

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

404B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 16, 2010

SUBJECT: CHANGE OF ZONE NO. 6987 / TENTATIVE TRACT MAP NO. 32463 – Intent to Adopt a Mitigated Negative Declaration -- Applicant: SCC Rancho Mirage, LLC – Engineer/Representative: Adkan Engineers – Fourth Supervisorial District – Cathedral City – Palm Desert Zoning District – Western Coachella Valley Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) – Location: Northerly of Ramon Road, easterly of Palm Vista Street, and westerly of Los Alamos Street, extended – 80 Gross Acres – Zoning: Controlled Development Areas – 20 Acre Minimum (W-2-20) – REQUEST: A change of zone for the subject property from Controlled Development Areas – 20 Acre Minimum (W-2-20) to One Family Dwellings (R-1) and a tentative tract map (Schedule A) to divide 80 acres into 206 single family residential lots with separate common open space lots including a well site and two retention basins.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY A 5-0 VOTE RECOMMENDS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39616**, based on the findings and mitigations incorporated in the initial study and the conclusion that the project, as conditioned, will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 6987**, from Controlled Development Areas – 20 Acre Minimum (W-2-20) to One Family Dwellings (R-1) in accordance with Exhibit

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials:
CSL:jq,m

(continued on attached page)

REVIEWED BY EXECUTIVE OFFICE
DATE 10/6/10
Tina Grande
Departmental Concurrence

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

Prev. Agn. Ref.

District: Fourth

Agenda Number:

16.3

The Honorable Board of Supervisors

Re: **CHANGE OF ZONE NO. 6987 / TENTATIVE TRACT MAP NO. 32463**

Page 2 of 2

#3; based upon the findings and conclusions incorporated in the staff report; pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 32463**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND: The project was heard by the Planning Commission on July 14, 2010. The change of zone and tentative tract map were recommended to be approved. There have been extensive comments from the City of Rancho Mirage since the site is located within the City of Rancho Mirage Sphere of Influence Policy. Two recent letters from the City dated June 16, 2010 and July 1, 2010 (attached) have raised issues including recommending that a Specific Plan be required for this area and also that the land be annexed into the City prior to any development of the land. The land divider has also responded with two different letters dated July 12, 2010 with one letter addressed to the Planning Commission and one letter addressed to the Planning Staff (attached.) Staff has attempted to address these concerns as there have been numerous meetings with the City and County staff and land divider over an approximate period of six years since this proposed map was first filed with the County in 2006. Staff has also met with County Counsel to address comments received. While the Rancho Mirage Sphere of Influence Policy area recommends a potential Specific Plan, it is not absolutely required to do so and there is also extensive Agua Caliente Tribal Land in the area which may inhibit a potential Specific Plan. The land divider has also demonstrated compliance with City and County residential development standards as indicated by the proposed Design Manual (Exhibit M) including minimum lot size (9,000 – 21,400 square foot lots), project density of 2.58 D.U./Ac., maximum 30% lot coverage, and matching street improvements which are consistent with City standards which supports potential approval of the tentative map.

Staff also has received comments from the Agua Caliente Band of Cahuilla Indians including a letter dated January 11, 2008 referencing the Tribal Habitat Conservation Plan and mitigation fees. As of this writing (7/22/10), in review with County Counsel, the land was verified to be private fee land and would be subject to the County's Coachella Valley Multispecies Habitat Conservation Plan (CVMSHCP) mitigation fees which would not be subject to any tribal mitigation fees.

Staff has mailed the hearing notice to the Palm Springs Unified School District which owns land immediately adjacent to the project site to the west, but no recent comments on the proposed tentative tract map have been received from the school district. An original comment letter dated June 21, 2004 has been included in the Board Packet.

Staff recommends approval of the project based on extensive review and meetings with the City and land divider, plus the proposed tentative map meets or exceeds city and county residential development standards for subdivisions.

**PLANNING COMMISSION
MINUTE ORDER JULY 14, 2010
EASTERN MUNICIPAL WATER DISTRICT**

- I. AGENDA ITEM 7.2: CHANGE OF ZONE NO. 6987 / TENTATIVE TRACT MAP NO. 32463** - Intent to Adopt a Mitigated Negative Declaration – Applicant: SCC Rancho Mirage, LLC. – Engineer/Representative: Adkan Engineers - Fourth Supervisorial District – Cathedral City – Palm Desert Zoning District – Western Coachella Valley Community Plan: Community Development: Medium Density Residential (CD: MDR) (2 – 5 D.U./Ac.) – Location: Easterly of Da Vall Road, northerly of Ramon Road – 80 Gross Acres – Zoning: Controlled Development Areas – 20 Acre Minimum (W-2-20)- (Quasi-judicial)
- II. PROJECT DESCRIPTION**
The Change of Zone proposes to change from Controlled Development Areas – 20 Acre Minimum (W-2-20) to One Family Dwellings (R-1) and a tentative tract map (Schedule A) which proposes to divide 80 acres into 206 single family residential lots with separate common open space lots. - APN: 670-230-006.
- III. MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner: Jay Olivas Phone: 951-955-1195 or e-mail jolivas@rctlma.org
- The following person(s) spoke in favor of the subject proposal:
Ed Adkison 6820 Airport Dr. Riverside, CA 92504
Tom Doczi 71780 San Jacinto Dr. Rancho Mirage, CA 92270
- There were no speakers in a neutral position or in opposition of the subject proposal.
- IV. CONTROVERSIAL ISSUES**
NONE
- V. PLANNING COMMISSION ACTION**
The Planning Commission, by a vote of 5-0; recommended, with modifications, to the Board of Supervisors;
- ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 39616**, based on the findings and mitigations incorporated in the initial study and the conclusion that the project, as conditioned, will not have a significant effect on the environment; and,
- TENTATIVE APPROVAL of CHANGE OF ZONE NO. 6987**, from Controlled Development Areas – 20 Acre Minimum (W-2-20) to One Family Dwellings (R-1) in accordance with Exhibit #3; based upon the findings and conclusions incorporated in the staff report; pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,
- APPROVAL of TENTATIVE TRACT MAP NO. 32463**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.
- VI. CD**
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at dbowie@rctlma.org.

Agenda Item No.: 7.2
Area Plan: Western Coachella Valley
Zoning District: Cathedral City/Palm Desert
Supervisory District: Fourth
Project Planner: Jay Olivas
Planning Commission: July 14, 2010

CHANGE OF ZONE NO. 6987
TENTATIVE TRACT MAP NO. 32463
E.A. Number: 39616
Applicant: SCC Rancho Mirage
Representative: Adkan Engineers

JO
D.M.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The project proposes a zone change from Controlled Development Areas – 20 Acres (W-2-20) to One Family Dwellings (R-1) and includes a Schedule A subdivision to divide 80 acres into 206 single family residential lots with a 0.6 acre well site and two open space/retention basin lots totaling 4.51 acres. Residential lots sizes range from approximately 9,000 square feet to 21,400 square feet with an overall project density of approximately 2.58 dwelling units per gross acre. The project's design manual indicates minimum lot depths of 115 feet, minimum lot widths of 75 feet, 30% maximum lot coverage, and maximum heights of 20 feet (1-story). There are six floor plans ranging in size from 2,300 square feet to 3,400 square feet. The proposed tract map is located within the Sphere of Influence of the City of Rancho Mirage, and is within the within the Rancho Mirage Sphere of Influence Policy Area. Project grading consists of approximately 150,000 cubic yards of cut and fill to be balanced on the site.

The project site is located northerly of Ramon Road, easterly of Palm Vista Street, and westerly of Los Alamos Street. The site is adjacent to the City of Rancho Mirage immediately to the west. The site is approximately 1,600 feet from Interstate 10 to the northeast and approximately 1,800 feet from Ramon Road.

ISSUES OF POTENTIAL CONCERN:

Project issues include tract design, street standards, drainage/hydrology, noise, and proposed amounts of recreational open space. Due to the project being located within the sphere of Influence with the City of Rancho Mirage, staff has attempted to coordinate project review with the City including lot sizes and street improvements. In staff's opinion, the land divider has demonstrated compliance with the Countywide Design Standards and Guidelines which included varied home designs, perimeter buffering, and decorative block walls. There is also compliance with many of the major development standards of the City of Rancho Mirage as indicated by the land divider's proposed design manual.

SUMMARY OF FINDINGS:

- | | |
|------------------------------------|---|
| 1. Existing General Plan (Ex. #5): | Medium Density Residential (MDR) (2-5 D.U./Ac.) |
| 2. Surrounding Land Use (Ex. #5): | Medium Density Residential (MDR), High Density Residential (HDR) (8-14 D.U./Ac.), Public Facilities (PF), Commercial Tourist (CT) |
| 3. Existing Zoning (Ex. #3): | Controlled Development Areas (W-2-20) |
| 4. Surrounding Zoning (Ex. #3): | Controlled Development Areas (W-2-20) |
| 5. Existing Land Use: (Ex. #5) | Vacant desert land |
| 6. Project Data: | Total Acreage: 80 Acres
Total Residential Lots: 206 lots
Proposed Lot Sizes: 9,000 SF / 21,400 SF
Schedule: "A" |
| 7. Environmental Concerns: | See attached environmental assessment. |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39616**, based on the findings and mitigations incorporated in the initial study and the conclusion that the project, as conditioned, will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 6987**, from Controlled Development Areas – 20 Acre Minimum (W-2-20) to One Family Dwellings (R-1) in accordance with Exhibit #3; based upon the findings and conclusions incorporated in the staff report; pending final adoption of the Zoning Ordinance by the Board of Supervisors, and,

APPROVAL of **TENTATIVE TRACT MAP NO. 32463, AMENDED MAP NO. 3**, 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 all elements of the Riverside County Comprehensive General Plan.
2. The proposed zone change is highly consistent with the site's General Plan Designation of Medium Density Residential.
3. The proposed tentative tract map is consistent with the proposed One Family Dwelling (R-1) zoning classifications of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
4. The proposed project is consistent with the Schedule A map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
5. The public's health, safety and general welfare are protected through project design.
6. The proposed project is conditionally compatible with the present and future logical development of the area.
7. The proposed project will not have a significant effect on the environment.
8. The proposed project is consistent with 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 the attached environmental assessment, which is incorporated herein by reference.

