. Any significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to fire services, see COA Plot Plan 90.PLANNING.32 and Parcel Map COA 10.PLANNING.12. This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: None required

Monitoring: None required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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35. Sheriff Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to sheriff services, see COA Plot Plan 90.PLANNING.32 and Parcel Map COA 10.PLANNING.12.

Mitigation: None required

Monitoring: None required

36. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Palm Springs Unified School District correspondence, GIS database

Findings of Fact:

The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the boundary of the Palm Springs Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees per County Ordinance 659 in order to mitigate the potential effects to school services, see COA Plot Plan 80.PLANNING.24 and Parcel Map COA 80.PLANNING.7.

Mitigation: None required

Monitoring: None required

37. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Findings of Fact:

The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Development fees required by the Riverside County Ordinance No. 659 may be used at the County's discretion to provide additional library facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Ordinance No. 659 in order to mitigate the potential effects to library services, see COA Plot Plan 90.PLANNING.32 and Parcel Map COA 10.PLANNING.12.

Mitigation: None required

Monitoring: None required

38. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Findings of Fact:

The use of the approximately 20-acre site would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The presence of medical communities generally corresponds with the increase in population associated with the new development. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. Ordinance 659 addresses emergency medical services, see COA Plot Plan 90.PLANNING.32 and Parcel Map COA 10.PLANNING.12.

Mitigation: None required

Monitoring: None required

RECREATION

39. Parks and Recreation

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-c) The project will include recreational features including a pool and child's play area. An existing County park in contiguous to the project on the south. Park Quimby fees will be provided through the development that can be used to offset any potential impact that may result from the implementation of the development.

Mitigation: None required

Monitoring: None required

40. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: General Plan, Eastern Coachella Valley Area Plan Figure 7

Findings of Fact:

No County trails are required or proposed on the site.

Mitigation: None required

Monitoring: None required

TRANSPORTATION/TRAFFIC Would the project

41. Circulation

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

b) Result in inadequate parking capacity?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Alter waterborne, rail or air traffic?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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g) Cause an effect upon, or a need for new or altered maintenance of roads?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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h) Cause an effect upon circulation during the project's construction?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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i) Result in inadequate emergency access or access to nearby uses?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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j) Conflict with adopted policies supporting alternative

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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transportation (e.g. bus turnouts, bicycle racks)?

Source: RCIP

Findings of Fact:

a and c) The project will generate traffic to the area and have regional cumulative transportation system impacts that will be mitigated using standard payments of TUMF and DIF fees, see COA Plot Plan 90.PLANNING.32 and Parcel Map COA 10.PLANNING.12. The project is not anticipated to have any significant traffic or circulation impacts.

b) The proposed residential project is consistent with the parking requirements of the project per section 18.12 of Ordinance 348, and will therefore have a less than significant impact to parking.

d-e) The project will not result in any airborne or rail traffic changes. There will be no impacts.

f) All streets have been designed to not create any substantial design hazards. There will be no impacts.

g and i) Street improvements have been required by Plot Plan COA 80.TRANS.15 and 90.TRANS.12 and Parcel Map COA 50.TRANS.30 for Del Norte Way and Robert Road along the project boundary.

h) Construction of the internal, external and offsite roads will not result in the temporary closure of any critical transportation facilities.

j) The project is a land subdivision and will not conflict with any adopted policies.

Mitigation: Street improvements have been required by Plot Plan COA 80.TRANS.15 and 90.TRANS.12 and Parcel Map COA 50.TRANS.30 for Del Norte Way and Robert Road along the project boundary to mitigate the projects impacts.

Monitoring: Monitoring will be administered through the standard Building and Safety plan check process and by the Department of Transportation.

42. Bike Trails

Source: RCIP

Findings of Fact:

No trails are required or proposed by the project.

Mitigation: None required

Monitoring: None required

UTILITY AND SERVICE SYSTEMS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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43. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project is an industrial land subdivision. Services exist to the site boundaries due to neighboring development and will not require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. The project will have an impact on the water supplies available to, but less than significant impact with incorporated mitigation.

Mitigation: None required

Monitoring: None required

44. Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) CVWD has indicated that sewer service exists at the site. Minor modifications may be required for connection. CVWD clearance is required per Condition of Approval 80.EHEALTH.1.

Mitigation: CVWD clearance is required per Condition of Approval 80.EHEALTH.1.

Monitoring: Monitoring will be administered through the standard Building and Safety plan check process and by the Coachella Valley Water District.

45. Solid Waste	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan))?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: None required

Monitoring: None required

46. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP

Findings of Fact:

a-h) The project plans were transmitted to utility providers in the area without a response. Similar project uses have been constructed in the area, this project will not impact these utilities in an adverse way.

Mitigation: None required

Monitoring: None required

MANDATORY FINDINGS OF SIGNIFICANCE

47. Does the project have the potential to substantially

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

48. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of other current projects)?

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

49. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

GEO02174 by Soils Southwest, Inc. dated February 26, 2008

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PDA4601 by Michael Brandman & Associates dated July 6, 2009

Coachella Valley Water District letter dated April 27, 2010

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92505

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Revised: 6/9/08

OT PLAN:TRANSMITTED Case #: PP24228

Parcel: 650-020-008

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for 81 affordable housing apartments within 10 two-story multiple dwelling buildings, one community building and 217 parking spaces on 14.2 acres

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the project. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24228 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24228, Exhibit A dated 4/27/10.

APPROVED EXHIBIT L-1 and L-2 = Plot Plan No. 24228, Landscape Plans Exhibit L-1 and L-2, Amended No 1, Dated 10/1/09.

APPROVED EXHBIT B-1 and B-2 = Plot Plan No. 24228, Elevations, Dated 9/10/09.

APPROVED EXHBIT C-1, C-2 and C-3 = Plot Plan No. 24228, Floor Plans, Dated 9/10/09.

APPROVED EXHIBIT M = Plot Plan No. 24228, Color Board, Dated 9/10/09

05/12/10
13:08

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

DT PLAN:TRANSMITTED Case #: PP24228

Parcel: 650-020-008

10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS (cont.) RECOMMND

APPROVED EXHIBIT W = Plot Plan No. 24228, Wall and Fence
Plan Dated 4/27/10

10. EVERY. 4 USE - 90 DAYS TO PROTEST RECOMMND

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 3 USE -GIN INTRODUCTION RECOMMND

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

10.BS GRADE. 5 USE-G1.2 OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 6 USE-G1.3 DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 7 USE-G1.6 DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 8 USE-G2.3SLOPE EROS CL PLAN RECOMMND

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height,

JT PLAN:TRANSMITTED Case #: PP24228

Parcel: 650-020-008

10. GENERAL CONDITIONS

10.BS GRADE. 8 USE-G2.3SLOPE EROS CL PLAN (cont.) RECOMMND

are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457 (refer to dept. form 284-47).

10.BS GRADE. 9 USE-G2.5 2:1 MAX SLOPE RATIO RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 10 USE-G2.6SLOPE STABL'TY ANLYS RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horiz. to vert.) or over 30' in vertical height - unless addressed in a previous report.

10.BS GRADE. 11 USE-G2.7DRNAGE DESIGN Q100 RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

10.BS GRADE. 12 USE-G2.8MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 13 USE-G2.9DRNAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "GRADING".

10.BS GRADE. 14 USE-G2.10 SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

DT PLAN:TRANSMITTED Case #: PP24228

Parcel: 650-020-008

10. GENERAL CONDITIONS

10.BS GRADE. 15 USE-G2.23 OFFST. PAVED PKG RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 16 USE-G.3.1NO B/PMT W/O G/PMT RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Division of the Building and Safety Department.

10.BS GRADE. 17 USE-G3.3RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 18 USE-G3.4CRIB/RETAIN'G WALLS RECOMMND

Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing-first course installation, properties of materials to be used (i.e. Fc=2500 p.s.i.). Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

10.BS GRADE. 19 USE-G4.1E-CL 4:1 OR STEEPER RECOMMND

Plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the Building & Safety Department's Erosion Control Specialist.

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10. GENERAL CONDITIONS

10.BS GRADE. 20 USE-G4.3PAVING INSPECTIONS RECOMMND

The developer/applicant shall be responsible for obtaining the paving inspections required by Ordinance 457.

10.BS GRADE. 21 USE-G2.17LOT TO LOT DRN ESMT RECOMMND

A recorded easement is required for lot to lot drainage.

10.BS GRADE. 22 USE-G1.4 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site.

For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

E HEALTH DEPARTMENT

10.E HEALTH. 1 CVWD WATER AND SEWER SERVICE RECOMMND

Plot Plan#24228 is proposing Coachella Valley Water District (CVWD) water and sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with CVWD as well as all other applicable agencies.

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10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2 USE-#89-RAPID HAZMAT BOX RECOMMND

Rapid entry key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 3 USE-#25-GATE ENTRANCES RECOMMND

Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 4 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) shall be automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

10.FIRE. 5 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type V-B construction per the 2007 CFC and Building(s) having a fire sprinkler system.

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10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on all APPROVED EXHIBITS unless otherwise amended by these conditions of approval.

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 4 USE - COLORS & MATERIALS RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT M.

10.PLANNING. 5 USE - LAND DIVISION REQUIRED RECOMMND

The project is intended to be a for rent multi family housing product and is not intended to offer individual units for sale. Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded that would create separate legal lots in accordance with the Subdivision Map Act, Riverside County Ordinance No. 460, and any other pertinent ordinance.

Tentative Parcel Map No. 36217 was processed concurrently with this Plot Plan. The map was not intended to permit

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10. GENERAL CONDITIONS

10.PLANNING. 5 USE - LAND DIVISION REQUIRED (cont.) RECOMMND

individual sale of structures, all structures will be on lot 2 of the proposed map.

10.PLANNING. 7 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), assuming the project would have a bedroom mix of forty (40) two bedroom units, and forty one (41) three bedroom units, for a total of 205.75 required spaces, 81 covered spaces and 7 handicap spaces.

10.PLANNING. 9 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 11 USE - PHASE BY NEW PERMIT RECOMMND

Construction of this project may be done progressively in phases provided a plan is submitted with appropriate fees to the Planning Department and approved prior to issuance of any building permits. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless so indicated by the affected agency.

10.PLANNING. 14 USE - NO OFF-ROAD USES ALLOWED RECOMMND

Trail bikes, dune buggies, off-road vehicles and other similar powered apparatus shall not be operated for purposes such as, but not limited to, hill climbing, trail riding, scrambling, racing and riding exhibitions.

10.PLANNING. 15 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 55 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to

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10. GENERAL CONDITIONS

10.PLANNING. 15 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 16 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 17 USE - AGRICULTURE CODES RECOMMND

This property is located within the Coachella Valley and all landscape planting shall comply with the requirements of the State Agriculture Code and the directives of the Riverside County Agricultural Commissioner. All landscaping plans submitted to the Planning Department shall include the following notation: "Warning: Plant material listed may or may not have been approved by the Agricultural Commissioner's office. Landscape contractor, please contact the developer for status of Agricultural Commissioner's approval or denial. Plan 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. All plant material must be free from Red Scale (Aonidiella aurantii.)"

10.PLANNING. 18 USE- NO EA FOR GRADING RECOMMND

No environmental assessment for grading within the project boundaries shall be required provided such grading substantially conforms to the grading plan submitted as APPROVED EXHIBIT A, and does not significantly exceed

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10. GENERAL CONDITIONS

10.PLANNING. 18 USE- NO EA FOR GRADING (cont.) RECOMMND

21,000 cubic yards of cut and 26,400 cubic yards of fill.

10.PLANNING. 19 USE - PREVENT DUST & BLOWSAND RECOMMND

Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blowsand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities.

10.PLANNING. 21 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit, b) is found to have been obtained by fraud or perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 22 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 25 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Interim Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

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10. GENERAL CONDITIONS

10.PLANNING. 26 USE - PERMIT SIGNS RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 29 USE - C/W DESIGN GUIDELINES RECOMMND

The project shall conform to the Countywide Design Standards and Guidelines, adopted January 13, 2004.

10.PLANNING. 31 USE - LOW PALEO RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

3.The paleontologist shall determine the significance of the encountered fossil remains.

4.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

5.If fossil remains are encountered by earthmoving

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10. GENERAL CONDITIONS

10.PLANNING. 31 USE - LOW PALEO (cont.)

RECOMMND

activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

6.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

10.PLANNING. 32 USE - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's

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10. GENERAL CONDITIONS

10.PLANNING. 32 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

- 1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.PLANNING. 33 USE - GEO02174 RECOMMND

County Geologic Report (GEO) No. 2174, submitted for this project (PM36217 and PP24228) was prepared by Soils Southwest, Inc. and is entitled "Report of Soils and Foundation Evaluations, Proposes Multi-Unit Apartment Complex, NWC Robert Road & El Centro Way, Thousand Palms, California, APN: 650-020-008", Project No. 09006-F, dated February 26, 2008. In addition, Soils Southwest, Inc. submitted "Response to Review Comments, County Geologic Report 2174, Dated November 17, 2009", dated December 1, 2009. This document is herein incorporated as a part of GEO02174.

GEO02174 concluded:

- 1.There are no known active or potentially active faults that pass through or towards the subject site.
- 2.It is considered remote that surface fault rupture will affect the site.
- 3.Moderate to severe groundshaking will be a primary seismic hazard to the site.
- 4.Groundwater levels are unlikely to come closer than 100 feet below ground surface.
- 5.Site soil liquefaction susceptibility potential during an

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10. GENERAL CONDITIONS

10.PLANNING. 33 USE - GEO02174 (cont.)

RECOMMND

earthquake should be considered as remote.

6.The potential for lateral spreading of the subject site is considered remote.

7.The project site is underlain by up to 3 to 3.5 feet of loose top soil and possibly some alluvial soils that are moderately susceptible to differential settlement due to seismic shaking.

8.The potential for tsunamis, seiches, and failure of manmade reservoirs, tanks and aqueducts is considered remote.

9.The potential for seismically induced landslides is considered remote.

GEO02174 recommended:

1.Prior to grading, the site should be cleared of surface and subsurface obstructions, including vegetation, roots, organic matter, debris, septic tanks, and cesspools, etc..

2.The site preparation and grading should include subexcavations, encompassing in minimum, the planned building foot-print areas and 5 feet beyond, to a vertical depth equal to the planned footing embedment + 24 inch, or to minimum 3 to 3.5 feet below the present grade, or to the depth as required to expose underlying moist, dense sandy natural soils as approved by soils engineer, whichever is greater.