1. The applicant proposes a change of zone from Controlled Development Areas – 20 Acre Minimum (W-2-20) to One Family Dwellings (R-1) and a tentative tract map to divide 80 acres into 206 residential lots located northerly of Ramon Road, easterly of Palm Vista Street and westerly of Los Alamos Street.
2. The project site is currently zoned Controlled Development Areas – 20 Acre Minimum W-2-20. A zone change is proposed to One Family Dwellings (R-1) to accommodate single-family

residential dwellings. The proposed R-1 zone would be compatible on the subject land which allows single-family dwellings on lot sizes ranging from approximately 9,000 square feet up to 21,400 square feet for the detached home lots.

3. Surrounding and nearby land uses consist of vacant desert land, existing single-family dwelling units, and future school site. The proposed tract map would be compatible with these uses in that the project provides adequate buffering with conditioned decorative block walls, landscaping, and street improvements.
4. The proposed tract lots are consistent with the RCIP Noise Element in that the residential lots along Palm Vista Street and Los Alamos Street are conditioned to contain minimum five foot high noise barriers consisting of decorative block walls.
5. The tract has certain unique design with curvilinear streets and land for common open space and recreation. The tract as proposed does comply with the Countywide Design Standards and Guidelines since the proposed units contain varied rooflines and up to six varying floor plans.
6. The project is within the sphere of influence of the City of Rancho Mirage and within the Rancho Mirage Sphere of Influence Policy Area. The project is consistent with or exceeds several City of Rancho Mirage standards, including, minimum lot sizes of 8,000 square feet where the subject tract proposes larger 9,000 square foot minimum lot sizes up to 21,400 square feet and with density where the City recommends 4-5 D.U./Ac. in this area and the actual project's gross density is 2.58 D.U./Ac.
7. The project is adjacent to Palm Vista Street (100' R/W) and Los Alamos Street (110' R/W) which roads are to be improved adjacent to the project. The off-site access portions will be 50' R/W's to the south extending to Ramon Road. The project will provide appropriate street and off-site traffic mitigation, such as, Transportation Uniform Mitigation Fees (TUMF), in compliance with the requirements of the circulation element of the General Plan.
8. Domestic water and sewage disposal is proposed to be provided by the Coachella Valley Water District that shall be provided in conformance with water and sewer land use standards of the Public Facilities and Services Element of the General Plan, including approximate 880 foot sewer extension to the north of the proposed tract.
9. The project is within two miles of a fire station and will provide additional on-site fire protection improvements, such as fire hydrants and a water system, in conformance with the fire services land use standards of the Public Facilities and Services Element of the General Plan.
10. Environmental Assessment No. 39616 identified the following potentially significant impacts:
 - a. Aesthetics
 - b. Geology/Soils
 - c. Hydrology/Water Quality
 - d. Land Use Planning
 - e. Noise
 - f. Population Housing
 - g. Transportation Traffic
 - h. Utilities Service Systems

The 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 (6/10/10), Planning staff has received no letters in support or in opposition from the general public.
2. Staff has received prior comment letters from the City of Rancho Mirage which discusses coordination with City requirements and recommends master planning of this area (see Item 7 below). Comments have also been received from the Agua Caliente Band of Indians regarding standard archaeological monitoring which has been conditioned with the project. No comments have been received recently from the Palm Springs Unified School District regarding the proposed future school site immediately adjacent to the west.
3. The project site is not located within:
 - a.) A Redevelopment Area.
 - b.) County Fault Hazard Zone.
 - c.) An Airport Influence Area.
 - d.) A 100 year flood plain.
4. The project site is located within:
 - a.) Zone C on Federal Flood Insurance rate maps.
 - b.) Liquefaction Potential Zone (moderate).
 - c.) Low Potential for Paleontological Sensitivity.
5. The subject site is currently designated as Assessor's Parcel Number 670-230-006.
6. Deposit Based Fees charged for this project, as of the time of staff report preparation, total approximately \$53,507.
7. Comments received from the City of Rancho Mirage including letter dated January 12, 2010 based on the forwarded county transmittals have recommended adherence to the Rancho Mirage Sphere of Influence Policy Area policies including developing under a Specific Plan (WCVAP 1.3) and the City has recommend a potential EIR and potential annexation of the subject land in order for the City to support the project. While the City has commented, staff and the land divider have met with the City on several occasions and have followed many of the city standards. Therefore, staff is recommending approval.

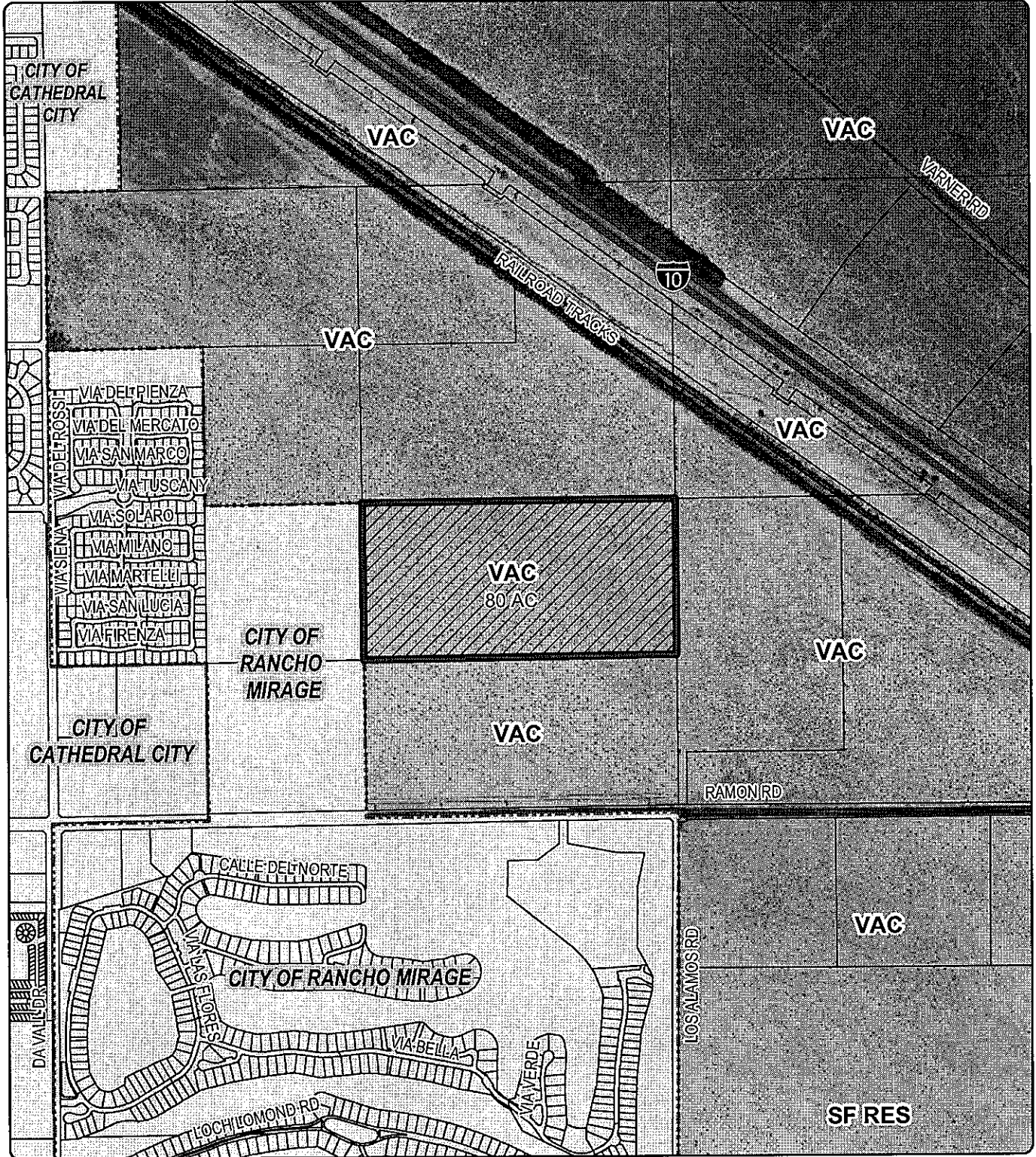
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ06987 TR32463