GEO02174 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO02174 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 34 USE - IF HUMAN REMAINS FOUND

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

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10. GENERAL CONDITIONS

10.PLANNING. 34

USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 35

USE - INADVERTANT ARCHAEO FIND

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

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10. GENERAL CONDITIONS

10.PLANNING. 35 USE - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 36 USE - ORD 875 CVMSHCP FEE RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection approval, the holder of the construction permit(s) shall comply with the provisions of Riverside County Ordinance No. 875, which requires payment of the appropriate fee set forth in that ordinance. Riverside County Ordinance No. 875 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in the ordinance within the Coachella Valley and surrounding mountains. The fee shall be paid for each residential unit to be constructed within a residential land division. The amount of the fee for commercial and industrial projects shall be calculated on the bases of "Project Area". In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 875 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 37 USE - COVERED PLAY EQUIPMENT RECOMMND

All children's play equipment shall be shaded by a structure, sail, or fabric of some kind such that the majority of the equipment is shaded for at least 65% of the day. Play equipment that uses water in a recreation fashion shall be exempt from the requirements of this condition.

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 5 USE - STD INTRO 3 (ORD. 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 6 USE - ASSESS/BENEFIT DIST 1 RECOMMND

Should this project lie within any assessment/benefit district, the project proponent shall, prior to issuance of a building permit, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

10.TRANS. 7 USE - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 8 USE - ENCROACHMENT PERMIT RECOMMND

An encroachment permit must be obtained from the Transportation Department prior to the commencement of any work within the County road right-of-way.

10.TRANS. 9 USE - TS/CONDITIONS RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved

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10. GENERAL CONDITIONS

10.TRANS. 9 USE - TS/CONDITIONS (cont.)

RECOMMND

guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Project Access (NS) at:

- Del Norte Way (EW) - #1
- El Centro Way (EW) - #2

Robert Road (NS) at:

- Del Norte Way (EW) - #3
- El Centro Way (EW) - #4

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

10.TRANS. 10 USE - DRAINAGE 1

RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed." The protection shall be as approved by the Transportation Department and CVWD.

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10. GENERAL CONDITIONS

10.TRANS. 11 USE - DRAINAGE 2

RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. The subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 12 USE - FLOOD HAZARD REPORT 1

RECOMMND

This is a proposal to divide 40 acres into 3 residential lots (TPM 36217) (APN 650-020-008). The site is located on the west of Robert Road on the north side of La Canada Way and south of Del Norte Way in the unincorporated territory of Thousand Palms, County of Riverside, State of California. The project proponent shall provide mitigation measures to be incorporated into the development to prevent flooding of the site and downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm event.

Construction of block walls may be in violation of Ordinance 458.12. When the District reviews a project for compliance with Ordinance 458.12, block walls are reviewed carefully and seldom found to be compatible with the goals of Ordinance 458.12. Block walls can cause diversion and concentration of flows onto adjacent properties and thus be in violation of Ordinance 458.12 and California drainage law.

Walls must be constructed in a manner that will not increase the risk of off-site stormwater flows on the adjacent properties. This can be accomplished by constructing open sections in the wall to accommodate flow-through. To achieve this, the District requires that if walls are constructed in a special flood hazard area, at least 50 percent of the total lineal footage of the wall be constructed of wrought iron fencing or similar material that will provide for flow-through of off-site stormwater flows. Construction materials used within the open sections must extend the entire vertical wall height so not to obstruct flow at the finished grade/surface.

10.TRANS. 13 USE - FLOOD HAZARD REPORT 2

RECOMMND

This project is located in an area subject to shallow flooding and is designated Zone AO, depth of 1 foot on panel 06065C1585G on the Federal Flood Insurance Rate Maps

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10. GENERAL CONDITIONS

10.TRANS. 13 USE - FLOOD HAZARD REPORT 2 (cont.) RECOMMND

which are in effect at this time by the Federal Emergency Management Agency.

10.TRANS. 14 USE - INCREASED RUNOFF RECOMMND

The proposed development of this site would adversely impact the downstream properties by increasing the rate and volume of flood flows. To mitigate this impact, the construction of detention basins will be required to reduce the incremental increase of the 100-year storm event.

10.TRANS. 15 USE - RETENTION AND STORAGE RECOMMND

For retention basin sizing and calculations refer to letter dated October 28, 2009 from Alan French to Majeed Farshad in GENERAL CONDITIONS 10.TRANS MAP-RETENTION AND STORAGE.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE* -PM10 PLAN REQUIRED RECOMMND

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval prior to the issuance of a grading permit.

1.NOTE: The PM 10 plan shall require the posting of signs in accordance with Building and Safety form "Signage Recommendations".

2.NOTE: All PM 10 measures must be in place prior to commencing any grading activity on site.

60.BS GRADE. 2 USE*TRANS& CVWD REVIEW REQ'D RECOMMND

The applicant or developer shall submit copies of the grading plan and hydrologic calculations to the Riverside County Transportation Department (RCTD) and the Coachella Valley Water District (CVWD) for their review and approval. Additional flood plain management fees may be required by CVWD. Prior to the issuance of a grading permit, the applicant or developer shall provide, to the Department of Building and Safety Grading Division, a letter from RCTD and CVWD indicating their approval of the plans or a waiver of the review.

60.BS GRADE. 3 USE* PM 10 CLASS REQUIRED RECOMMND

Prior to the issuance of a grading permit, as a requirement of the CIP, the owner, developer, contractor, and their assignees must attend the PM10 class conducted by SCAQMD. Currently, classes are scheduled monthly by SCAQMD.

60.BS GRADE. 4 USE-G2.1 GRADING BONDS RECOMMND

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 5 USE-G2.4GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and

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60.BS GRADE. 5 USE-G2.4GEOTECH/SOILS RPTS (cont.) RECOMMND

approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.*

*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 USE-G2.7DRNAGE DESIGN Q100 RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

60.BS GRADE. 7 USE-G2.14OFFSITE GDG ONUS RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 8 USE-G2.15NOTRD OFFSITE LTR RECOMMND

A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

60.BS GRADE. 9 USE-G2.16REC'D ESMT REQ'D RECOMMND

A recorded easement is required for off site drainage facilities.

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60.BS GRADE. 10 USE-G1.4 NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 11 USE IMPORT/EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

PLANNING DEPARTMENT

60.PLANNING. 5 USE - MITIGATION MONITORING

RECOMMND

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. 42201 which must be satisfied prior to the issuance of a grading permit.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5 USE - MITIGATION MONITORING (cont.) RECOMMND

The Planning Director may require inspection or other monitoring to ensure such compliance.

60.PLANNING. 7 USE - BLOWSAND & DUST CONTROL RECOMMND

The permittee shall institute blowsand and dust control measures during grading and shall note or show the measures to be used on their grading plans. These measures shall include, but not be limited to:

- a) The use of irrigation during any construction activities;
- b) planting of cover crop or vegetation upon previously graded but undeveloped portions of the site; and
- c) provision of windbreaks or windrows, fencing, and/or landscaping to reduce the effects upon adjacent properties and property owners. The permittee shall comply with the directives of the Director of the Building and Safety Department with regards to the applicable sections of Ordinance No. 484 (Blowsand Control) and Ordinance No. 742 (Control of Fugitive Dust/PM10 in Urban Areas).

60.PLANNING. 9 USE - CVWD CLEARANCE RECOMMND

A clearance letter from the Coachella Valley Water District shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated 4/27/2010, summarized as follows:

Project must meet the requirements of County Ord. 458
Specified Open Space Areas shall ensure flow through of off site storm water.

Parcels 1 and 3 shall contain no structures.

The applicant shall have the FEMA Elevation Certificate completed and submitted to the County prior to final inspection.

Construction of Block walls, additional structures or additional fill on this lot may be in violation of County Ord. 458.

Please see entire letter for details.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 24228, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 13 USE - REQD APPLICATIONS (1) RECOMMND

No grading permits shall be issued until Tentative Parcel Map No. 36217 has been recorded and Change of Zone No. 7717 has been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the zone ultimately applied to the property.

60.PLANNING. 14 USE - CULTURAL RESOURCES PROFE RECOMMND

As a result of an archaeological investigation (PD-A-4601) prepared for the subject parcel, it was determined that archaeological monitoring shall be required for this project.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 14 USE - CULTURAL RESOURCES PROFE (cont.) RECOMMND

clear this condition.

NOTE:

1)The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)This agreement shall not modify any condition of approval or mitigation measure.

TRANS DEPARTMENT

60.TRANS. 1 USE - TRANSPORTATION CLEARANCE RECOMMND

A clearance from the Transportation Department is required prior to the issuance of a grading permit.

60.TRANS. 2 USE - TYPICAL SITE GRADING RECOMMND

All on-site grading shall be graded to drain to on site drainage facilities. Offsite drainage shall be conveyed through the project site in a manner that will not adversely impact either on-site improvements or worsen the existing drainage conditions to adjacent offsite properties.

70. PRIOR TO GRADING FINAL INSPECT

TRANS DEPARTMENT

70.TRANS. 1 USE - EROSION CONTROL RECOMMND

Temporary erosion control measures shall be implemented immediately following site grading to prevent depositions of debris onto downstream properties, public right-of-way, or drainage facilities. Plans showing these measures shall be submitted to Riverside County Transportation Department for review prior to the start of any site grading.

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80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATER/SEWER WILL SERVE

RECOMMND

A "will-serve" letter from the appropriate water and sewer company/district shall be required to Environmental Health along with the filing fee in effect at the time of submittal.

80.E HEALTH. 2 PUBLIC OR SEMIPUBLIC POOLS/SPA

RECOMMND

A set of three complete plans for the swimming pool/spa must be submitted to verify compliance with the California Administrative Code, the California Health and Safety Code and the Uniform Plumbing Code.

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$

RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2 USE-#4-WATER PLANS

RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

PLANNING DEPARTMENT

80.PLANNING. 1 USE - ACOUSTICAL STUDY

RECOMMND

The permittee shall have four (4) copies of a certified acoustical study performed by a professional acoustician prepared which outlines methods by which interior sound levels within the principal buildings of the proposed use will be maintained at no more than 45 db(A) and that airborne sound insulation methods will comply with Chapter

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1 USE - ACOUSTICAL STUDY (cont.) RECOMMND

35 of the Uniform Building Code. The study shall be submitted to the Health Services Agency, Office of industrial Hygiene for review and comment (the permittee may be assessed review fees not to exceed the Agency's hourly rate) and shall forward the study along with any comments of the Health Service Agency and corrections to the Planning Department for approval.

80.PLANNING. 4 USE - BLOWSAND & DUST CONTROL RECOMMND

The permit holder shall institute blowsand and dust control measures during grading and shall note or show the measures to be used on their grading plans. These measures shall include, but not be limited to: a) The use of irrigation during any construction activities; b) planting of cover crop or vegetation upon previously graded but undeveloped portions of the site; and c) provision of windbreaks or windrows, fencing, and/or landscaping to reduce the effects upon adjacent properties and property owners. The permittee shall comply with the directives of the Director of the Building and Safety Department with regards to the applicable sections of Ordinance No. 484 (Blowsand Control) and Ordinance No. 742 (Control of Fugitive Dust/PM10 in Urban Areas).

80.PLANNING. 5 USE - LIGHTING PLANS RECOMMND

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 6 USE - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B-1 and B-2.

80.PLANNING. 7 USE - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C-1 and C-2.

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80.PLANNING. 9 USE - MINIMUM FLOOR AREA RECOMMND

All dwelling units shall have a minimum floor living area of not less than 750 square feet excluding porches, garages, patios or similar features whether attached or detached. The permittee shall demonstrate to the satisfaction of the Planning Director and the Director of the Department of Building and Safety that construction plans comply with all dwelling unit minimum floor living area regulations.

80.PLANNING. 10 USE - MAXIMUM DWELLING UNITS RECOMMND

A maximum of eighty one (81) dwelling units are allowed under this permit.

80.PLANNING. 14 USE - REC & PARK DIST MITIG. RECOMMND

The permit holder shall enter into an agreement with the Desert Recreation District to provide for the payment of park and recreation mitigation fees and/or dedication of land as identified in the District's Master Plan, and shall submit sufficient written evidence to the Riverside County Department of Building and Safety that the park and recreation mitigation fees and/or dedication for land have been provided to the District.

80.PLANNING. 15 USE - MITIGATION MONITORING RECOMMND

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. 42201 which must be satisfied prior to the issuance of a building permit.

The Planning Director may require inspection or other monitoring to ensure such compliance.

80.PLANNING. 17 USE - HEIGHT LIMITATIONS RECOMMND

All buildings and structures within this permit shall not exceed ___ feet in overall height, except as provided by Section No. 18.20 of Ordinance No. 348. The permittee shall demonstrate to the satisfaction of the Planning Director and the Director of the Department of Building and Safety that construction plans comply with all height regulations; verification of compliance with the height

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80.PLANNING. 17 USE - HEIGHT LIMITATIONS (cont.) RECOMMND

regulations of this permit may include submission of a written certification by a state licensed professional that plans submitted to the Department of Building and Safety are in compliance and/or inspection of such plans by county staff.

80.PLANNING. 19 USE - REQD APPLICATIONS (2) RECOMMND

No building permits shall be issued until Tentative Parcel Map No. 36217 is recorded and Change of Zone No. 7177 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the zone ultimately applied to the property.

80.PLANNING. 24 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Palm Springs Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 25 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 24258, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 26 USE - SWPPP BMPs REQUIRED RECOMMND

For developements of five (5) acres or more, the permit holder shall include the following best management practices (BMPs) to reduce storm water pollution:

Initial residents, occupants or tenants of the subject site shall receive educational materials on good housekeeping practices which contribute to the protection of storm water quality. These educational materials shall be provided by the Riverside County Flood Control and Water Coservation District and shall be distributed by the permit holder. These materials shall address good housekeeping practices associated with the subject site's land use or uses (e.g. good housekeeping practices for office commercial, retail commercial, vehicle-related commercial, or industrial land uses). Employers at this site shall adapt these materials for training their

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80.PLANNING. 26 USE - SWPPP BMPs REQUIRED (cont.)