LAND USE

Supervisor Benoit
District 4

Date Drawn: 5/27/2010
Exhibit 1

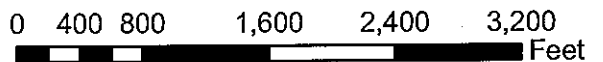


Zoning District: Cathedral City - Palm Desert
Township/Range: T4SR5E
Section: 14



Assessors Bk. Pg. 670-23
Thomas Bros. Pg. 787 J1 & J2
Edition 2009

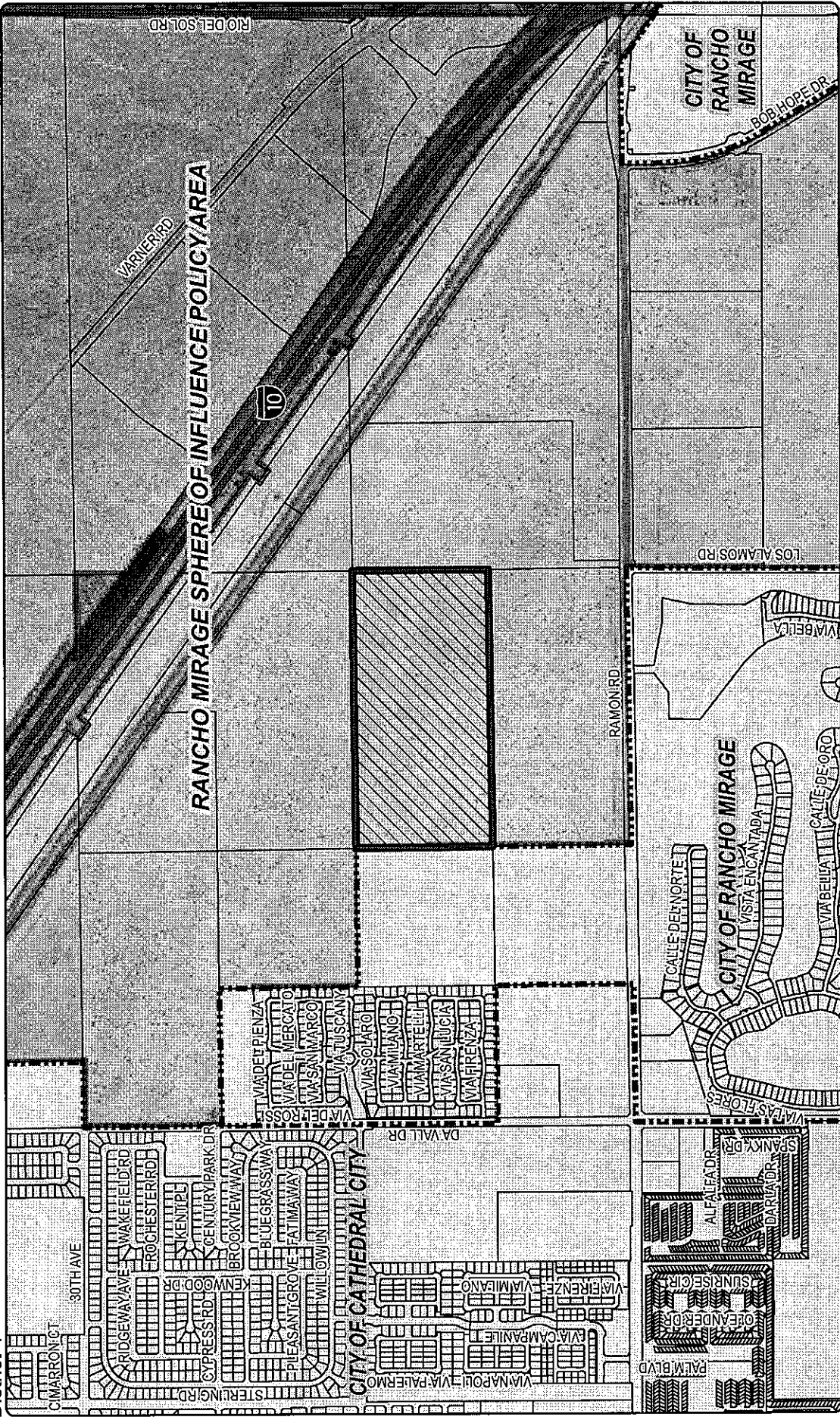
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please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



**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ06987 TR32463
VICINITY/POLICY AREAS**

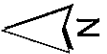
Supervisor Benoit
District 4

Date Drawn: 5/27/2010
Vicinity Map



Zoning District: Cathedral City - Palm Desert
Township/Range: T4SR5E
Section: 14

Assessors Bk. Pg. 670-23
Thomas Bros. Pg. 787 J1 & J2
Edition 2009



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RIVERSIDE COUNTY PLANNING DEPARTMENT

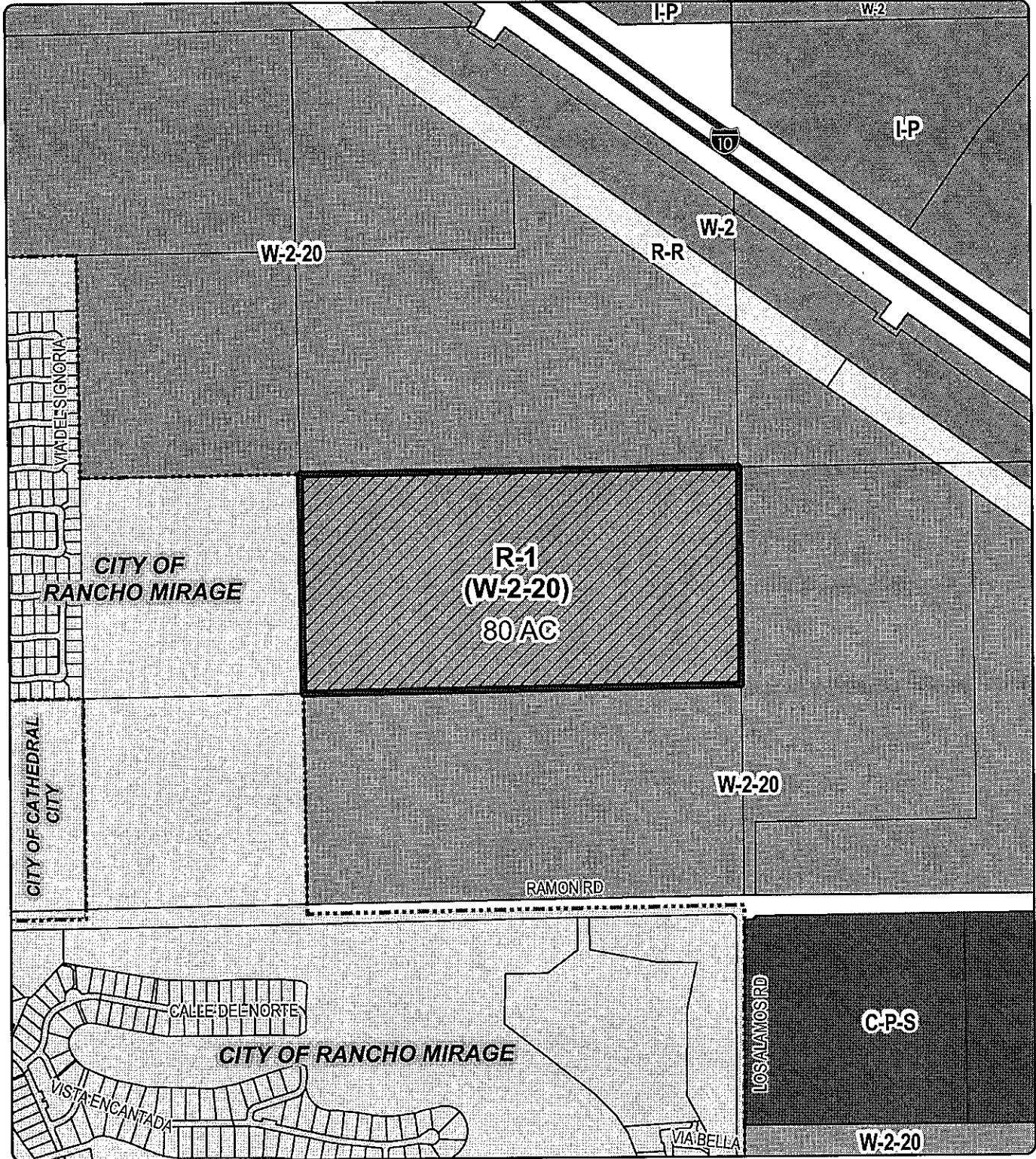
CZ06987 TR32463

PROPOSED ZONING

Date Drawn: 5/27/2010

Exhibit 3

Supervisor Benoit
District 4



Zoning District: Cathedral City - Palm Desert
Township/Range: T4SR5E
Section: 14

Assessors Bk. Pg. 670-23
Thomas Bros. Pg. 787 J1 & J2
Edition 2009



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RIVERSIDE COUNTY PLANNING DEPARTMENT

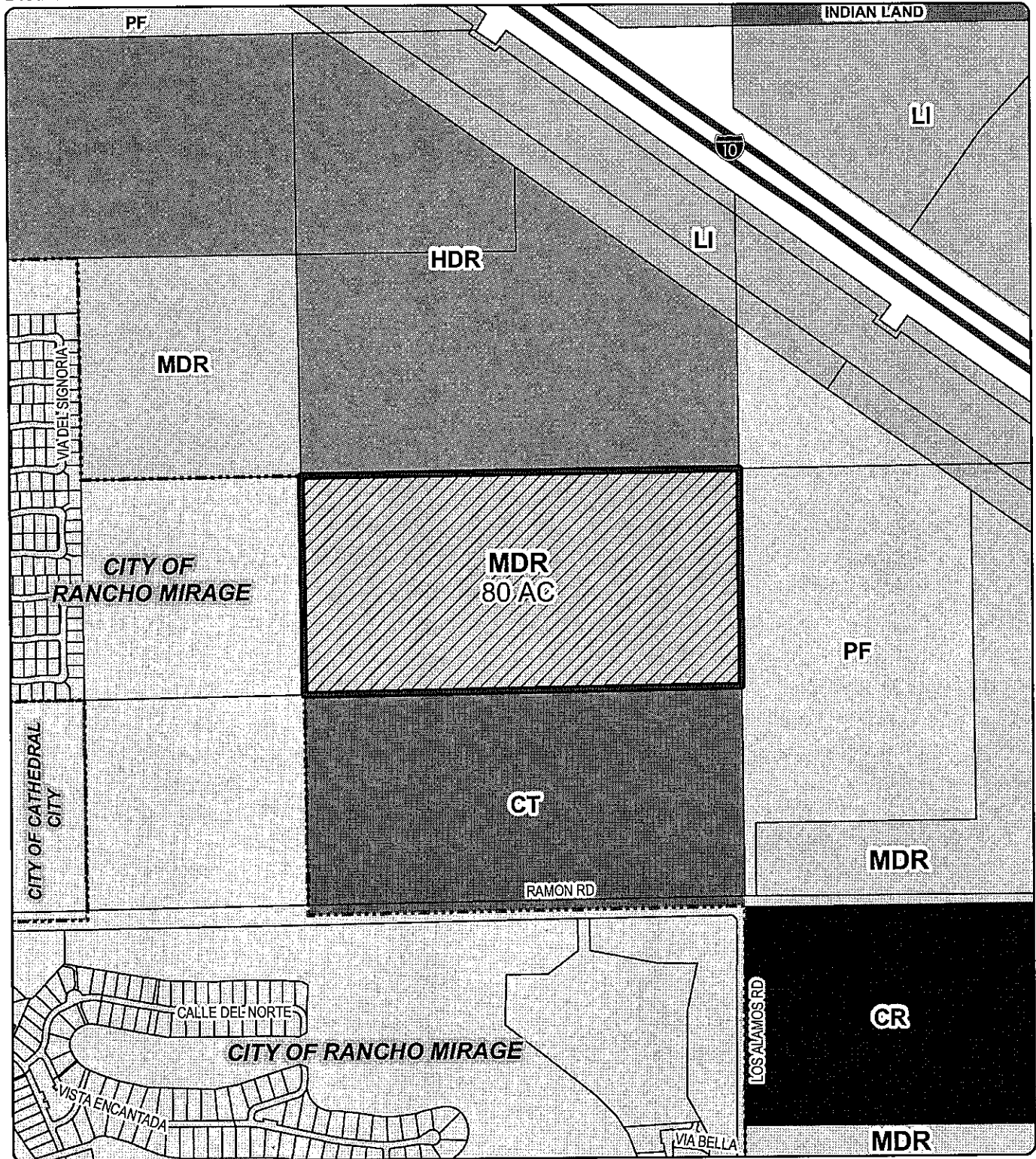
CZ06987 TR23463

EXISTING GENERAL PLAN

Supervisor Benoit
District: 4

Date Drawn: 5/27/2010

Exhibit 5



Zoning District: Cathedral City - Palm Desert
Township/Range: T4SR5E
Section: 14



Assessors Bk. Pg. 670-23
Thomas Bros. Pg. 787 J1 & J2
Edition 2009

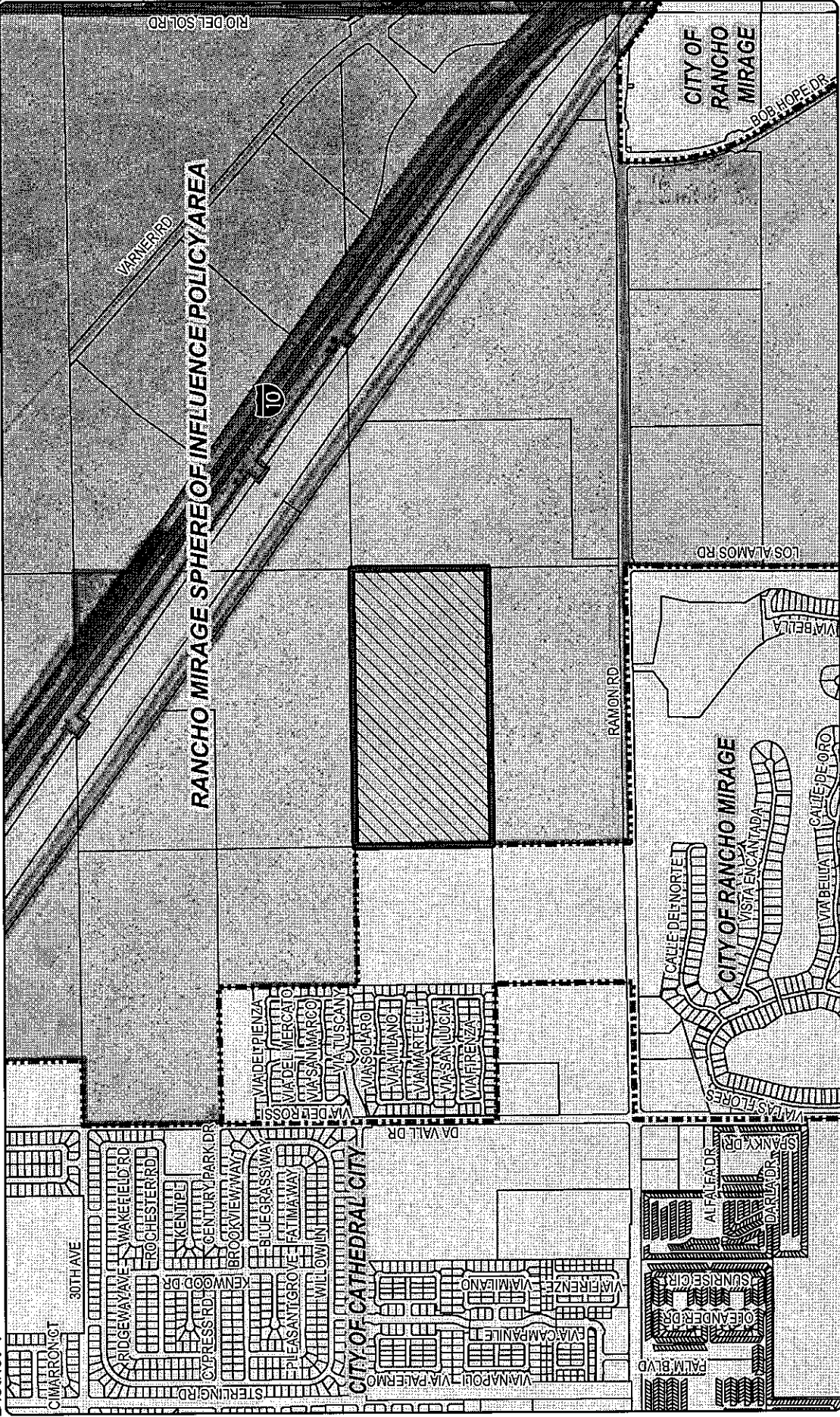
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**RIVERSIDE COUNTY PLANNING DEPARTMENT
 CZ07692 PM35849
 VICINITY/POLICY AREAS**

Date Drawn: 5/27/2010
 Vicinity Map

Supervisor Benoit
 District 4



Assessors Bk. Pg. 670-23
 Thomas Bros. Pg. 787 J1 & J2
 Edition 2009

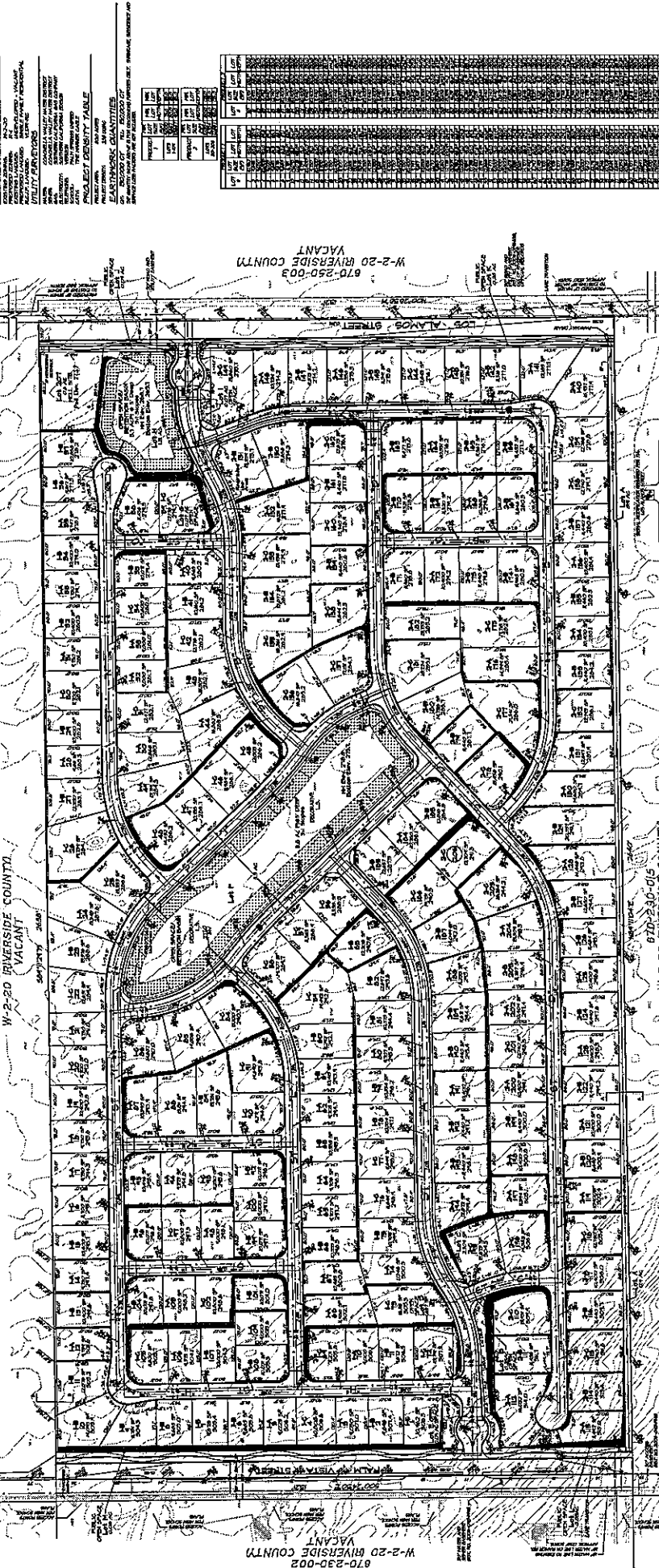


Zoning District: Cathedral City - Palm Desert
 Township/Range: T4SR5E
 Section: 14