RECOMMND

employees in good housekeeping practices (BMP N1 & N13);

Only pesticide applicators who are certified by the State of California as Qualified Applicators or who are directly supervised by a Qualified Applicator shall apply pesticides to area landscaping. The applicator shall apply all pesticides in accordance with strict pesticide application laws as stated in the California Food and Agricultural Code. Fertilizer shall be applied to the area landscaping in accordance with the manufacturer's recommendations. Application to hardscape surfaces shall be avoided (BMP N3);

The catch basins, more particularly described on EXHIBIT A-1 and A-2, shall be inspected and, if necessary, cleaned by the permit holder no later than October 15th of each year. 'ONLY RAIN IN THE DRAIN' and 'NO DUMPING' shall be stenciled on the catch basin openings. Stencils shall be repainted as necessary to maintain legibility (BMP N4 & S12);

The 'water quality inlet(s), oil/water separator(s) and trash racks', more particularly described on EXHIBIT A-1 and A-2 shall be inspected and, if necessary, cleaned by the permit holder no later than October 15th of each year (BMP S4 & S13);

The permit holder shall keep the subject site free of litter. Litter shall be placed in recepticals and recepticals shall be emptied at least once a month. Where improper disposal of trash has occurred, the permit holder shall take corrective action within forty-eight (48) hours of discovery (BMP N5);

The driveways and parking lots, more particularly described on EXHIBIT A-1 and A-2, shall be swept by the permit holder at least once a year and shall be swept no later than October 15th of each year (BMP N6);

The permit holder shall maintain an up-to-date list identifying the party or parties responsible for the implementation and maintenance of each of the BMPs described herein. The list shall include the party's name, organization, address, a phone number at which the party may be reached 24 hours a day, and a description of the party's responsibility for implementation and maintenance

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80.PLANNING. 26 USE - SWPPP BMPs REQUIRED (cont.) (cont.) RECOMMND
of a particular BMP (BMP N14).

80.PLANNING. 27 USE LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:

- 1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2)Weather based controllers and necessary components to eliminate water waste;
- 3)A copy of the "stamped" approved grading plans; and,
- 4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1)Identification of all common/open space areas;
- 2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3)Shading plans for projects that include parking lots/areas;
- 4)The use of canopy trees (24" box or greater) within the parking areas;
- 5)Landscaping plans for slopes exceeding 3 feet in height;
- 6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

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80.PLANNING. 27 USE LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

80.PLANNING. 28 USE - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow

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80.PLANNING. 28 USE.- LC LANDSCAPE SECURITIES (cont.) RECOMMND

adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.PLANNING. 29 USE - ORD 875 CVMSHCP FEE RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection approval, the holder of the construction permit(s) shall comply with the provisions of Riverside County Ordinance No. 875, which requires payment of the appropriate fee set forth in that ordinance. Riverside County Ordinance No. 875 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in the ordinance within the Coachella Valley and surrounding mountains. The fee shall be paid for each residential unit to be constructed within a residential land division. The amount of the fee for commercial and industrial projects shall be calculated on the bases of "Project Area". In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 875 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

TRANS DEPARTMENT

80.TRANS. 3 USE - TUMF RECOMMND

Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

80.TRANS. 4 USE - R-O-W DEDICATION RECOMMND

Sufficient public street right-of-way along Robert Road shall be conveyed for public use to provide for a 33-foot

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80.TRANS. 4 USE - R-O-W DEDICATION (cont.)

RECOMMND

half-width right-of-way.

Sufficient public street right-of-way along El Centro Way shall be conveyed for public use to provide for a 60-foot full-width right-of-way including standard corner cutback.

Sufficient public street right-of-way along Del Norte Way shall be conveyed for public use to provide for a 45-foot part-width right-of-way including standard corner cutback.

80.TRANS. 6 USE - MAP CORNER CUT-BACK I

RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit ' C ' of the Countywide Design Guidelines.

80.TRANS. 10 USE -ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting Judy Watterlond, Transportation Department at (951) 955-6829, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping along Robert Road, El Centro Way and Del Norte Way.
- (2) Streetlights on Robert Road, El Centro Way and Del Norte Way.
- (3) Street sweeping along Robert Road, El Centro Way and Del Norte Way.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.

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80.TRANS. 10 USE -ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

- (2) Appropriate fees for annexation.
- (3) (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.

80.TRANS. 12 USE - LIGHTING PLAN RECOMMND

A separate street light plan is required for this project. The design and installation of street lights shall meet the Dark Sky criteria. The application of Dark Sky criteria is in support of the Coachella Valley Dark Sky Ordinances. Street lights shall be installed at street intersections and at the ends of cul-de-sacs, as approved by the Transportation Department. There shall be no change in the design and location of street lights relative to the general circulation elements adjacent to the project in question. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

80.TRANS. 13 USE -LANDSCAPING/TRAIL COM/IND RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Robert Road, El Centro Way, Del Norte Way and submitted to the Transportation Department. Landscape design shall incorporate and desert theme, including the extensive use of native desert and drought tolerant plant species. Irrigation systems shall incorporate the use of drip irrigation to the maximum extent feasible. The use of non-organic landscape elements such as rocks, decorative paving, sand and gravel is encouraged. The use of grass, sod or other water intense ground cover plant materials will not be permitted.

Landscaping plans shall be submitted on standard County

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80.TRANS. 13 USE -LANDSCAPING/TRAIL COM/IND (cont.) RECOMMND

plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

80.TRANS. 14 USE - TS/DESIGN RECOMMND

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

None

80.TRANS. 15 USE - TS/GEOMETRICS RECOMMND

The intersection of Project Access (NS) at Del Norte Way (EW) shall be improved to provide the following geometrics:

Northbound: one through lane
Southbound: N/A
Eastbound: one through lane
Westbound: one through lane

The intersection of Project Access (NS) at El Centro Way (EW) shall be improved to provide the following geometrics:

Northbound: N/A
Southbound: one through lane
Eastbound: one through lane
Westbound: one through lane

The intersection of Robert Road (NS) at Del Norte Way (EW) shall be improved to provide the following geometrics:

Northbound: one through lane
Southbound: one through lane
Eastbound: one through lane
Westbound: one through lane
NOTE: All-Way stop control shall be provided.

The intersection of Robert Road (NS) at El Centro Way (EW) shall be improved to provide the following geometrics:

Northbound: one through lane
Southbound: one through lane
Eastbound: one through lane
Westbound: one through lane
NOTE: Cross-Street stop control shall be provided on El Centro Way.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 15 USE - TS/GEOMETRICS (cont.)

RECOMMND

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

80.TRANS. 16 USE - DRAIN EASEMT 1

RECOMMND

The owner of the project shall delineate the locations of the retention basins and record a drainage easement over said area for flood control purposes. A note shall be placed on the documents identifying the easements and stating, "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed." Maintenance will be performed by the individual property owners or Home Owner Association or as agreed to by the Director of Transportation.

80.TRANS. 17 USE - DRAINAGE SUBMIT PLANS

RECOMMND

The developer shall comply with Riverside County Ordinance 458.12 as amended in the preparation of on-site flood protection. The developer shall submit plans for grading, landscaping, and irrigation systems, any other necessary documentation along with supporting hydrologic and hydraulic calculations to Riverside County Transportation and CVWD for review and approval. The developer shall pay all fees as required by CVWD and Riverside County Transportation Department.

80.TRANS. 20 USE - CVWD FLOOD MGMNT REVIEW

RECOMMND

The applicant or developer will submit grading plans, street improvement plans, hydrologic calculations, hydraulic calculations and all other pertinent information required for the flood management review and approval by CVWD in compliance with Riverside County Ordinance 458. The developer is required to pay all additional fees required by CVWD for the above-mentioned review.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 21 USE - RETENTION AND STORAGE

RECOMMND

For retention basin sizing and calculations refer to letter dated October 28, 2009 from Alan French to Majeed Farshad in PRIOR TO BLDG PRMT ISSUANCE 80.TRANS RETENTION AND STORAGE.

90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

90.B&S. 1 BP*FEMA FORM APPRVL REQUIRED

INEFFECT

Prior to building permit final, a development in FEMA mapped flood zones "A" or "AO" shall provide a FEMA form, filled out, wet stamped and signed by a registered civil engineer or licensed land surveyor, to the Building and Safety Department Grading Division.

The Grading division will transmit the form to the proper flood control district for their review and approval.

Upon receipt of their approval, this condition will be classified as "MET" and the building permit will be eligible for final approval.

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE*G4.3PAVING INSPECTIONS

RECOMMND

The developer/applicant shall be responsible for obtaining the paving inspections required by Ordinance 457.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN

RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW

RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the

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90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 2 USE - HAZMAT REVIEW (cont.) RECOMMND

business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-#66-DISPLAY BOARDS RECOMMND

Display Boards will be as follows: Each complex shall have an illuminated diagrammatic representation of the actual layout which shows name of complex, all streets, building designators, unit members, and fire hydrant locations within dimension and located next to roadway access. The minimum size shall be no less than 4 feet x 4 feet.

90.FIRE. 3 USE-#012-PUB TYP BUILD RECOMMND

PUBLIC TYPE BUILDINGS

90.FIRE. 4 USE-#83-AUTO/MAN FIRE ALARM RECOMMND

Applicant or developer shall be responsible to install a manual and automatic Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation.

90.FIRE. 5 USE-#27-EXTINGUISHERS RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

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90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1 USE - MITIGATION MONITORING

RECOMMND

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and E.A. No. 42201. The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 2 USE - HEIGHT LIMITATIONS

RECOMMND

All buildings and structures within this permit shall not exceed forty feet (40') in height, except as provided by Section No. 18.20 of Ordinance No. 348. All buildings and structures shall comply with approved construction plans that are designed in accordance with this condition. The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that all buildings and structures within this permit comply with the height regulations, indicated above. The Planning Department may require inspection by county staff to further verify compliance with this condition of approval.

90.PLANNING. 3 USE - MINIMUM FLOOR AREA

RECOMMND

All dwelling units shall have a minimum floor living area of not less than 750 square feet. All buildings and structures shall comply with approved construction plans that are designed in accordance with this condition.

90.PLANNING. 4 USE - COLOR/FINISH COMPLIANCE

RECOMMND

The permittee shall properly install approved color and finish products in accordance with these conditions of approval.

90.PLANNING. 6 USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of two hundred and five (205) parking spaces shall be provided as shown on the ~~APPROVED EXHIBIT A,~~ unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

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90.PLANNING. 7 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of seven (7) accessible parking space[s] for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches.

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 8 USE - COVERED PARKING SPACES

RECOMMND

A minimum of eighty one (81) parking spaces] shall be covered by a carport or enclosed garage.

90.PLANNING. 11 USE - LIGHTING PLAN COMPLY

RECOMMND

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

90.PLANNING. 13 USE - NO ROOF EQUIPMENT

RECOMMND

Roof-mounted equipment for residential units shall not be permitted within the project site.

90.PLANNING. 15 USE - UTILITIES UNDERGROUND

RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 15 USE - UTILITIES UNDERGROUND (cont.) RECOMMND

utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 17 USE - CURBS ALONG PLANTERS RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 20 USE - TRASH ENCLOSURES RECOMMND

Ten (10) trash enclosures which are adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosures shall be a minimum of six (6) feet in height and shall be made with masonry block with landscaping screening where not abutting sidewalks and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 22 USE - QUIMBY ACT FEE RECOMMND

The permit holder shall present certification to the Director of the Department of Building and Safety that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of Ordinance No. 460 has taken place. Said certification shall be obtained from the Desert Recreation District.

90.PLANNING. 23 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

All existing outdoor advertising displays, signs or billboards shall be removed.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 24 USE - WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT W, the approved fencing plan.

90.PLANNING. 26 USE - CONDITION COMPLIANCE RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 28 USE - POOL AND SPA FENCING RECOMMND

All swimming pools and spas shall be properly enclosed with minimum five (5) foot high fencing and self-latching gates as required by the state building code (Title 24), notwithstanding any other provisions of Ordinance No. 421 to the contrary. Commercial/Public Swimming pools and spas shall provide or access by physically-handicapped persons.

90.PLANNING. 31 USE - FEE STATUS RECOMMND

Prior to final building inspection for Plot Plan No. 24228, the Planning Department shall determine the status of the deposit based fees. If there are fees owed to the County, the permit holder shall pay the outstanding balance.

90.PLANNING. 32 USE - ORD NO. 659 (DIF) RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 32 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 24228 has been calculated to be 1.2 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 33 USE - LC LNDSKP INSPECT DEPOST

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 34 USE - LC COMPLY W/ LNDSKP/ IRR

RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 35 USE - CULTURAL RESOURCES RPT

RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

90.PLANNING. 36 USE - ORD 875 CVMSHCP FEE

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection approval, the holder of the construction permit(s) shall comply with the provisions of Riverside County Ordinance No. 875, which requires payment of the appropriate fee set forth in that ordinance. Riverside County Ordinance No. 875 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in the ordinance within the Coachella Valley and surrounding mountains. The fee shall be paid for each residential unit to be constructed within a residential land division. The amount of the fee for commercial and industrial projects shall be calculated on the bases of "Project Area". In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 875 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

TRANS DEPARTMENT

90.TRANS. 1 USE - IMP PLANS

RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1 USE - IMP PLANS (cont.) RECOMMND

Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

90.TRANS. 5 USE - SIGNING & STRIPING RECOMMND

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan. The design of the signing and striping plan shall conform to all applicable standards for improvements within the school zone. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

90.TRANS. 8 USE STREETLIGHT AUTHORIZATION RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 9 USE - STREET LIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard.

Street light annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that street lights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 12

USE - IMPROVEMENTS

RECOMMND

Robert Road shall be improved with 22-feet of asphalt concrete pavement and concrete curb and gutter within the 33-foot half-width dedicated right-of-way in accordance with County Standard No. 104, Section "A". (44'/66')

NOTE: A 11-foot wide concrete sidewalk shall be constructed within the 11-foot parkway.

El Centro Way shall be improved with 40-feet of asphalt concrete pavement and transition to a full radius cul-de-sac at the end of El Centro Way in accordance with County Standard No. 105, Section "C". (40'/60')

NOTE: A 10-foot wide concrete sidewalk shall be constructed within the 10-foot parkway.