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TENTATIVE TRACT NO. 32463 - AMENDED MAP NO. 2

IN THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA
 THE MAPS AND SURVEYS DIVISION OF THE COUNTY CLERK'S OFFICE
 HAS REVIEWED THIS MAP AND IT IS HEREBY RECORDED AS A TENTATIVE MAP
 UNDER THE PROVISIONS OF THE SUBDIVISION MAP ACT.



PROJECT NOTES

- ALL IMPROVEMENTS SHALL BE PERMITTED BY THE APPLICANT.
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED BY 06/30/2015.
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED AT A 20% BIDDING DISCOUNT.
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION.
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR WATER SUPPLY AND IRRIGATION CONSTRUCTION.
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR LANDSCAPE ARCHITECTURE.
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR ELECTRICAL CONSTRUCTION.
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR MECHANICAL AND PLUMBING CONSTRUCTION.
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR STRUCTURAL CONSTRUCTION.
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR CIVIL CONSTRUCTION.

LEGEND

- PROPOSED LOT
- EXISTING LOT
- PROPOSED ROAD
- EXISTING ROAD
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED SETBACK
- EXISTING SETBACK
- PROPOSED CURB
- EXISTING CURB
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- PROPOSED UTILITY
- EXISTING UTILITY
- PROPOSED DRAINAGE
- EXISTING DRAINAGE
- PROPOSED LANDSCAPE
- EXISTING LANDSCAPE
- PROPOSED VEGETATION
- EXISTING VEGETATION
- PROPOSED WATER
- EXISTING WATER
- PROPOSED SEWER
- EXISTING SEWER
- PROPOSED GAS
- EXISTING GAS
- PROPOSED TELEPHONE
- EXISTING TELEPHONE
- PROPOSED CABLE
- EXISTING CABLE
- PROPOSED FENCE
- EXISTING FENCE
- PROPOSED SIGN
- EXISTING SIGN
- PROPOSED LIGHT
- EXISTING LIGHT
- PROPOSED PAINT
- EXISTING PAINT
- PROPOSED GRADE
- EXISTING GRADE
- PROPOSED ELEVATION
- EXISTING ELEVATION
- PROPOSED DISTANCE
- EXISTING DISTANCE
- PROPOSED AREA
- EXISTING AREA
- PROPOSED PERCENT
- EXISTING PERCENT
- PROPOSED RATIO
- EXISTING RATIO
- PROPOSED ANGLE
- EXISTING ANGLE
- PROPOSED BEARING
- EXISTING BEARING
- PROPOSED CURVATURE
- EXISTING CURVATURE
- PROPOSED CHORD
- EXISTING CHORD
- PROPOSED ARC
- EXISTING ARC
- PROPOSED TANGENT
- EXISTING TANGENT
- PROPOSED SECANT
- EXISTING SECANT
- PROPOSED CHORD
- EXISTING CHORD
- PROPOSED ARC
- EXISTING ARC
- PROPOSED TANGENT
- EXISTING TANGENT
- PROPOSED SECANT
- EXISTING SECANT

TYPICAL LOT LAYOUT

TYPICAL SECTION-INTERIOR STREETS A & B

TYPICAL SECTION-LOCAL INTERIOR PRIVATE STREETS

TYPICAL SECTION-LOCAL INTERIOR PRIVATE STREETS

TYPICAL SECTION-LOCAL INTERIOR PRIVATE STREETS

TYPICAL SECTION-LOCAL INTERIOR PRIVATE STREETS

TYPICAL SECTION-LOCAL INTERIOR PRIVATE STREETS

TYPICAL SECTION-LOCAL INTERIOR PRIVATE STREETS

TYPICAL SECTION-LOCAL INTERIOR PRIVATE STREETS

TYPICAL SECTION-LOCAL INTERIOR PRIVATE STREETS

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA CHANGE OF ZONE 06987

870-230-001 EXISTING ZONING: 06987
870-230-002 EXISTING ZONING: 06987
870-230-003 EXISTING ZONING: 06987
870-230-004 EXISTING ZONING: 06987
870-230-005 EXISTING ZONING: 06987
870-230-006 EXISTING ZONING: 06987
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870-230-019 EXISTING ZONING: 06987
870-230-020 EXISTING ZONING: 06987

APN 178-160-004
8,485,556 SQ. FT.
20.00 ACRES
EXISTING ZONING: M-2-20
PROPOSED ZONING: R-1
EXISTING LAND USE: MEPS

OWNER / APPLICANT
300 N. SLOAN
SANTA ANA, CALIF. 92705
TEL: 714-962-1200 FAX: 714-962-1200

ASSISTANT ENGINEER
1200 N. SLOAN
SANTA ANA, CALIF. 92705
TEL: 714-962-1200 FAX: 714-962-1200

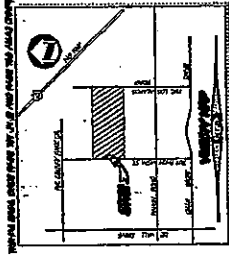
ASSESSOR'S PARCEL NUMBER
APN 178-160-004

TECHNICAL LER
1200 N. SLOAN
SANTA ANA, CALIF. 92705
TEL: 714-962-1200 FAX: 714-962-1200

PLANNING DEPARTMENT
1200 N. SLOAN
SANTA ANA, CALIF. 92705
TEL: 714-962-1200 FAX: 714-962-1200

PLANNING COMMISSION
1200 N. SLOAN
SANTA ANA, CALIF. 92705
TEL: 714-962-1200 FAX: 714-962-1200

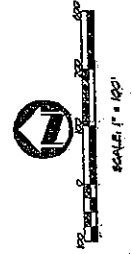
LEGEND
EXISTING ZONING: 06987
PROPOSED ZONING: 06987



SECTION 17.45, R.N.E.

APN	178-160-004
APN	178-160-005
APN	178-160-006
APN	178-160-007
APN	178-160-008
APN	178-160-009
APN	178-160-010
APN	178-160-011
APN	178-160-012
APN	178-160-013
APN	178-160-014
APN	178-160-015
APN	178-160-016
APN	178-160-017
APN	178-160-018
APN	178-160-019
APN	178-160-020

ADKINS ENGINEERS
1200 N. SLOAN
SANTA ANA, CALIF. 92705
TEL: 714-962-1200 FAX: 714-962-1200



- PROJECT NOTES**
1. ALL IMPROVEMENTS SHALL BE FOR SCHEDULE "B" INDUSTRIAL OVERLAP.
 2. ALL EXISTING AND PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED AT THE APPLICANT'S EXPENSE.
 3. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM DEPTH OF 36 INCHES.
 4. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM DEPTH OF 36 INCHES.
 5. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM DEPTH OF 36 INCHES.
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 14. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM DEPTH OF 36 INCHES.
 15. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM DEPTH OF 36 INCHES.

**NO WATER AND SEWER EXHIBIT
FUTURE HIGH SCHOOL
870-230-002**

**FUTURE PALM VISTA STREET
870-230-003**

**EXISTING ZONING: 06987
870-230-004**

**EXISTING ZONING: 06987
870-230-005**

**EXISTING ZONING: 06987
870-230-006**

**EXISTING ZONING: 06987
870-230-007**

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870-230-013**

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870-230-014**

**EXISTING ZONING: 06987
870-230-015**

**EXISTING ZONING: 06987
870-230-016**

**EXISTING ZONING: 06987
870-230-017**

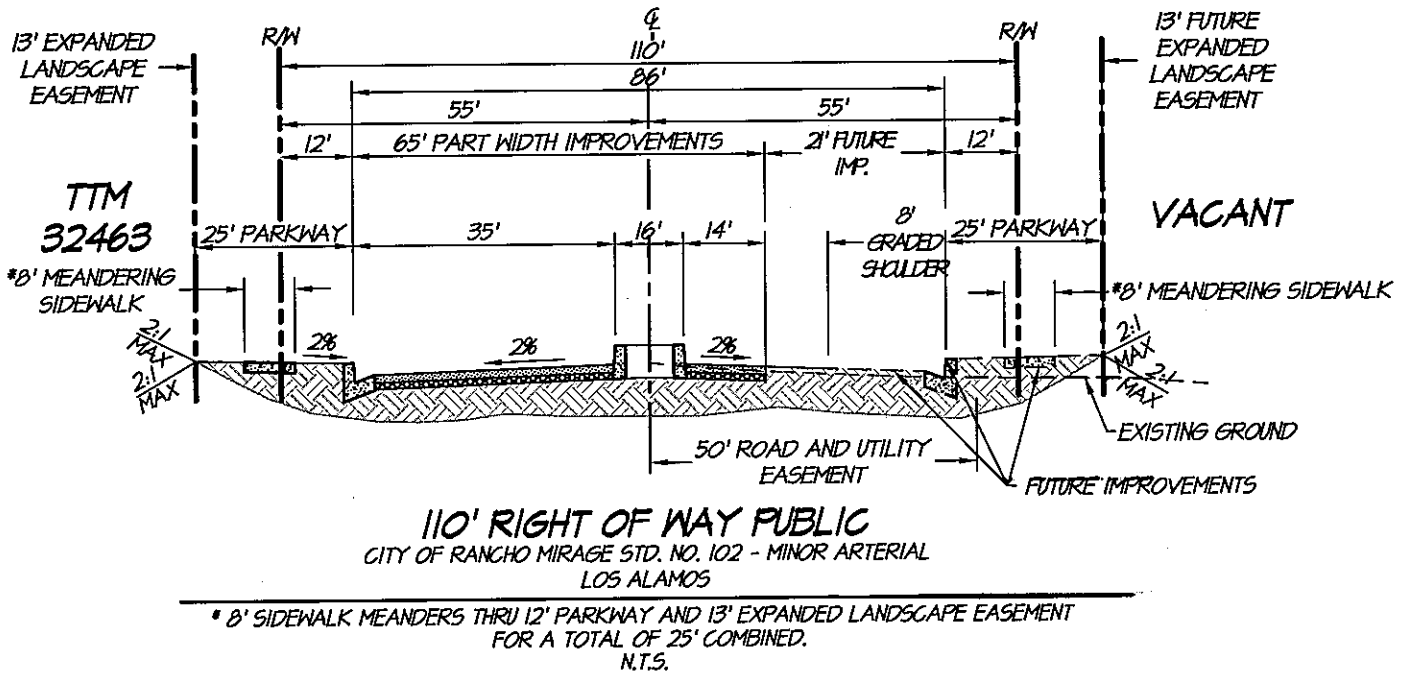
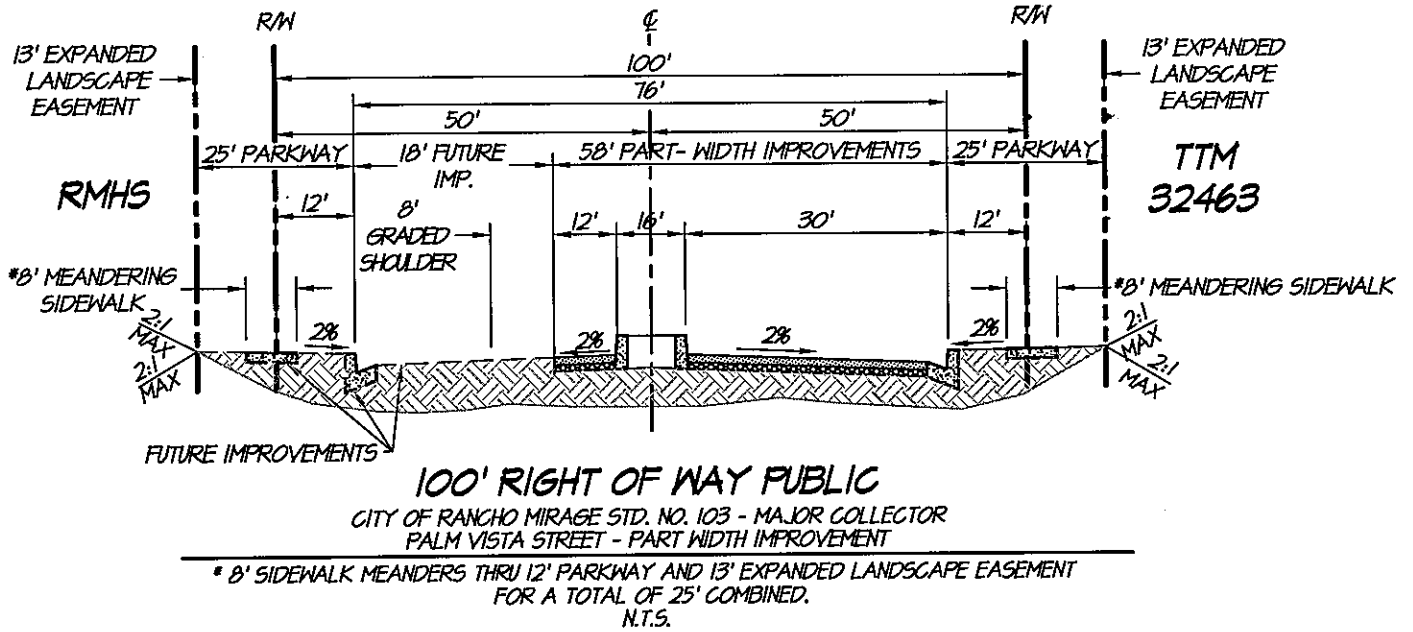
**EXISTING ZONING: 06987
870-230-018**

**EXISTING ZONING: 06987
870-230-019**

**EXISTING ZONING: 06987
870-230-020**

STREET SECTION EXHIBIT FOR TTM 32463

STREET SECTIONS TO BE CONSTRUCTED PER CONDITION OF APPROVAL 50.TRANS. 35



DATE: JUNE 9, 2010

Olivas, Jay

From: Edy Adkison [eadkison@adkan.com]
Sent: Tuesday, July 13, 2010 10:41 AM
To: Olivas, Jay
Cc: Mitch Adkison; Charissa Leach
Subject: FW: Rancho Mirage TTM & Design Guidelines
Attachments: STREET SECTION EXHIBIT.pdf

Good Morning Jay

Please update page 7 of the design manual to correct the items in red.

Please update page 19 of the design manual to show the proper street sections for Los Alamos and Palm Vista Drive. The sections comply with the conditions of approval and Rancho Mirage Standards.

Thanks for your help.

Development Standard	County R-1 Zone	City R-M Zone	TTM 32463
Minimum Lot Size	7,200sf	8,000sf	9,000sf
Minimum Lot Depth	100ft.	90ft.	115ft.
Minimum Lot Width	60ft.	70ft.	73ft.
Density	2-5 du/a	4 du/a	2.58 du/gross acre
Private Outdoor Space	NA	500sf	500sf.
Front Yard	20ft.	20ft.	20ft.
Side Yard	10% of lot width with 5ft. min.	10ft.	10ft.
Street Side	10ft.	15ft.	15ft.
Rear Yard	10ft.	25ft.	25ft.
Garage Setback - Front Facing	20ft.	20ft.	20ft.
Garage Setback - Side Facing	NA.	15ft.	15ft.
Maximum Lot Coverage	50%	30%	30%
Min. Distance Between Structures	6ft.-10ft.	20ft.	20ft.
Maximum Height	3-story/40ft. max.	20ft./1-story	20ft./1-story

Ed Adkison, P.L.S.

President

adkan Engineers
6820 Airport Drive
Riverside, CA 92504
Tel: 951.688.0241
Fax: 951.688.0599
eadkison@adkan.com
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Policy Areas

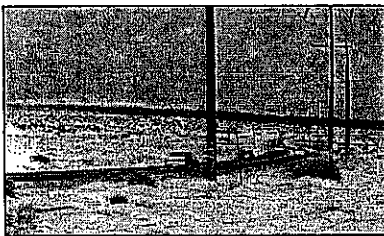
Not all areas within an Area Plan are the same. Distinctiveness is a primary means of avoiding the uniformity that so often plagues conventional suburban development. A Policy Area is a portion of an Area Plan that contains special or unique characteristics that merit detailed attention and focused policies. The location and boundaries of Policy Areas are shown on Figure 4, Policy Areas, and are described in detail below.

POLICY AREAS

Three policy areas have been designated within the Western Coachella Valley Area Plan. In some ways, these policies are even more critical to the sustained character of the Western Coachella Valley than some of the basic land use policies because they reflect deeply held beliefs about the kind of place this is and should remain. Their boundaries are shown on Figure 4, Policy Areas. These boundaries are only approximate and may be interpreted more precisely as decisions are called for in these areas. This flexibility, then, calls for considerable sensitivity in determining where conditions related to the policies actually exist, once a focused analysis is undertaken on a proposed development project.

Rancho Mirage Sphere of Influence Policy Area

The Rancho Mirage Sphere of Influence Policy Area is generally located in the center of the Western Coachella Valley planning area, on both sides of Interstate 10 at Ramon Road. The area includes the entire Sphere of Influence of the City of Rancho Mirage. Characterized by a series of sloping dunes, hillsides and flat desert terrain, this area consists primarily of large vacant parcels, with some commercial uses near the intersection of Interstate 10 and Ramon Road. South of Interstate 10 in this policy area lies the Agua Caliente Casino. The community of Thousand Palms abuts the eastern edge of the Policy Area.



Undeveloped area west of Bob Hope Dr.

One of the primary goals of this area plan is to contain and concentrate growth in several strategic unincorporated areas while preserving the rural and open space characteristics of the outlying areas. As demand for new development continues, the importance of the areas designated for community development will magnify, as will the need for sound, comprehensive planning.