Del Norte Way shall be improved with with 32-feet of asphalt concrete pavement and transition to a full radius cul-de-sac at the end of Del Norte Way within a 45-foot part-width right-of-way in accordance with County Standard No. 105, Section "C". (40'/60')

NOTE: A 10-foot wide concrete sidewalk shall be constructed within the 10-foot parkway

90.TRANS. 16

USE - UTILITY PLAN

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 17

USE - UTILITY INSTALL

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 18

USE-DEDICATIONS/ACCEPTANCE

RECOMMND

The applicant shall provide two offsite access roads from the project site to a publicly maintained road to the satisfaction of Transportation.

If there were previously dedicated public roads and utility easements but not accepted by the County, and if acceptance of said roads and easement is needed to satisfy this requirement, the applicant shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution. All costs incurred to satisfy this condition shall be paid by the applicant.

90.TRANS. 21

USE -ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Robert Road, El Centro Way and Del Norte Way.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 21 USE -ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

(2) Streetlights on Robert Road, El Centro Way and Del Norte Way.

(3) Street sweeping along Robert Road, El Centro Way and Del Norte Way.

90.TRANS. 22 USE - DRIVEWAYS RECOMMND

The driveways shall designed and constructed in accordance with County Standard No. 207A and shall be located in accordance with Exhibit "A" for Plot Plan No. 24228.

90.TRANS. 23 USE - TS/INSTALLATION RECOMMND

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

None

90.TRANS. 24 USE - DRAINAGE IMPROV NOTICE RECOMMND

All drainage improvements including the construction of drainage swales, storm drains, inlet structures, and retention basins are required to be completed prior to occupancy.

90.TRANS. 25 USE - OWNER MAINTENANCE NOTICE RECOMMND

The project owner shall record sufficient documentation to be responsible for the maintenance of the drainage facility (including the retention basins). A viable maintenance mechanism acceptable to Riverside County should be provided for the retention basins and drainage systems. The project owner shall prepare the CC&R, or any other agreements and obtain approval from Riverside County Transportation Department regarding the maintenance of the retention systems. The agreement shall include the language that each individual owner will inspect the systems a minimum two times a year and also remove debris from the basins two times a year. These maintenance wordings shall be shown on the title sheet of improvement plans.



Riverside County Farm Bureau, Inc.

21160 Box Springs Road, Suite 102, Moreno Valley, California 92557-8706
Telephone 951.684.6732 FAX 951.782.0621 E-mail President@RiversideCFB.com
www.RiversideCFB.com Affiliated with the California Farm Bureau Federation and the American Farm Bureau Federation

April 19, 2010

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Mr. David K. Huff, Deputy County Counsel
County of Riverside
3960 Orange Street
Riverside, CA 92501

Dear Mr. Huff,

The Riverside County Farm Bureau (RCFB) is very concerned about the proposed amendment to the Riverside County Code regarding the Citrus/Vineyard Zone (CV Zone) to allow churches and other places of worship along with private and public schools into the CV Zone.

The RCFB agrees with the Temecula Valley Winegrowers Association (TVWA) that churches and schools are "incompatible uses" in the CV Zone.

The CV Zone was established in order to preserve, protect, and promote vineyards, wineries, and citrus crops. It was not established to allow schools or places of worship to dictate everyday agricultural activities and practices.

At this time, AB 1721 (The Healthy and Safe School Zones Act, Swanson -D Oakland) is going through the review process in Sacramento. If this bill passes, it will not allow restricted-use pesticides used for purposes of production agriculture or a state pest eradication or control program to be applied within one-half mile of a school site within 24 hours of when children are or will be present. While there are already precautions taken around schools to insure pesticides are not applied near schools when children are present, a 24 hour limit would curtail application to a short window only on weekends (assuming no school games, practices, or other school activities are taking place) that would not be realistic in dealing with pest outbreaks and re-entry requirements during harvest season. This bill would include children attending church related Sunday schools and mid-week special school sessions.

We encourage the Riverside County Board of Supervisors to drop their proposed amendment to the CV Zone. The amendment to allow places of worship and schools into the CV Zone is not compatible with the main reason the CV Zone was established in the first place - to preserve, protect, and promote agriculture.

Sincerely yours,

Grant Chaffin
President

CC: RCFB Board

Riverside County Board of Supervisors
Temecula Valley Winegrowers Association

CEL MAP Parcel Map #: PM36217

Parcel: 650-020-008

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 36217 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 36217, dated 4/27/10

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 2 MAP - PROJECT DESCRIPTION RECOMMND

Tentative Parcel Map No. 36217 is proposing a Schedule H subdivision of 40 acres into 4 parcels, three open space lots and one residential lot intended for high density residential development.

10. EVERY. 3 MAP - HOLD HARMLESS RECOMMND

The land divider or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside

COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the land divider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the land divider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the land divider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION RECOMMND

Improvement such as grading, filling, over excavation and recompaction, and base or paving which require a grading

CEL MAP Parcel Map #: PM36217

Parcel: 650-020-008

10. GENERAL CONDITIONS

10.BS GRADE. 1 MAP-GIN INTRODUCTION (cont.) RECOMMND

permit are subject to the included Building and Safety Grading Division conditions of approval.

10.BS GRADE. 2 MAP-G1.2 OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building & Safety Department.

10.BS GRADE. 3 MAP-G1.3 DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing , grubbing or any top soil disturbances related to construction grading.

10.BS GRADE. 4 MAP-G1.5 EROS CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1 to May 31.

10.BS GRADE. 5 MAP-G1.6 DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading.

10.BS GRADE. 6 MAP-G2.1 GRADING BONDS RECOMMND

Grading in excess of 199 cubic yards will require performance security to be posted with the Building & Safety Department. Single family dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

10.BS GRADE. 7 MAP-G2.5 2:1 MAX SLOPE RATIO RECOMMND

Grade slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

RCEL MAP Parcel Map #: PM36217

Parcel: 650-020-008

10. GENERAL CONDITIONS

10.BS GRADE. 8 MAP-G2.6SLOPE STABL'TY ANLY RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horizontal to vertical) or over 30 feet in vertical height - unless addressed in a previous report.

10.BS GRADE. 9 MAP-G2.8MINIMUM DRNAGE GRAD RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

10.BS GRADE. 10 MAP-G2.11DR WAY XING NWC RECOMMND

Lots whose access is or will be affected by natural or constructed drainage facilities, shall provide drive way drainage facilities which are adequate to allow access from the street to the house during 100 year storms.

10.BS GRADE. 11 MAP-G2.12SLOPES IN FLOODWAY RECOMMND

Graded slopes which infringe into the 100 year storm flow flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Departments District Grading Engineer - which may include Riverside County flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the District Grading Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 14 MAP-G2.24LU PMT TO GRD SUB RECOMMND

A PRECISE GRADING PERMIT WILL NOT BE ISSUED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

10.BS GRADE. 15 MAP-G1.4 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - ~~the applicant shall~~ provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction

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10. GENERAL CONDITIONS

10.BS GRADE. 15 MAP-G1.4 NPDES/SWPPP (cont.) RECOMMND

permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

10.BS GRADE. 16 MAP* -PM10 PLAN REQUIRED RECOMMND

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval prior to the issuance of a grading permit.

1.NOTE: The PM 10 plan shall require the posting of signs in accordance with Building and Safety form "Signage Recommendations".

2.NOTE: All PM 10 measures must be in place prior to commencing any grading activity on site.

10.BS GRADE. 17 MAP*TRANS & CVWD REVIEW REQ'D RECOMMND

The applicant or developer shall submit copies of the grading plan and hydrologic calculations to the Riverside County Transportation Department (RCTD) and the Coachella Valley Water District (CVWD) for their review and approval. Additional flood plain management fees may be required by CVWD. Prior to the issuance of a grading permit, the applicant or developer shall provide, to the Department of Building and Safety Grading Division, a letter from RCTD and CVWD indicating their approval of the plans or waiver of the review.

E HEALTH DEPARTMENT

10.E HEALTH. 1 CVWD WATER AND SEWER SERVICE RECOMMND

Parcel Map#36217 is proposing Coachella Valley Water District (CVWD) water and sewer service. It is the

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10. GENERAL CONDITIONS

10.E HEALTH. 1 CVWD WATER AND SEWER SERVICE (cont.) RECOMMND

responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with CVWD as well as all other applicable agencies.

FIRE DEPARTMENT

10.FIRE. 2 MAP-#50-BLUE DOT REFLECTORS RECOMMND

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 3 MAP-#15-POTENTIAL FIRE FLOW RECOMMND

The water mains shall be capable of providing a potential fire flow 1500 GPM and an actual fire flow available from any one hydrant shall be 1500 GPM for 2-hour duration at 20 PSI residual operating pressure.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - MAP ACT COMPLIANCE RECOMMND

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule H, unless modified by the conditions listed herein.

10.PLANNING. 2 MAP - FEES FOR REVIEW RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 7 MAP - ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the R-2 zone.

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10.PLANNING. 8 MAP - 90 DAYS TO PROTEST RECOMMND

The project applicant has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

10.PLANNING. 9 MAP - NO OFFSITE SIGNAGE RECOMMND

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

10.PLANNING. 12 MAP - ORD NO. 659 (DIF) RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 13 MAP - OFF-HIGHWAY VEHICLE USE RECOMMND

No recreational off-highway vehicle use shall be allowed on any parcel created by this tentative map or the eventual final map. The landowners shall secure all parcels and shall prevent all recreational off-highway vehicles from using the property.

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10. GENERAL CONDITIONS

10.PLANNING. 16

MAP - IF HUMAN REMAINS FOUND

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 17

MAP - INADVERTANT ARCHAEO FIND

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative),

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10. GENERAL CONDITIONS

10.PLANNING. 17 MAP - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

and the Planning Director to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 18 MAP - LOW PALEO RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

3.The paleontologist shall determine the significance of the encountered fossil remains.

4.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during ~~all earthmoving activities~~ that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the

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10. GENERAL CONDITIONS

10.PLANNING. 18

MAP - LOW PALEO (cont.)

RECOMMND

probability of encountering any additional fossils has dropped below an acceptable level.

5.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

6.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

10.PLANNING. 19

MAP - GEO02174

RECOMMND

County Geologic Report (GEO) No. 2174, submitted for this project (PM36217 and PP24228) was prepared by Soils Southwest, Inc. and is entitled "Report of Soils and Foundation Evaluations, Proposes Multi-Unit Apartment Complex, NWC Robert Road & El Centro Way, Thousand Palms, California, APN: 650-020-008", Project No. 09006-F, dated February 26, 2008. In addition, Soils Southwest, Inc. submitted "Response to Review Comments, County Geologic Report 2174, Dated November 17, 2009", dated December 1, 2009. This document is herein incorporated as a part of GEO02174.

GEO02174 concluded:

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10. GENERAL CONDITIONS

10. PLANNING. 19

MAP - GEO02174 (cont.)

RECOMMND

1. There are no known active or potentially active faults that pass through or towards the subject site.
2. It is considered remote that surface fault rupture will affect the site.
3. Moderate to severe groundshaking will be a primary seismic hazard to the site.
4. Groundwater levels are unlikely to come closer than 100 feet below ground surface.
5. Site soil liquefaction susceptibility potential during an earthquake should be considered as remote.
6. The potential for lateral spreading of the subject site is considered remote.
7. The project site is underlain by up to 3 to 3.5 feet of loose top soil and possibly some alluvial soils that are moderately susceptible to differential settlement due to seismic shaking.
8. The potential for tsunamis, seiches, and failure of manmade reservoirs, tanks and aqueducts is considered remote.
9. The potential for seismically induced landslides is considered remote.

GEO02174 recommended:

1. Prior to grading, the site should be cleared of surface and subsurface obstructions, including vegetation, roots, organic matter, debris, septic tanks, and cesspools, etc..
2. The site preparation and grading should include subexcavations, encompassing in minimum, the planned building foot-print areas and 5 feet beyond, to a vertical depth equal to the planned footing embedment + 24 inch, or to minimum 3 to 3.5 feet below the present grade, or to the depth as required to expose underlying moist, dense sandy natural soils as approved by soils engineer, whichever is greater.

GEO02174 satisfies the requirement for a Geologic Study for

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10. GENERAL CONDITIONS

10.PLANNING. 19 MAP - GEO02174 (cont.) (cont.)

RECOMMND

Planning / CEQA purposes. GEO02174 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 20 MAP - ORD 875 CVMSHCP FEE

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection approval, the holder of the construction permit(s) shall comply with the provisions of Riverside County Ordinance No. 875, which requires payment of the appropriate fee set forth in that ordinance. Riverside County Ordinance No. 875 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in the ordinance within the Coachella Valley and surrounding mountains. The fee shall be paid for each residential unit to be constructed within a residential land division. The amount of the fee for commercial and industrial projects shall be calculated on the bases of "Project Area". In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 875 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

TRANS DEPARTMENT

10.TRANS. 2 MAP - DRAINAGE 1

RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the

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10. GENERAL CONDITIONS

10.TRANS. 2 MAP - DRAINAGE 1 (cont.) RECOMMND

Transportation Department.

10.TRANS. 3 MAP - DRAINAGE 2 RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 8 MAP - STD INTRO 3 (ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 9 MAP - FLOOD HAZARD REPORT 1 RECOMMND

This is a proposal to divide 40 acres into 3 residential lots (TPM 36217) (APN 650-020-008). The site is located on the west of Robert Road on the north side of La Canada Way and south of Del Norte Way in the unincorporated territory of Thousand Palms, County of Riverside, State of California. The project proponent shall provide mitigation measures to be incorporated into the development to prevent flooding of the site and downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm event.

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10. GENERAL CONDITIONS

10.TRANS. 9

MAP - FLOOD HAZARD REPORT 1 (cont.)

RECOMMND

Construction of block walls may be in violation of Ordinance 458.12. When the District reviews a project for compliance with Ordinance 458.12, block walls are reviewed carefully and seldom found to be compatible with the goals of Ordinance 458.12. Block walls can cause diversion and concentration of flows onto adjacent properties and thus be in violation of Ordinance 458.12 and California drainage law.

Walls must be constructed in a manner that will not increase the risk of off-site stormwater flows on the adjacent properties. This can be accomplished by constructing open sections in the wall to accommodate flow-through. To achieve this, the District requires that if walls are constructed in a special flood hazard area, at least 50 percent of the total lineal footage of the wall be constructed of wrought iron fencing or similar material that will provide for flow-through of off-site stormwater flows. Construction materials used within the open sections must extend the entire vertical wall height so not to obstruct flow at the finished grade/surface.

10.TRANS. 10

MAP - FLOOD HAZARD REPORT 2

RECOMMND

This project is located in an area subject to shallow flooding and is designated Zone AO, depth of 1 foot on panel 06065C1585G on the Federal Flood Insurance Rate Maps which are in effect at this time by the Federal Emergency Management Agency.

10.TRANS. 11

MAP - INCREASED RUNOFF

RECOMMND

The proposed development of this site would adversely impact the downstream properties by increasing the rate and volume of flood flows. To mitigate this impact, the construction of detention basins will be required to reduce the incremental increase of the 100-year storm event.

10.TRANS. 12

MAP - RETENTION AND STORAGE

RECOMMND

For retention basin sizing and ~~calculations refer to~~ letter dated October 28, 2009 from Alan French to Majeed Farshad in GENERAL CONDITONS 10.TRANS MAP-RETENTION AND STORAGE.

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10. GENERAL CONDITIONS

10.TRANS. 13

MAP - TS/CONDITIONS

RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Project Access (NS) at:
Del Norte Way (EW) - #1
El Centro Way (EW) - #2

Robert Road (NS) at:
Del Norte Way (EW) - #3
El Centro Way (EW) - #4

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2

MAP - EXPIRATION DATE

RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 MAP - EXPIRATION DATE (cont.)

RECOMMND

phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#67-ECS-GATE ENTRANCES

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

50.FIRE. 3 MAP-#46-WATER PLANS

RECOMMND

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow: Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

50.FIRE. 4 MAP-#53-ECS-WTR PRIOR/COMBUS

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

50.FIRE. 5 MAP-#47-SECONDARY ACCESS

RECOMMND

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department.

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50. PRIOR TO MAP RECORDATION

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP

RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST

RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size of 1 gross acres.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-2 zone, and with the Riverside County Integrated Project (RCIP).

D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

E. All knuckle or cul-de-sac lots shall have a minimum of 40 feet of frontage measured at the front lot line.

50.PLANNING. 3 MAP - REQUIRED APPLICATIONS

RECOMMND

No FINAL MAP shall record until Change of Zone No. 7717 has been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designations and/or zones ultimately applied to the property.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 6 MAP - ANNEX TO PARK DISTRICT RECOMMND

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to Desert Recreation District.

50.PLANNING. 7 MAP - QUIMBY FEES (1) RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Desert Recreation District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 13 MAP - FINAL MAP PREPARER RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 14 MAP - ECS SHALL BE PREPARED RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.PLANNING. 20 MAP - FEE BALANCE RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 23 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

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50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 3 MAP - SUFFICIENT R-O-W RECOMMND

Sufficient right-of-way along Robert Road shall be dedicated for public use to provide for a 33-foot half-width right-of-way.

Sufficient right-of-way along El Centro Way shall be dedicated for public use to provide for a 60-foot full-width right-of-way.

Sufficient right-of-way along Del Norte Way shall be dedicated for public use to provide for a 45-foot part-width right-of-way.

50.TRANS. 6 MAP - EASEMENT RECOMMND

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.TRANS. 13 MAP - STREET NAME SIGN RECOMMND

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 23 MAP- CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

50.TRANS. 24 MAP - FINAL MAP DRAIN EASEMENT 1 RECOMMND

The land divider shall delineate the locations of the retention basins on the final map and record a drainage easement over said area for flood control purposes. A note shall be placed on the final map identifying the easements and stating, "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed." Maintenance will be performed by the individual property owners or Home Owner Association or as agreed to by the Director of Transportation.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 25 MAP - DRAINAGE SUBMIT PLANS RECOMMND

The developer shall comply with Riverside County Ordinance 458.12 as amended in the preparation of on-site flood protection. The developer shall submit plans for grading, landscaping, and irrigation systems, any other necessary documentation along with supporting hydrologic and hydraulic calculations to Riverside County Transportation and CVWD for review and approval. The developer shall pay all fees as required by CVWD and Riverside County Transportation Department.

50.TRANS. 26 MAP - FLOODWAYS ECS RECOMMND

A note shall be placed on the Environmental Constraint Sheet (ECS) stating: "Prior to the development of each lot within this land division Drainage Easements shall be defined and recorded by separate instrument to the benefit of Riverside County over said areas for flood control purposes. Maintenance of said Drainage Easements will be performed by Property Owners Association or as agreed to by the Director of Transportation".

50.TRANS. 27 MAP - OWNER MAINTENANCE NOTICE RECOMMND

The subdivider shall record sufficient documentation to advise purchasers of any parcel that the owners of individual parcels are responsible for the maintenance of the drainage facility (including the retention basin). A viable maintenance mechanism acceptable to Riverside County should be provided for the retention basin and drainage systems. The subdivider shall prepare the CC&R and obtain approval from Riverside County Transportation Department regarding the maintenance of the retention systems. The CC&R shall include the language that each individual owner will inspect the systems and also remove debris from the basins a minimum two times a year. These maintenance wordings shall be shown on the title sheet of improvement plans.

50.TRANS. 28 MAP - CVWD FLOOD MGMNT REVIEW RECOMMND

The applicant or developer will submit grading plans, street improvement plans, hydrologic calculations, hydraulic calculations and all other pertinent information required for the flood management review and approval by CVWD in compliance with Riverside County Ordinance 458. The developer is required to pay all additional fees required

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Parcel: 650-020-008

50. PRIOR TO MAP RECORDATION

50.TRANS. 28 MAP - CVWD FLOOD MGMNT REVIEW (cont.) RECOMMND

by CVWD for the above-mentioned review.

50.TRANS. 29 MAP - TS/DESIGN RECOMMND

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

None

50.TRANS. 30 MAP - TS/GEOMETRICS RECOMMND

The intersection of Project Access (NS) at Del Norte Way (EW) shall be improved to provide the following geometrics:

Northbound: one through lane
Southbound: N/A
Eastbound: one through lane
Westbound: one through lane

The intersection of Project Access (NS) at El Centro Way (EW) shall be improved to provide the following geometrics:

Northbound: N/A
Southbound: one through lane
Eastbound: one through lane
Westbound: one through lane

The intersection of Robert Road (NS) at Del Norte Way (EW) shall be improved to provide the following geometrics:

Northbound: one through lane
Southbound: one through lane
Eastbound: one through lane
Westbound: one through lane

NOTE: All-Way stop control shall be provided.

The intersection of Robert Road (NS) at El Centro Way (EW) shall be improved to provide the following geometrics:

Northbound: one through lane
Southbound: one through lane
Eastbound: one through lane
Westbound: one through lane

NOTE: Cross-Street stop control shall be provided on El Centro Way.

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13:09

Riverside County LMS
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PARCEL MAP Parcel Map #: PM36217

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50. PRIOR TO MAP RECORDATION

50.TRANS. 30 MAP - TS/GEOMETRICS (cont.) RECOMMND

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP-G2.4GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.*

*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 2 MAP-G2.7DRNAGE DESIGN Q100 RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (Water Quality Management Plan) required by Riverside County Flood

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RCCEL MAP Parcel Map #: PM36217

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 MAP-G2.7DRNAGE DESIGN Q100 (cont.) RECOMMND

Control and Water Conservation District.

60.BS GRADE. 3 MAP-G2.14OFFSITE GDG ONUS RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 4 MAP-G1.4 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 5 MAP IMPORT/EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the

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13:09

Riverside County LMS
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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 5 MAP IMPORT/EXPORT (cont.) RECOMMND

Transportation Department will be required.

60.BS GRADE. 6 MAP - NO PRECISE GRADE RECOMMND

No precise grading permits shall be issued for any parcel(s) of this subdivision - unless an appropriate Land Use Permit has also been issued by the Planning Department and approved by the Board of Supervisors, for that same parcel(s).

60.BS GRADE. 7 MAP* PM10 PLAN REQUIRED RECOMMND

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval prior to the issuance of a grading permit.

1.NOTE: The PM 10 plan shall require the posting of signs in accordance with Building and Safety form "Signage Recommendations".

2.NOTE: All PM 10 measures must be in place prior to commencing any grading activity on site.

60.BS GRADE. 8 MAP*TRANS& CVWD REVIEW REQ'D RECOMMND

The applicant or developer shall submit copies of the grading plan and hydrologic calculations to the Riverside County Transportation Department (RCTD) and the Coachella Valley Water District (CVWSD) for their review and approval. Additional flood plain management fees may be required by CVWD. Prior to the issuance of a grading permit, the applicant or developer shall provide, to the Department of Building and Safety Grading Division, a letter from RCTD and CVWD indicating their approval of the plans or waiver of the review.

60.BS GRADE. 9 MAP* PM 10 CLASS REQUIRED RECOMMND

Prior to the issuance of a grading permit, as a requirement of the CIP, the owner, developer, contractor, and their assignees must attend the PM10 class conducted by SCAQMD. Currently, classes are scheduled monthly by SCAQMD.

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 10 MAP - PLANNING. DEPT REVIEW RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 17 MAP - FEE BALANCE RECOMMND

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 18 MAP - GRADING PLAN REVIEW RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 20 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until Change of Zone No. 7717 has been approved and adopted by the Board of Supervisors and [has] [have] been made effective.

60.PLANNING. 21 MAP - CULTURAL RESOURCES PROFE RECOMMND

As a result of an archaeological investigation prepared for the subject parcel (PD-A-4601) it has been determined that archaeological monitoring shall be required.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the

RCEL MAP Parcel Map #: PM36217

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 21 MAP - CULTURAL RESOURCES PROFE (cont.)

RECOMMND

establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)This agreement shall not modify any condition of approval or mitigation measure.

60.PLANNING. 22 MAP - CVWD CLEARANCE

RECOMMND

A clearance letter from the Coachella Valley Water District shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated 4/27/2010, summarized as follows:

Project must meet the requirements of County Ord. 458

Specified Open Space Areas shall ensure flow through of off site storm water.

Parcels 1 and 3 shall contain no structures.

The applicant shall have the FEMA Elevation Certificate completed and submitted to the County prior to final inspection.

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Riverside County LMS
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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 22 MAP - CVWD CLEARANCE (cont.)

RECOMMND

Construction of Block walls, additional structures or additional fill on this lot may be in violation of County Ord. 458.

Please see entire letter for details.

TRANS DEPARTMENT

60.TRANS. 1 MAP - TYPICAL SITE GRADING

RECOMMND

All on-site grading shall be graded to drain to on site drainage facilities. Offsite drainage shall be conveyed through the project site in a manner that will not adversely impact either on-site improvements or worsen the existing drainage conditions to adjacent offsite properties.

70. PRIOR TO GRADING FINAL INSPECT

TRANS DEPARTMENT

70.TRANS. 1 MAP - EROSION CONTROL

RECOMMND

All on-site grading shall be graded to drain to on site drainage facilities. Offsite drainage shall be conveyed through the project site in a manner that will not adversely impact either on-site improvements or worsen the existing drainage conditions to adjacent offsite properties.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP-G3.1NO B/PMT W/O G/PMT

RECOMMND

Prior to issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Divisin of the Building and Safety Department.

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80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATR/SEWR WILL SERVE RECOMMND

A "will serve" letter is required from the agency/agencies serving potable water and sanitary sewers.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 7 MAP - SCHOOL MITIGATION RECOMMND

Impacts to the Palm Springs Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 9 MAP - FEE BALANCE RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

80.PLANNING. 10 MAP - ORD 875 CVMSHCP FEE RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection approval, the holder of the construction permit(s) shall comply with the provisions of Riverside County Ordinance No. 875, which requires payment of the appropriate fee set forth in that ordinance. Riverside County Ordinance No. 875 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in the ordinance within the Coachella Valley and surrounding mountains. The fee shall be paid for each residential unit to be constructed within a residential land division. The amount of the fee for commercial and industrial projects shall be calculated on the bases of "Project Area". In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 875 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the

RCCEL MAP Parcel Map #: PM36217

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 10 MAP - ORD 875 CVMSHCP FEE (cont.) RECOMMND

appropriate fee set forth in that ordinance shall be required.

TRANS DEPARTMENT

80.TRANS. 1 MAP - TUMF RECOMMND

Prior to the issuance of a building permit, the applicant shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

80.TRANS. 2 MAP - RETENTION AND STORAGE RECOMMND

For retention basin sizing and calculations refer to letter dated October 28, 2009 from Alan French to Majeed Farshad in PRIOR TO BLD PRMT ISSUANCE 80.TRANS MAP-RETENTION AND STORAGE.

90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

90.B&S. 1 BP*FEMA FORM APPRVL REQUIRED INEFFECT

Prior to building permit final, a development in FEMA mapped flood zones "A" or "AO" shall provide a FEMA form, filled out, wet stamped and signed by a registered civil engineer or licensed land surveyor, to the Building and Safety Department Grading Division.

The Grading division will transmit the form to the proper flood control district for their review and approval.

Upon receipt of their approval, this condition will be classified as "MET" and the building permit will be eligible for final approval.

PLANNING DEPARTMENT

90.PLANNING. 4 MAP - QUIMBY FEES (2) RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for

CEL MAP Parcel Map #: PM36217

Parcel: 650-020-008

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 MAP - QUIMBY FEES (2) (cont.)

RECOMMND

park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. aid certification shall be obtained from the Desert Recreation District.

90.PLANNING. 7 MAP - CULTURAL RESOURCES RPT

RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

90.PLANNING. 8 MAP - ORD 875 CVMSHCP FEE

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection approval, the holder of the construction permit(s) shall comply with the provisions of Riverside County Ordinance No. 875, which requires payment of the appropriate fee set forth in that ordinance. Riverside County Ordinance No. 875 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in the ordinance within the Coachella Valley and surrounding mountains. The fee shall be paid for each residential unit to be constructed within a residential land division. The amount of the fee for commercial and industrial projects shall be calculated on the bases of "Project Area". In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 875 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1 MAP - DRAINAGE IMPROV NOTICE RECOMMND

All drainage improvements including the construction of drainage swales, storm drains, inlet structures, and retention basins are required to be completed prior to occupancy.

90.TRANS. 2 MAP - OWNER MAINT NOTICE RECOMMND

The subdivider shall record sufficient documentation to advise purchasers of any parcel that the owners of individual parcels are responsible for the maintenance of the drainage facility (including the retention basins). A viable maintenance mechanism acceptable to Riverside County should be provided for the retention basins and drainage systems. The subdivider shall prepare the CC&R and obtain approval from Riverside County Transportation Department regarding the maintenance of the retention systems. The CC&R shall include the language that each individual owner will inspect the systems a minimum two times a year and also remove debris from the basins two times a year. These maintenance wordings shall be shown on the title sheet of improvement plans.