This policy area, the majority of which is designated for community development, is one of the key components of the Western Coachella Valley Area Plan. Several issues and opportunities underlie the importance of the study area, including:

- Biological and visual values of Indio Hills;
- Supply of affordable housing for future Casino and other employment-generating land uses;
- Adequate public facilities, including transportation, for future development;
- Transit opportunities with direct access to rail and Interstate 10;
- Burgeoning resort and casino industries and regional commercial demand;



- Prominent, centralized location within the Coachella Valley; and
- Abundance of vacant and/or underutilized land, divided among large parcels.

Dealing with these issues and maximizing these opportunities requires meaningful, action-oriented, inter-jurisdictional cooperation.

Though this policy area overlaps areas under the jurisdiction of the County of Riverside, the City of Rancho Mirage, and the Agua Caliente Band of Cahuilla Indians, each shall retain land use authority over properties within their respective boundaries, unless other arrangements are made.

Policies:



WCVAP = Western Coachella Valley
Area Plan Policy

- WCVAP 1.1 Form a joint planning effort with the City of Rancho Mirage and the Agua Caliente Band of Cahuilla Indians to address land use planning and environmental review of development projects within the Policy Area, as identified on Figure 4, Policy Areas.
- WCVAP 1.2 Coordinate with local agencies to ensure adequate service provision for all development within the Policy Area.
- WCVAP 1.3 Encourage property owners within this policy area to develop their properties under a single Specific Plan application covering the entire area. *
- WCVAP 1.4 Coordinate development strategies with the Thousand Palms Community Council and the Riverside County Economic Development Agency.
- WCVAP 1.5 Coordinate development strategies with the cities of Palm Desert and Cathedral City to ensure that development within the Policy Area does not adversely impact these cities.
- WCVAP 1.6 Require that development be sensitive to and retain the unique topographical features within and adjacent to the planning area.
- WCVAP 1.7 Ensure a mix of land uses that creates a vital, economically and environmentally healthy area that is supportive of transit and other forms of alternative modes of transportation, promotes walkability and civic life, and provides a variety of housing, civic, employment, and open space opportunities throughout the planning area. General land uses may include a mix of:
- Regional and local-serving commercial uses;
 - Tourist facilities;
 - Residential densities from Medium to High Density Residential;
 - Active and passive open space areas;
 - Mixed use;
 - Cultural, educational, and civic uses;



- Transit facilities;
- Employment-intensive office and business park uses; and
- Light Industrial uses north of Interstate 10.

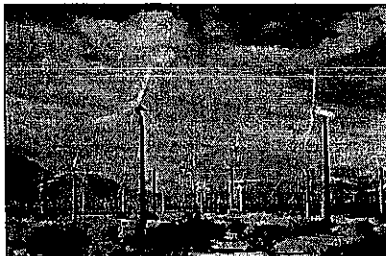
WCVAP 1.8 Incorporate open space and recreational amenities into the planning area in order to enhance recreational opportunities and community aesthetics.



WCVAP 1.9 Apply the City of Rancho Mirage's adopted standards for median strips along specific roadways as those roadways extend into the City's Sphere of Influence.

San Gorgonio Pass Wind Energy Policy Area

The San Gorgonio Pass Wind Energy Area (see Figure 4) is considered to be one of the best areas in the nation for the development of wind energy. This is due primarily to the air pressure differences that exist between western Riverside County and the Coachella Valley. As air moves from the high pressure to low pressure area, it is, in effect, "funneled" through the Pass, creating ideal wind energy conditions.



San Gorgonio Pass Wind Energy Area

However, the siting of wind energy facilities can result in impacts to the environment and the general community, including scenic viewsheds, nearby residents, and, increasingly, nearby existing wind energy facilities. The sheer size of the wind turbine structures may block scenic views; noise generated by wind turbines could impact nearby residents; and spinning wind turbine blades could create wake effects, which could adversely affect existing downwind wind turbines.

Wind energy development in the San Gorgonio Pass area was studied through the San Gorgonio Wind Resource Study EIR (1982), a joint environmental document prepared for the U.S. Bureau of Land Management and Riverside County. The document assessed three scenarios for wind energy development in the area. The document also includes criteria for the development of wind energy on both a countywide basis and specifically for the San Gorgonio Pass area. Since the adoption of the San Gorgonio Wind Implementation Monitoring Program (WIMP), reports have been prepared, and substantial wind energy development has occurred. Reflecting the evolution of wind energy over the years, the specific policies for wind energy development in the San Gorgonio Pass are listed below:

Policies:

- WCVAP 2.1 Require that wind turbines address through appropriate design the Pacific Crest Trail alignment.
- WCVAP 2.2 Continue to require wind energy development to contribute a fair-share to the Wind Implementation Monitoring Program (WIMP) prior to construction of wind turbines.
- WCVAP 2.3 Except in the area designated Public Facilities on Edom Hill, prohibit the placement of commercial wind turbine arrays east



SunCal Companies

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IRVINE, CA 92614

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FAX 949 777 4050

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July 12, 2010

Mr. Jay Olivas
Riverside County Planning Department
38-686 El Cerrito Road
Palm Desert, California 92211

Re: Planning Commission Agenda Item 7.2, July 14, 2010
Change of Zone No. 6987; TTM No. 32463
Response to Rancho Mirage Letter of June 16, 2010

Dear Jay:

On behalf of SCC Rancho Mirage, LLC, the applicant for the above-referenced entitlements for consideration before the Riverside County Planning Commission on July 14, 2010, I am writing to provide a response to a letter dated June 16, 2010 that you received from the City of Rancho Mirage. I apologize for the late response, but for whatever reason I only received this letter today. Nothing in the City's letter should prevent the approval of our application. All of the items are easily addressed. For convenience, below is a point-by-point response to the issues raised.

Opening Paragraph: The applicant has not been entrenched and inflexible. The City has unreasonably insisted that the applicant master plan approximately 470 acres, most of which is tribal or allottee land. The project is only 80 acres. Our contact with all other property owners showed that nobody would incorporate in such a process with the City. Further, the city's position of requiring annexation before it will work with the applicant has been and remains infeasible. The land is in the County. While it is inside the City's sphere, the appropriate jurisdiction to process the entitlements is the County. The City has refused to participate in a design charrette and to respond to requests for either a pre-annexation agreement or similar MOU. Regardless, the applicant designed the project to meet the City's standards, thus demonstrating its commitment to work cooperatively with the City.

First Bullet Point: County WCVF Policy 1.3 is misstated in the City's letter. That policy does not *require* the preparation of a single specific plan. The policy states:

"Encourage property owners within this policy area to develop their properties under a single Specific Plan application covering the entire area."

Unfortunately, with so much of the land tribal and/or allottee, there is not a mechanism to force cooperation. But the policy only "encourages" cooperation. The applicant has previously detailed its attempts to work with neighboring property owners, including lands held by a sovereign tribal nation, but to no avail. Therefore, a single specific plan is impossible and the policy has been met.

Second Bullet Point: It is inappropriate to compare the impacts of a regional high school to a typical housing development of this size. The County as lead agency has analyzed the project and determined an EIR is not required. Most projects of this scope do not require an EIR. While the City may disagree with the Initial Study prepared for this project, the applicant and County stand behind the work of the independent consultant hired to prepare the report and the mitigation required.

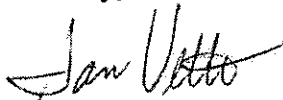
Third Bullet Point: Contrary to the City's assertions, the project is not "landlocked." The applicant has enforceable easement rights that follow the alignments of the City's General Plan. The easement information has been shared with the City through the school district planning process. Further, the cooperation with the school district was also a benefit to the City in its attempt to qualify for grant funding for pedestrian improvements.

Fourth Bullet Point: Quimby generation factors used by the County equate to approximately 534 residents (2.59 x 206 dwelling units). County services were deemed sufficient. With regards to public services, the County is well equipped to determine if it can provide adequate services for a project of this size. The project site is in the middle of a large portion of unincorporated county area along the I-10 corridor. This is in an area well serviced by the County. Further, the applicant offered in 2008 to enter into an MOU that would require the project be annexed into the City's CFD's and other mechanisms for such services. While the City never responded to this offer, the applicant remains open to discussing these items with the City in any pre-annexation negotiations.

Fifth Bullet Point: The open space for this project exceeds the Quimby requirement. There is also a relationship with the facilities that will be available at the neighboring high school. These items are best addressed in the County planning process.

I hope this assists in your efforts to evaluate the City's concerns. If you need anything further, please let me know.