90.TRANS. 3 MAP - TS/INSTALLATION RECOMMND

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

None



Established in 1918 as a public agency

Coachella Valley Water District

Directors:

Patricia A. Larson, President
Peter Nelson, Vice President
Tellis Codekas
Franz W. De Klotz
Russell Kilahara

Officers:

Steven B. Robbins, General Manager-Chief Engineer
Julia Fernandez, Board Secretary

April 27, 2010

Redwine and Sherrill, Attorneys

File: 0163.2

Riverside County Department
of Building and Safety
38-686 El Cerrito Road
Palm Desert, CA 92211

Ladies and Gentlemen:

Subject: Flood Management Review No. FP 09021 for Preliminary
Grading Plan for Parcel 2 of PM 36217 and Plot Plan 24228

This letter supersedes the District's letter dated January 11, 2010.

We have reviewed the enclosed grading plans for Flood Management Review No. FP-09021, dated April 23, 2010, and they meet the requirements of Riverside County Ordinance No. 458. This plan calls out finished floor elevations which are a minimum of 1-foot above adjacent grade. Please see the enclosed Attachment A for minimum finish floor elevations for Building Nos. 1 through 10, the Community Building, Community Space Building, Maintenance Building and Laundry Building.

The specified open areas between the building pads for Parcel 2 shall ensure off-site stormwater flow-through. Areas designated for off-site flow-through to remain free from permanent obstructions. Also, a 25-foot wide drainage easement that extends from north to south in both Parcels 1 and 3 along the boundary of Parcel 2 shall remain free from obstructions, permanent structures or encroachments.

For the Parcels 1 and 3 no structure shall be constructed, located or substantially improved. No land shall be graded or developed and no permit or approval shall be granted unless it complies with all applicable requirements. An exception to this is the drainage easement for a temporary detention basin located at the northeast corner of Parcel 1 for road drainage.

The applicant shall have the Federal Emergency Management Agency Elevation Certificate completed by a registered civil engineer or land surveyor and returned to the Riverside County Department of Building and Safety prior to final inspection. We recommend that the property owner keep a copy of this form for his records since this information may be useful in obtaining lower flood insurance rates on this property.

C
O
P
Y

April 27, 2010

Riverside County Ordinance No. 458 requires protection from a flood event that has a one percent chance of occurring in any given year. As a result, flood damage may occur as a result of larger storms. The ordinance provides that the county and CVWD are neither liable nor responsible for any damages. Property owners should consider carrying flood insurance to protect themselves from flood damage. Property owners should also be aware that their activities within the floodplain may affect the flooding and result in damage to others for which they may be liable.

Manufactured homes shall be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

Construction of block walls, additional permanent structures or the addition of fill on this lot may be in violation of Riverside County Ordinance No. 458. If there are any changes on this lot not shown on the grading plans, the owner/developer shall be required to resubmit a revised grading plan to CVWD for review. This is to ensure flow through for off-site floodwaters and to ensure consistency with Riverside County Ordinance No. 458.

If you have any questions please call Tesfaye Demissie, Stormwater Engineer, extension 2605.

Yours very truly,

/s/ **Mark L. Johnson**

Mark L. Johnson
Director of Engineering

Enclosure/as

cc: Riverside County Planning Department
38-686 El Cerrito Road
Palm Desert, CA 92211

Riverside County Transportation Department
38-686 El Cerrito Road
Palm Desert, CA 92211

Michael Sutton
RBF Consulting
74130 Country Club Drive, Suite 201
Palm Desert, CA 92260-1655

Jeffrey Tartaglino
Palm Desert Development Company
Post Office Box 3958
Palm Desert, CA 92261

C
O
P
Y

1st Mark L. Johnson

1st Mark L. Johnson
1st Mark L. Johnson

Attachment A

FP #09021

Building Number (BLDG #)	Finish Floor Elevation (feet)
1	259.30
2	263.07
3	266.07
4	270.47
5	275.17
6	271.47
7	269.07
8	261.77
9	257.97
10	257.60
Community Building	266.47
Community Space Building	266.47
Maintenance Building	266.40
Laundry Building	266.47

COPY

041618-2

LAND DEVELOPMENT COMMITTEE

INITIAL CASE TRANSMITTAL

RIVERSIDE COUNTY PLANNING DEPARTMENT - DESERT OFFICE

38-686 El Cerrito Road

Palm Desert, CA 92211

DATE: September 9, 2009

TO:

Transportation Dept.
Environmental Health Dept.
Fire Department
Bldg. & Safety - Plan Check Division
Riv. Co. Dept. of Bldg. & Safety - Grading
Riv. Co. Environmental Programs Dept.
Riv. Co. Landscape Programs Dept.
P.D. Geology Section - D. Jones

P.D. Paleontology Section - D. Jones
P.D. Trails Section - J. Jolliffe
P.D. Archaeology Section - L. Mouriquand
Regional Parks & Open Space District.
Economic Development Agency
Coachella Valley Water District
SunLine Transit Agency
Thousand Palms Community Council

Riv. Co. Fourth District Supervisor
Fourth District Planning Commissioner
Palm Springs Unified School District
Southern California Edison Co.
Southern California Gas Co.
Verizon
Time Warner Cable
Desert File / Central Files

TENTATIVE PARCEL MAP NO. 36217 / PLOT PLAN NO. 24228 / CHANGE OF ZONE NO. 7717 (FTA # 2009-05) – EA42201 – Applicant: Palm Desert Development Co. – Engineer/Representative: RBF Consulting - Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Community Plan: Community Development: High Density Residential (CD: HDR) (8 – 14 DU/AC) – Location: Northerly of El Centro Way, southerly of Del Norte Way, westerly of Robert Road. – 40 Gross Acres – Zoning: One-Family Dwellings (R-1) – REQUEST: The project is a Schedule H subdivision of 40 acres into 3 parcels ranging in size from 12.5 acres to 14.2 acres. The plot plan proposes 81 affordable housing apartments within 10 two-story multiple dwelling buildings, one community building and 217 parking spaces on 14.2 acres (proposed Parcel # 2). The change of zone proposes to change the zoning on 14.2 acres (proposed Parcel # 2) from One-Family Dwellings (R-1) to Multiple-Family Dwellings (R-2) – APN: 650-020-008 - Concurrent Cases: EA42201, CFG05554 - Related Cases: GPA00559, PM30015, CZ06577, EA38169, TR30381, PP17389, GPA00597, CZ06642, EA38459, CFG01890, PAR01251

Please review the case described above, along with the attached map(s) and/or exhibit(s). This case is scheduled for a **LDC meeting agenda on September 24, 2009**. All LDC Members please have draft conditions in the Land Management System (LMS) on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case. Should you have any questions regarding this project, please do not hesitate to contact **Judy Deertrack, Project Planner**, at **(760) 863-8277** or email at jdeertra@rctlma.org / **MAILSTOP# 4035**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

TML: CM

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|--|---|---|
| <input type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input checked="" type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM 36217 DATE SUBMITTED: 9/1/09
CZ 7717 PP24228 · EA 42201 CFG 5554

APPLICATION INFORMATION

Applicant's Name: Palm Desert Development E-Mail: jtartaglino@pddc.net

Mailing Address: P. O. Box 3958

Palm Desert CA 92261
City State ZIP

Daytime Phone No: (760) 568-1048 Fax No: (760) 568-5030

Engineer/Representative's Name: RBF Consulting E-Mail: msutton@rbf.com

Mailing Address: 74130 Country Club Drive, Suite 201

Palm Desert CA 92260
City State ZIP

Daytime Phone No: (760) 346-7481 Fax No: (760) 346-8315

Property Owner's Name: Palm Desert Dev. Co. E-Mail: jtartaglino@pddc.net

Mailing Address: P. O. Box 3958

Palm Desert CA 92261
City State ZIP

Daytime Phone No: (760) 568-1048 Fax No: (760) 568-5030

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

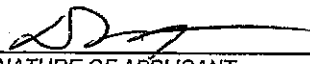
Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

APPLICATION FOR LAND USE AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.


All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Dan Horn (Palm Desert Development Co.) 
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

R.F. Smith and C.E. Smith Living Trust by: 
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
TIM GRAHAM
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 650-020-008

Section: 18 Township: 4s Range: 6e

Approximate Gross Acreage: 40.0 (14.27 Developed)

General location (nearby or cross streets): North of El Centro Way, South of Del Norte Way, East of _____, West of Robert Road

Thomas Brothers map, edition year, page number, and coordinates: 2007, Page 788, C1

APPLICATION FOR LAND USE AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Dan Horn (Palm Desert Development Co.)

PRINTED NAME OF APPLICANT


SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Bronstein Intervivos Revocable Trust

PRINTED NAME OF PROPERTY OWNER(S)

by:  agent

SIGNATURE OF PROPERTY OWNER(S)

TIM GRAHAM

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman - Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT PUBLIC USE PERMIT VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP24228 DATE SUBMITTED: 9/1/09

APPLICATION INFORMATION

EA 42201/C207717/PM 36 217
CFC 65554

Applicant's Name: Palm Desert Development Co. E-Mail: jtartaglino@pddc.net

Mailing Address: P. O. Box 3958
Palm Desert CA 92261
City State ZIP

Daytime Phone No: (760) 568-1048 Fax No: (760) 568-5030

Engineer/Representative's Name: RBF Consulting E-Mail: msutton@rbf.com

Mailing Address: 74130 Country Club Drive, Suite 201
Palm Desert CA 92260
City State ZIP

Daytime Phone No: (760) 346-7481 Fax No: (760) 346-8315

Property Owner's Name: Palm Desert Dev. Co. E-Mail: jtartaglino@pddc.net

Mailing Address: P. O. Box 3958
Palm Desert CA 92261
City State ZIP

Daytime Phone No: (760) 568-1048 Fax No: (760) 568-5030

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.


The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

APPLICATION FOR LAND USE AND DEVELOPMENT

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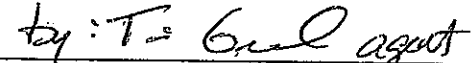
All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Dan Horn (Palm Desert Development Co.) 
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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R.F. Smith and C.E. Smith Living Trust by: 
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
TIM GRAHAM
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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PROPERTY INFORMATION:

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APPLICATION FOR LAND USE AND DEVELOPMENT

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Dan Horn (Palm Desert Development Co.)

PRINTED NAME OF APPLICANT


SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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Bronstein Intervivos Revocable Trust

PRINTED NAME OF PROPERTY OWNER(S)

by: Tim Graham agent

SIGNATURE OF PROPERTY OWNER(S)

TIM GRAHAM

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

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Thomas Brothers map, edition year, page number, and coordinates: 2007, Page 788, C1

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/14/2010,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers Pm36217/PP24228/CZ 7717 For

Company or Individual's Name Planning Department,

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

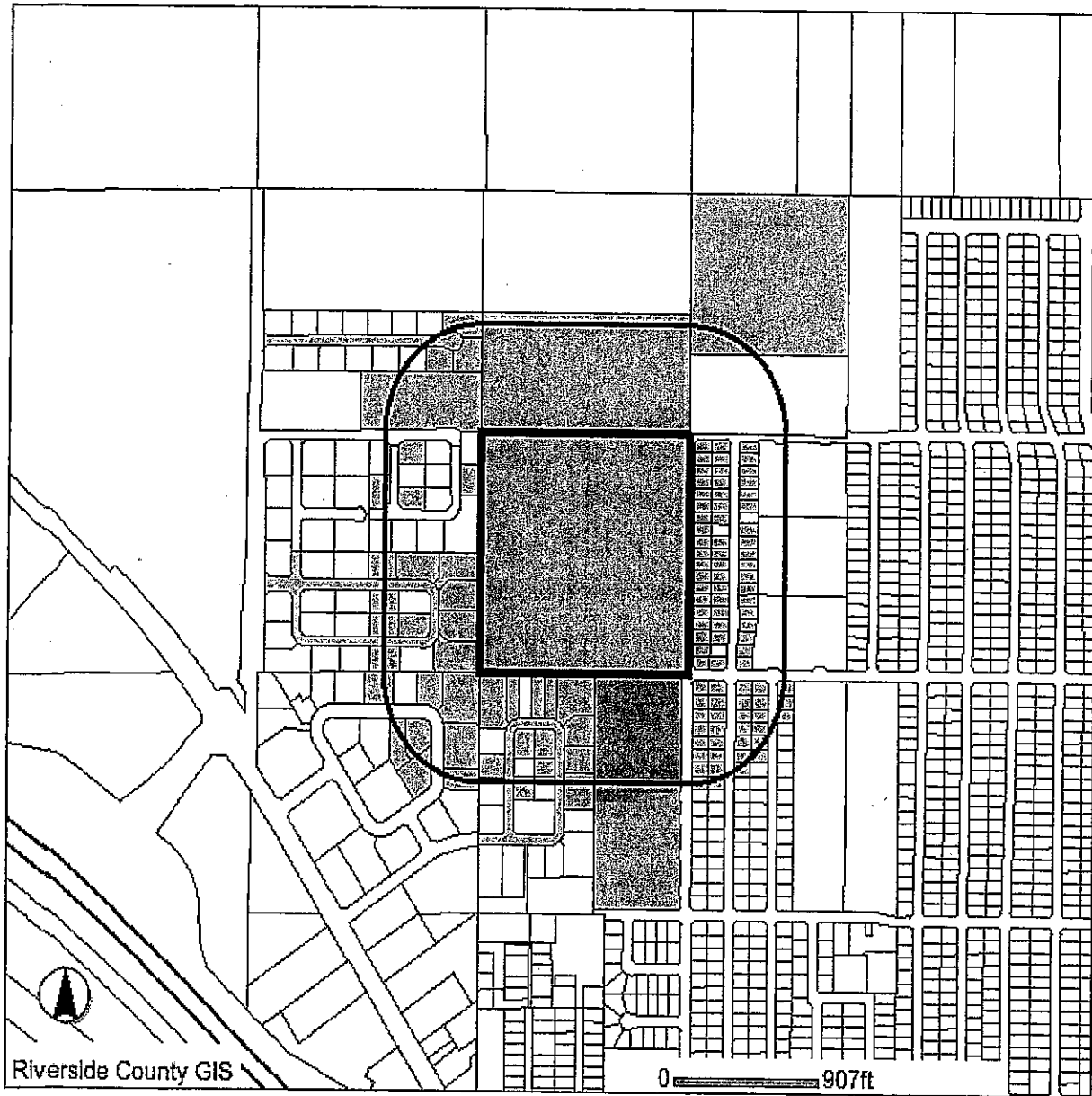
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

✓ 4/19/10
EXPIRES: 10/19/10

600 feet buffer



Selected parcel(s):

- 650-020-007 650-020-008 650-020-009 650-020-025 650-080-017 650-080-019 650-080-020
- 650-080-033 650-080-037 650-080-042 650-080-043 650-080-044 650-080-045 650-080-067
- 650-080-068 650-080-069 650-080-070 650-080-071 650-080-072 650-080-074 650-080-075
- 650-080-077 650-080-081 650-080-083 650-080-084 650-080-085 650-080-087 650-341-010
- 650-341-011 650-341-012 650-341-013 650-341-014 650-341-015 650-341-016 650-341-017
- 650-341-018 650-341-019 650-341-020 650-341-021 650-341-022 650-341-023 650-341-024
- 650-341-025 650-342-011 650-342-012 650-342-013 650-342-014 650-342-015 650-342-016
- 650-342-017 650-342-018 650-342-019 650-342-020 650-342-021 650-342-022 650-342-023
- 650-343-015 650-343-016 650-343-017 650-350-012 650-350-017 650-350-022 650-350-024
- 650-360-006 650-360-009 650-360-010 650-360-011 650-360-012 650-360-013 650-360-016
- 650-360-018 650-360-019 650-360-025 650-360-028 650-370-001 650-370-002 650-370-003
- 650-370-004 650-370-005 650-370-006 650-370-007 650-370-008 650-370-009 650-370-010
- 650-370-011 650-370-012 650-370-013 650-370-014 650-370-015 650-370-016 650-370-017
- 650-370-018 650-370-019 650-370-020 650-370-021 650-370-022 650-370-023 650-370-024
- 650-370-025 650-370-026 650-370-028 650-370-029 650-370-030 650-370-031 650-370-032
- 650-370-033 650-370-034 650-370-035 650-370-036 650-370-038 650-371-001 650-371-002
- 650-371-003 650-371-004 650-371-005 650-371-006 650-371-007 650-371-008 650-371-009

650-371-010 650-371-011 650-371-012 650-371-014 650-371-015 650-371-016 650-371-017
650-371-018 650-371-019 650-380-008 650-380-009 650-380-010 650-380-017

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...04/13/2010



APN: 650020007 ASMT: 650020007
COACHELLA INV #1
COACHELLA INV #2
C/O DEL NORTE INVESTORS LLC
7165 SW FIR LOOP STE 100
TIGARD OR 97223

APN: 650020009 ASMT: 650020009
AW PROP WEST
P O BOX 9296
RANCHO SANTE FE CA 92067

APN: 650080017 ASMT: 650080017
RANDY R ERNST
DARLENE G ERNST
C/O PRO TECH MATS
72104 CORPORATE WAY
THOUSAND PLMS CA. 92276

APN: 650080020 ASMT: 650080020
TAPTON
C/O SCOTT TONN
175 E CORPORATE PL
CHANDLER AZ 85225

APN: 650080037 ASMT: 650080037
PALM SPRINGS UNIFIED SCHOOL DIST
PALM SPRINGS UNIFIED SCHOOL DIST
UNKNOWN
UNKNOWN 0

APN: 650080043 ASMT: 650080043
ROBERT B WAGNER
72105 CORPORATE WAY
THOUSAND PALMS CA 92276

APN: 650080045 ASMT: 650080045
DONALD R TAPIA
C/O ESSCO
175 E CORPORATE PL
CHANDLER AZ 85225

APN: 650020008 ASMT: 650020008
CAROL E BELL
DONALD WILLIAM HATFIELD
STANLEY WILSON
WILLIAM BRONSTEIN, ETAL.
37 MIRADA CIR
RANCHO MIRAGE CA 92270

APN: 650020025 ASMT: 650020025
ANIMAL SAMARITANS SPCA INC
P O BOX 513
THOUSAND PLMS CA 92276

APN: 650080019 ASMT: 650080019
TANNER DARBY
C/O ROBERT D SCHOLES
305 YEAGER CT.
DAYTON NV 89403

APN: 650080033 ASMT: 650080033
FARMER BROS CO
20333 S NORMANDIE AVE
TORRANCE CA 90502

APN: 650080042 ASMT: 650080042
ERIK S MOLLER
78455 AVENUE 41
INDIO CA 92201

APN: 650080044 ASMT: 650080044
KEN AJSTER
72133 CORPORATE WAY
THOUSAND PLMS CA. 92276

APN: 650080067 ASMT: 650080067
DAVID B MCFARLAND
VICTORIA J MCFARLAND
113 NETAS CT
PALM DESERT CA 92260.

APN: 650080068 ASMT: 650080068
 FRANK HARRISON
 CHARLENE BROWN
 101 RANCHO VISTA
 RANCHO MIRAGE CA 92270

APN: 650080069 ASMT: 650080069
 SANGER THOUSAND PALMS
 400 SOUTH FARRELL DR B102
 PALM SPRINGS CA 92262

APN: 650080070 ASMT: 650080070
 K & W MANAGEMENT
 72370 QUARRY TR
 THOUSAND PALMS CA 92276

APN: 650080071 ASMT: 650080071
 FRANKLIN W GIBSON
 SANDRA J GIBSON
 17602 SAMPSON LN B
 HUNTINGTON BEACH CA 92647

APN: 650080072 ASMT: 650080072
 LANGE PROP
 72330 QUARRY TR
 THOUSAND PLMS CA. 92276

APN: 650080074 ASMT: 650080074
 SANTIAGO MASCORRO
 CONCEPCION MASCORRO
 72290 QUARRY TR
 THOUSAND PLMS CA. 92276

APN: 650080075 ASMT: 650080075
 SCOTT KINCAID
 CASEY KINCAID
 C/O KINCAID PLUMBING
 31065 PLANTATION DR
 THOUSAND PLMS CA. 92276

APN: 650080077 ASMT: 650080077
 CORPORATE WAY FOUR
 45445 PORTOLA AVE NO 5
 PALM DESERT CA 92260

APN: 650080081 ASMT: 650080081
 PLANTATION
 C/O MATTHEW V JOHNSON
 45445 PORTOLA AVE STE 5
 PLAM DESERT CA 92260

APN: 650080083 ASMT: 650080083
 THOMAS L BLACK
 WILMA J BLACK
 P O BOX 729
 RANCHO SANTA FE CA 92067

APN: 650080084 ASMT: 650080084
 HAUSFRAU HOLDINGS
 83673 HIMILAYA DR
 INDIO CA 92203

APN: 650080085 ASMT: 650080085
 JEANNE S ANDERSON
 41865 BOARDWALK NO 106
 PALM DESERT CA 92211

APN: 650080087 ASMT: 650080087
 DESERT GOLF BUSINESS PARK OWNERS ASSN
 C/O METROPLEX ONE
 45445 PORTOLA AVE STE 5
 PALM DESERT CA 92260

APN: 650341010 ASMT: 650341010
 DAVID W OSBORNE
 31244 ROBERT RD
 THOUSAND PLMS CA. 92276

APN: 650341011 ASMT: 650341011
 SUSANA M WOLFE
 45195 SUNBROOK LN
 LA QUINTA CA 92253

APN: 650341012 ASMT: 650341012
 JIMMY F SADLER
 RACHEL R SADLER
 31192 ROBERT RD
 THOUSAND PLMS CA. 92276

APN: 650341013 ASMT: 650341013
 CHRISTOPHER MITCHELL
 CONSUELO GARCIA MITCHELL
 31166 ROBERT RD
 THOUSAND PLMS CA. 92276

APN: 650341014 ASMT: 650341014
 ORSAY PEREZ
 VENANCIA PEREZ
 C/O VENANCIA V PEREZ
 31140 ROBERT RD
 THOUSAND PLMS CA. 92276

APN: 650341015 ASMT: 650341015
 DAVID C COCHEMS
 TAMMY A COCHEMS
 P O BOX 53748
 IRVINE CA 92619

APN: 650341016 ASMT: 650341016
 JOHN G SOUTHWELL
 KIMBERLY A SOUTHWELL
 31088 ROBERT RD
 THOUSAND PLMS CA. 92276

APN: 650341017 ASMT: 650341017
 CECILIA MAGDAEL
 31062 ROBERT RD
 THOUSAND PLMS CA. 92276

APN: 650341018 ASMT: 650341018
 MARIO CARRENO
 MARIA CARRENO
 31057 VIA PARED
 THOUSAND PLMS CA. 92276

APN: 650341019 ASMT: 650341019
 SAMUEL E SCHIRO
 PATRICIA F SCHIRO
 79860 BERMUDA DUNES DR
 INDIO CA 92201

APN: 650341020 ASMT: 650341020
 MARIANNA CARBAJAL
 RAFAEL SILVA
 31109 VIA PARED
 THOUSAND PLMS CA. 92276

APN: 650341021 ASMT: 650341021
 JOHN MISENHIMER
 31135 VIA PARED
 THOUSAND PLMS CA. 92276

APN: 650341022 ASMT: 650341022
 MARY NEWBOLD
 31161 VIA PARED
 THOUSAND PALMS CA 92276

APN: 650341023 ASMT: 650341023
 BUCK ARTHUR SERGEANT
 31187 VIA PARED
 THOUSAND PLMS CA. 92276

APN: 650341024 ASMT: 650341024
 ELIAS S LOPEZ
 31213 VIA PARED
 THOUSAND PLMS CA. 92276

APN: 650341025 ASMT: 650341025
KA & GA
C/O GLEN THOMPSON
4223 205TH PL NE
SAMMAMISH WA 98074

APN: 650342011 ASMT: 650342011
MICHELLE D WALKER
31216 VIA PARED
THOUSAND PLMS CA. 92276

APN: 650342012 ASMT: 650342012
MARK A HOLLAND
KIMBERLY S HOLLAND
31190 VIA PARED
THOUSAND PLMS CA. 92276

APN: 650342013 ASMT: 650342013
FRANCES A PAQUETTE
31164 VIA PARED
THOUSAND PLMS CA. 92276

APN: 650342014 ASMT: 650342014
KAREN ASUNCION
31554 VIA PARED
THOUSAND PLMS CA 92276

APN: 650342015 ASMT: 650342015
JEFFREY P SCHLEY
SYLVIA A SCHLEY
31112 VIA PARED
THOUSAND PLMS CA. 92276

APN: 650342016 ASMT: 650342016
MICHAEL CRISS RICE
CYNTHIA JANE RICE
31086 VIA PARED
THOUSAND PLMS CA. 92276

APN: 650342017 ASMT: 650342017
JEFFREY J GREEN
31060 VIA PARED
THOUSAND PLMS CA. 92276

APN: 650342018 ASMT: 650342018
SHAWN M FLINN
HEATHER A FLINN
31061 VIA VENTANA
THOUSAND PLMS CA. 92276

APN: 650342019 ASMT: 650342019
RAMON RUIZ
31087 VIA VENTANA
THOUSAND PLMS CA. 92276

APN: 650342020 ASMT: 650342020
BANK OF NEW YORK
31113 VIA VENTANA
THOUSAND PLMS CA. 92276

APN: 650342021 ASMT: 650342021
JEANELLE L FAIRCLOTH
44489 TOWN CENTER WY D143
PALM DESERT CA 92260

APN: 650342022 ASMT: 650342022
KEVIN R COWAN
JULIE A LASCH
31165 VIA VENTANA
THOUSAND PLMS CA. 92276

APN: 650342023 ASMT: 650342023
STEVEN A PHILLIPS
31191 VIA VENTANA
THOUSAND PLMS CA. 92276

APN: 650343015 ASMT: 650343015
 DANIEL D SPINAK
 31110 VIA VENTANA
 THOUSAND PLMS CA. 92276

APN: 650343016 ASMT: 650343016
 JEANELLE FAIRCLOTH
 STE D143
 44489 TOWN CENTER WAY
 PALM DESERT CA 92260

APN: 650343017 ASMT: 650343017
 NONA E EYRAS
 31058 VIA VENTANA
 THOUSAND PLMS CA. 92276

APN: 650350012 ASMT: 650350012
 BERNARD WHITE & SONS
 71905 HIGHWAY 111 STE E
 RANCHO MIRAGE CA 92270

APN: 650350017 ASMT: 650350017
 WHITE BROTHERS INV CO
 C/O BERNARD WHITE
 71905 HIGHWAY 111 STE E
 RANCHO MIRAGE CA 92270

APN: 650350022 ASMT: 650350022
 JOSEPH BOSCH
 DIANE M BOSCH
 30630 HILL ST
 THOUSAND PLMS CA 92276

APN: 650350024 ASMT: 650350024
 LIGHTSOURCE
 C/O JOHN SELBERG
 30690 HILL ST
 THOUSAND PLMS CA. 92276

APN: 650360006 ASMT: 650360006
 RL ASSET HOLDINGS
 P O BOX 1047
 THOUSAND PALMS CA 92276

APN: 650360009 ASMT: 650360009
 PEER PROP
 10900 WILSHIRE STE 1500
 LOS ANGELES CA 90024

APN: 650360010 ASMT: 650360010
 ROGER ALLAN HARRIS
 SANDRA JOYCE HARRIS
 77338 SIOUX DR
 INDIAN WELLS CA 92210

APN: 650360011 ASMT: 650360011
 MARC ROY STEWART
 SHARI B STEWART
 4 CURIE CT
 RANCHO MIRAGE CA 92270

APN: 650360012 ASMT: 650360012
 DOUG DENBOER
 72152 NORTH SHORE ST
 THOUSAND PLMS CA. 92276

APN: 650360013 ASMT: 650360013
 MICHAEL D FRANKLIN
 JAN FRANKLIN
 M D FRANKLIN
 P O BOX 673
 CORONA DEL MAR CA 92625

APN: 650360016 ASMT: 650360016
 GORDON HOPPER
 79165 QUAILCROSSING
 LA QUINTA CA 92253

APN: 650360018 ASMT: 650360018
 NATALINE FRANCIS PISCITELLI
 PATRICIA J PISCITELLI
 ORR PROP
 C/O ORR PROPERTIES
 39301 BADGER ST STE 300
 PALM DESERT CA 92211

APN: 650360019 ASMT: 650360019
 AEROINVEST INC
 1375 EMERALD CT
 PALM SPRINGS CA 92264

APN: 650360025 ASMT: 650360025
 THOUSAND PALMS BUSINESS PARK OWNERS ASSN
 C/O NORTH SHORE DEVELOPMENT CO
 38858 LOBELIA CIR
 PALM DESERT CA 92211

APN: 650360028 ASMT: 650360028
 CAC
 P O BOX 12860
 PALM DESERT CA 92260

APN: 650370001 ASMT: 650370001
 DESERT COMMUNITY DEVELOPERS
 30992 ROBERT RD
 THOUSAND PLMS CA. 92276

APN: 650370002 ASMT: 650370002
 PATTI R SERGENT
 MARK R SERGENT
 ARMIDA SERGENT
 P.O. BOX 3890
 SALINAS CA 93912

APN: 650370003 ASMT: 650370003
 MILLER FOUR PROP
 P O BOX 712435
 SANTEE CA 92071

APN: 650370004 ASMT: 650370004
 JANICE M JONES
 3 WINWOOD DR
 ENGLEWOOD CO 80113

APN: 650370005 ASMT: 650370005
 RUSSELL S NICOLOPULOS
 LAURA A NICOLOPULOS
 116 SEAGATE DR
 SAN MATEO CA 94403

APN: 650370006 ASMT: 650370006
 IRSIA CAMPBELL
 30862 ROBERT RD
 THOUSAND PLMS CA. 92276

APN: 650370007 ASMT: 650370007
 RICHARD BELLES
 DARLENE BELLES
 49353 SHERMAN DR
 INDIO CA 92201

APN: 650370008 ASMT: 650370008
 FIRST FEDERAL BANK OF CALIF
 C/O ONEWEST BANK
 12555 W JEFFERSON BLV
 LOS ANGELES CA 90066

APN: 650370009 ASMT: 650370009
 SHEPARD & HALL DESERT PROP
 68895 PEREZ RD
 CATHEDRAL CY CA 92234

APN: 650370010 ASMT: 650370010
 FEDERAL NATL MORTGAGE ASSN
 C/O RECONTRUST CO
 1800 TAPO CANYON SV2202
 SIMI VALLEY CA 93063

APN: 650370011 ASMT: 650370011
ROAK G ELY
DONJA D ELY
30732 ROBERT RD
THOUSAND PLMS CA. 92276

APN: 650370012 ASMT: 650370012
MARY ELIZABETH TAMEZ
30706 ROBERT RD
THOUSAND PLMS CA. 92276

APN: 650370013 ASMT: 650370013
EDWIN O LAURENA
THERESA LOURDES R LAURENA
1971 ASCOT DR UNT E
MORAGA CA 94556

APN: 650370014 ASMT: 650370014
TRUE ANN BOARDMAN
30654 ROBERT RD
THOUSAND PLMS CA. 92276

APN: 650370015 ASMT: 650370015
DALE FORESTER
ADRIENNE FORESTER
P O BOX 2156
ORANGE CA 92856

APN: 650370016 ASMT: 650370016
DANIEL C SALAS
JAMIE SALAS
GLORIA L GARCIA
30602 ROBERT RD
THOUSAND PLMS CA. 92276

APN: 650370017 ASMT: 650370017
KEITH A TERWELP
APRIL D TERWELP
30576 ROBERT RD
THOUSAND PLMS CA. 92276

APN: 650370018 ASMT: 650370018
EMMA A BARTKUS
30550 ROBERT RD
THOUSAND PLMS CA. 92276

APN: 650370019 ASMT: 650370019
ERNESTO NAVARRO
AMELITA NAVARRO
30524 ROBERT RD
THOUSAND PLMS CA. 92276

APN: 650370020 ASMT: 650370020
NANCI R GALEANO
30527 VIA PARED
THOUSAND PLMS CA. 92276

APN: 650370021 ASMT: 650370021
DEREK LARUE LOUDEN
JAMES BUZZ LOUDEN
30553 VIA PARED
THOUSAND PLMS CA. 92276

APN: 650370022 ASMT: 650370022
GREGORY BENNETT NOVALLE
MARTHA ERICKA C NOVALL
30579 VIA PARED
THOUSAND PLMS CA. 92276

APN: 650370023 ASMT: 650370023
EDWIN R LOPEZ
GLADYS C LOPEZ
30605 VIA PARED
THOUSAND PLMS CA. 92276

APN: 650370024 ASMT: 650370024
C KEVIN KIRKPATRICK
ANA M MERCADO
29689 CALLE COLIXA
CATHEDRAL CITY CA 92234

APN: 650370025 ASMT: 650370025
SERGIO L NUNEZ
30657 VIA PARED
THOUSAND PLMS CA. 92276

APN: 650370026 ASMT: 650370026
LAURENT A DROUULT
LYNN M DROUULT
30683 VIA PARED
THOUSAND PLMS CA. 92276

APN: 650370028 ASMT: 650370028
DANNY DIEP
14314 WOODRUFF AVE
BELLFLOWER CA 90706

APN: 650370029 ASMT: 650370029
THOMAS THEODORE ZIMBELMAN
ANNE MARIE ZIMBELMAN
1056 TESORO AVE
SAN MARCOS CA 92069

APN: 650370030 ASMT: 650370030
GERONIMO VELARDE
HERMELINDA VELARDE
30787 VIA PARED
THOUSAND PLMS CA. 92276

APN: 650370031 ASMT: 650370031
IJB LIVING TRUST
C/O IRA J BOIKO
P O BOX 4302
PALM DESERT CA 92261

APN: 650370032 ASMT: 650370032
RICHARD GOULD
CAROL ELEANOR GOULD
ROSS DAVID GOULD
79675 CALLE GRANT
INDIO CA 92203

APN: 650370033 ASMT: 650370033
BEATRIZ GOMEZ
74147 WINDFLOWER CT
PALM DESERT CA 92211

APN: 650370034 ASMT: 650370034
BRANDY MORGAN
30891 VIA PARED
THOUSAND PLMS CA. 92276

APN: 650370035 ASMT: 650370035
WESLEY BEATTY
MELINA BEATTY
30917 VIA PARED
THOUSAND PLMS CA. 92276

APN: 650370036 ASMT: 650370036
RUSSELL H HAMRICK
NENITA M HAMRICK
30943 VIA PARED
THOUSAND PLMS CA. 92276

APN: 650370038 ASMT: 650370038
WILLIAM R RAWLINGS
JENNIFER RAWLINGS
30995 VIA PARED
THOUSAND PLMS CA. 92276

APN: 650371001 ASMT: 650371001
STEVE DELROSARIO
30986 VIA PARED
THOUSAND PLMS CA. 92276

APN: 650371002 ASMT: 650371002
THOMAS C TUCKER
30960 VIA PARED
THOUSAND PLMS CA. 92276

APN: 650371003 ASMT: 650371003
 VICTOR M NELLO
 30934 VIA PARED
 THOUSAND PLMS CA. 92276

APN: 650371004 ASMT: 650371004
 ANDRES PICAZO PEGUERO
 JOVITA B PEGUERO
 30908 VIA PARED
 THOUSAND PALMS CA 92276

APN: 650371005 ASMT: 650371005
 SHANE WETZEL
 KASSONDRA SALISBURY
 30882 VIA PARED
 THOUSAND PLMS CA. 92276

APN: 650371006 ASMT: 650371006
 JORGE MAGDIEL OCHOA
 30856 VIA PARED
 THOUSAND PLMS CA. 92276

APN: 650371007 ASMT: 650371007
 ANGELITA I VEGA
 BASILIO M VEGA
 ANDREW VEGA
 PRICILLA ANGIE VEGA
 34810 EAGLE CANYON APT A
 CATHEDRAL CY CA 92234

APN: 650371008 ASMT: 650371008
 STEVE SMITH
 DAYNA SMITH
 30804 VIA PARED
 THOUSAND PLMS CA. 92276

APN: 650371009 ASMT: 650371009
 MATHEW JAMES MARTINEZ
 30778 VIA PARED
 THOUSAND PLMS CA. 92276

APN: 650371010 ASMT: 650371010
 CLAUDIA L ARANDA
 30752 VIA PARED
 THOUSAND PLMS CA. 92276

APN: 650371011 ASMT: 650371011
 CHRISTINE CHAMBERS
 30726 VIA PARED
 THOUSAND PLMS CA. 92276

APN: 650371012 ASMT: 650371012
 DAN T WIRTH
 ABBEGAIL GRANT WIRTH
 30700 VIA PARED
 THOUSANDS PLMS CA 92276

APN: 650371014 ASMT: 650371014
 ELIZABETH A PERRY
 NORMAN D PERRY
 30648 VIA PARED
 THOUSAND PLMS CA. 92276

APN: 650371015 ASMT: 650371015
 CHRISTINE M WIETLISBACH
 LORNA A ALBERTSEN
 30622 VIA PARED
 THOUSAND PLMS CA. 92276

APN: 650371016 ASMT: 650371016
 MARIBEL GARCIA
 30596 VIA PARED
 THOUSAND PLMS CA. 92276

APN: 650371017 ASMT: 650371017
 ADOLFO VARGAS
 SUMATIBEN K VARGAS
 30570 VIA PARED
 THOUSAND PLMS CA. 92276

APN: 650371018 ASMT: 650371018
JAVIER DELATORRE
DALIA DELATORRE
30544 VIA PARED
THOUSAND PLMS CA. 92276

APN: 650371019 ASMT: 650371019
JOHNNY F HERNANDEZ
EILEEN HERNANDEZ
30518 VIA PARED
THOUSAND PLMS CA. 92276

APN: 650380008 ASMT: 650380008
IE ENTERPRISES
41800 HARRISON DR
PALM DESERT CA 92211

APN: 650380009 ASMT: 650380009
VARNER BUSINESS PARK
C/O RICHARD MERRITT
3 OVERHILL RD
ORINDA CA 94563

APN: 650380010 ASMT: 650380010
HAROLD S NOVEY
LINDSAY NOVEY
9032 COUNTRY CLUB DR
COSTA MESA CA 92626

APN: 650380017 ASMT: 650380017
BRANDIS U S A
C/O 596573 BC LIMITED
595 HORNBY NO 600
VC BC CANADA V6C1A4 0

Coachella Valley Water District
85995 Avenue 52
Coachella, CA 92236

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

Palm Springs Unified School District
980 E. Tahquitz Canyon Way, Suite 204
Palm Springs, CA 92262-6786

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

ATTN: Leslie Grosjean
SunLine Transit Agency
32-505 Harry Oliver Trl.
Thousand Palms, CA 92276

Thousand Palms Community Council
P.O. Box 306
Thousand Palms, CA 92276

ATTN: Bob Jones, VP Engineering
Time Warner Cable
41-725 Cook St.
Palm Desert, CA 92211-5100

Verizon Engineering
1980 Orange Tree Ln., Rm #100
Redlands, CA 92374

Applicant/Owner:
Palm Desert Development Co.
P.O. Box 3958
Palm Desert, CA 92261

Eng-Rep:
RBF Consulting
74130 Country Club Dr.
Suite 201
Palm Desert, CA 92260

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

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

Tentative Parcel Map No. 36217, Plot Plan No. 24228, Change of Zone No. 7717
Project Title/Case Numbers

Matt Straite
County Contact Person

951-955-8631
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Palm Desert Development Company
Project Applicant

PO Box 3958 Palm Desert CA 92261
Address

Unincorporated Riverside County; Western Coachella Valley Area Plan: northerly of El Centro Way, southerly of Del Norte Way, and westerly of Robert Road.

Project Location

Change of Zone No. 7177 proposes to change the zoning on 14.2 acres (proposed parcels 2 and 4 on proposed Tentative Parcel Map 36217) from One-Family Dwellings (R-1) to Multiple-Family Dwellings (R-2). Tentative Parcel Map No. 36217 is proposing a Schedule H subdivision of 40 acres into 4 parcels, three open space lots and one residential lot intended for high density residential development. Plot Plan No. 24228 proposes 81 affordable housing apartments within 10, two-story multiple dwelling buildings, one community building and 217 parking spaces on 14.2 acres; all proposed on parcel 2, no development is proposed on parcels 1 or 3. Parcel 4 is intended as an open space lot intended to facilitate drainage in and around the structures.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,010.25 + \$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

MS
Revised 8/25/2009
Y:\Planning Case Files-Riverside office\PM36108\DH-PC-BOS Hearings\NOD Form.doc

Please charge deposit fee case#: ZEA ZCFG

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Change of Zone No. 7717, Tentative Parcel Map No. 36217, Plot Plan No. 24228, and Environmental Assessment No. 42201

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Matt Straite Title: Project Planner Date: May 12, 2010

Applicant/Project Sponsor: Palm Desert Development, LLC Date Submitted: September 1, 2009

ADOPTED BY: Other

Person Verifying Adoption: _____ Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 9th Floor, Riverside, CA 92501

For additional information, please contact Matt Straite at (951) 955-8631.

Revised: 10/16/07

Y:\Planning Master Forms\Templates\CEQA Forms\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA42201 ZCFG05554 \$2,010.25

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * I0902121

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: PALM DESERT DEVELOPMENT CO \$64.00
paid by: CK 22680
CFG FOR EA42201 (PM36217/PP24228/CZ07717)
paid towards: CFG05554 CALIF FISH & GAME - NEG DECL
at parcel:
appl type: CFG1

By _____ Sep 02, 2009 09:08
JCMITCHE posting date Sep 02, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * I0902602

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: PALM DESERT DEVELOPMENT CO \$1,993.00
paid by: CK 22782
CFG FOR EA42201 (PM36217/PP24228/CZ07717)
paid towards: CFG05554 CALIF FISH & GAME - NEG DECL
at parcel:
appl type: CFG1

By _____ Oct 20, 2009 16:29
JCMITCHE posting date Oct 20, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,993.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1004501

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: PALM DESERT DEVELOPMENT CO \$17.25
paid by: CK 1285
CFG FOR EA42201 (PM36217/PP24228/CZ07717)
paid towards: CFG05554 CALIF FISH & GAME - NEG DECL
at parcel:
appl type: CFG1

By _____ Apr 26, 2010 16:46
SBROSTRO posting date Apr 26, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$17.25

Overpayments of less than \$5.00 will not be refunded!