Sincerely,



Salvatore Veltri

CITY OF RANCHO MIRAGE

©

June 16, 2010

RECEIVED

JUN 24 2010

Mr. Jay Olivas
Riverside County Planning Department
38-686 El Cerrito Road
Palm Desert, CA 92211

Riverside County
Planning Department
Desert Office

Re: Large project in our Sphere of Influence
Tentative Tract Map No. 32463, Amended No. 2
Applicant: SCC Rancho Mirage

Dear Mr. Olivas:

Rancho Mirage staff has met with various SunCal representatives over the past four years, most recently on May 4, 2010, and has consistently found their representatives to be entrenched and inflexible with respect to a number of issues pertaining to this Tentative Map in the middle of our Sphere of Influence. The story is always the same: "... this map is too far along in the County process and about a month away from a public hearing," and therefore to comply with both the County and City General Plans for a Specific Plan or annexation to the City is not feasible. At this point, we wish to have a number of questions answered before the project goes to Hearing in hopes that the County Planning process properly addresses this project and avoid having to express these comments at the Hearing itself:

- The County cannot make a finding that the zone change is consistent with the County WCVAP as that Plan requires the preparation of a comprehensive specific plan in lieu of piecemeal development (Policy WCVAP 1.3 in the Riverside County Integrated Plan (RCIP). The Subdivision Map Act requires a finding of consistency with the General Plan to approve a map and clearly this project doesn't comply. The City is not aware of any compelling reasons why this County Policy should not be strictly adhered to within our Sphere of Influence. As described below, there are a number of reasons piecemeal development is bad for comprehensive planning.
- The land is virgin desert. The PSUSD found a number of significant environmental impacts in the EIR prepared for the new Rancho Mirage High School, on 60 acres immediately to the west of the proposed 80 acre subdivision. As many as 3 years ago, the City requested that the County require an EIR be prepared for this project. As of this date, we have not

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Tel. (760) 770-3207
Fax. (760) 324-0528

HOUSING AUTHORITY
Tel. (760) 770-3210
Fax. (760) 770-3261

PUBLIC LIBRARY
Tel. (760) 341-7323
Fax. (760) 341-5213

PUBLIC WORKS
Tel. (760) 770-3224
Fax. (760) 770-3261

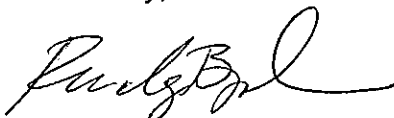
received a response to this request or been informed of the County's position with any evidence in support of a position. While the developer and perhaps the County may view this as a small infill project, in fact, it is a large subdivision in relation to our City size and is not at all an infill project. The closest road is ¼ mile away. The District's EIR found a number of environmental impacts requiring mitigation measures on a smaller acreage project than this.

- The site is landlocked within an area without a circulation plan. How will the project provide access and be found to be consistent with a master circulation plan?
- Assuming the circulation and master plan issues are resolved, how will the finding be made that adequate police and fire protection is available to address the significant public facility impacts of this large subdivision project? With budget cuts and public service cutbacks all over the County, we do not see how this project can be found to not have a significant impact on public services. Where is the closest County fire station to serve the site? The County is already stretched in respect to ratio of police services to population. How can the County approve a subdivision likely to add at least 1,000 residents to an area with existing inadequate public services? Without annexation and joining the City's various CFD's to pay for services, the City is not in a position to provide public services without mitigation of impacts.
- The open space provided for this tentative development is clearly inadequate to meet the recreational needs of this project.

Findings are required per the Subdivision Map Act and County zoning ordinance, and WCVF. These questions need to be adequately addressed, along with other comments provided in our previous correspondence related to this proposed map; and the project's environmental and public service impacts adequately mitigated to the City and County's satisfaction. Absent evidence to make these Findings the County should deny approval of the map. The City of Rancho Mirage remains opposed to this project and is prepared to actively oppose it unless and until these issues are addressed to our mutual satisfaction.

Please contact me if you have any questions, or call Cathy Isaacson at (760) 328-2266 to schedule a meeting so that we may discuss these issues.

Sincerely,



Randy Bynder, AICP
Community Development Director



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IRVINE, CA 92614

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FAX 949 777 4050

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July 12, 2010

Honorable Chair and Commission Members
Riverside County Planning Commission
County of Riverside Administrative Center
4080 Lemon Street, 9th Floor
P.O. Box 1409
Riverside, CA 92502

Re: Planning Commission Agenda Item 7.2, July 14, 2010
Change of Zone No. 6987; TTM No. 32463

Dear Honorable Chair and Commission Members:

On behalf of SCC Rancho Mirage, LLC, the applicant for the above-referenced entitlements for consideration before the Riverside County Planning Commission on July 14, 2010, I am writing to provide you with background information concerning the numerous attempts by the applicant to work with the City of Rancho Mirage and keep them informed about this project.

I have attached a detailed timeline of meetings, correspondence and relevant discussions, as well as a number of supporting documents for your review. You will find that Rancho Mirage has been involved in this process for over 6 years beginning in May, 2004, and all the way through the present time. The project was changed substantially as early as 2005 and many times thereafter to comply with Rancho Mirage standards and input. The City was regularly updated, as is reflective of the letters sent by the City. For example:

“Thank you for providing the Rancho Mirage Community Development Department with the opportunity to comment on the above referenced project.” *January 12, 2010 letter from Rancho Mirage*

“We appreciate the opportunity to review this significant project early in the process...” *January 16, 2008 letter from Rancho Mirage*

As late as May of this year, I personally informed the City that these entitlements were finally moving towards hearings through the County planning process and they may again desire to verify all of the development standards. (“The County of Riverside entitlement hearings should begin in the near future

and the City of Rancho Mirage may desire to verify the development standards....” *May 17, 2010 letter to Rancho Mirage*).

Thank you for considering this information in conjunction with the item before you.

Sincerely,

/s/

Salvatore Veltri

TM 32463 Property Timeline - 7-7-2010

- 9-03** SunCal Meeting with County Deputy Planning Director (Goldman) Re: Per Goldman, County jurisdiction
- 3-04** SunCal submitted Tract Maps 32620, 32464 (school parcels) and 32463 (80) to County
- 3-29-04** SunCal Meeting with the County Planning Staff (Paul Clark) Re: Environmental Assessment
- 4-21-04** SunCal conference with Tribal Planning Director (Davis) Re: Tribal land
- 5-19-04** SunCal Meeting with County Planning Staff (Olivas) to discuss processing. NOTE: Rancho Mirage was scheduled to attend, but Deputy Planning Director (Bynder) did not show up
- 5-20-04** SunCal meeting at Keith Co. with Rancho Mirage Planning Director and Deputy Planning Director (Brockman and Bynder)
- 7-15-04** County LDC
- 8-4-04** SunCal meeting with County Planning Director (Bob Johnson), Tribal Planning Director (Davis) and Rancho Mirage Deputy Planning Director (Bynder) Re: City issues & charrette
- 9-8-04** County DRT for 32463 & 32464
- 10-4-04** Rancho Mirage (City Council) informs (County) Supervisor Wilson of City's decision to not participate in project design charrette
- 10-7-04** County LDC
- 11-4-04** County LDC
- 11-04** Meeting without SunCal with Supervisor Wilson's Office, County Planning Director (Johnson), Tribal Planning Director (Davis), Rancho Mirage Council members (Meepos and Hobart) Re: incorporation of Rancho Mirage land use standards
- 11-30-04** SunCal meeting with County Planning Director (Bob Johnson) to discuss standards and compliance
- 1-11-05** SunCal meeting with Rancho Mirage Deputy Planning Director (Bynder) re: development standards criteria
- 2-4-05** SunCal meeting with Rancho Mirage Deputy Planning Director (Bynder) re: standards
- 2-15-05** SunCal meeting with Rancho Mirage Council members (Meepos & Hobart) re: Rancho Mirage requested comprehensive re-design
- 2-24-05** SunCal meeting with Rancho Mirage Councilmember (Seaman)
- 3-31-05** SunCal meeting with Rancho Mirage Council members (Meepos & Hobart) to present the comprehensive re-design requested by the City; Rancho Mirage then requested pre-annexation agreement and promised their input
- 5-17-05** SunCal meeting with County Planning Director (Bob Johnson) Re: Continue the County process

- 6-7-05** SunCal letter to Councilmember (Meepos) Re: City's lack of follow-up and input on project and annexation (*See attached Letter dated June 07, 2005*)
- 7-18-05** SunCal discussion with Rancho Mirage Deputy Planning Director (Bynder) Re: Lack of City's input to pre annexation and/or design, as promised
- 8-4-05** SunCal discussion with Rancho Mirage Deputy Planning Director (Bynder) Re: ~~Lack of City's input to pre~~ annexation and/or design, as promised
- 9-7-05** SunCal meeting with Rancho Mirage Deputy Planning Director (Bynder), Councilmember (Kite) and SunCal Re: Rancho Mirage unable to provide guidance; await GP revision in qtr. 1-06 SunCal concern of lack of Ranch Mirage input in the prior two years Rancho Mirage reiterates need 6 mos. to 2 yrs. for a SP for entire area prior to project & Annexation
- 1-06** SunCal begins studies for PSUSD school site acquisition
- 1-17-07** SunCal modifies plans to accommodate PSUSD
- to 2-5-07**
- 11-7-07** Letter from Rancho Mirage Planning Director (Bynder) to SunCal Re: Rancho Mirage will require a 500+/- acre regional master plan then and follow-up with the Annexation (see letter dated Nov. 07/07 attached)
- 11-27-07** SunCal submitted revised TM to County - Accommodated PSUSD
- 12-10-07** SunCal letter to Rancho Mirage Planning Director (Bynder) Re: Revision explanation and offer of post entitlement annexation (*See attached Letter dated December 10, 2007*)
- 1-08 -07** City meeting at Rancho Mirage with County (applicant (SunCal) excluded)
- 1-16-08** Rancho Mirage Planning Director (Bynder) sent a comment letter to Planning Director (Goldman) Re: Revised map, incomplete application, EIR required, Specific Plan necessary, pre-annexation required, "Cursory" review of design details/withholding comment until a meeting with County staff takes place (*See attached Letter dated January 16, 2008*)
- 2-5-08** SunCal meeting with Rancho Mirage (City Manager, Mayor, Council Representative) Re: MOU to address City's regional and design concerns and pre-annexation agreement
- 2-28-08** SunCal meeting with Supervisor Wilson's office Re: Continue County process with Rancho Mirage standards
- 3-28-08** SunCal letter to Rancho Mirage City Manager (Pratt) Re: ~~Using Rancho Mirage standards in County~~ process, request pre-annexation agreement, offer post-entitlement plan processing and offer to participate in Rancho Mirage CFD's (*See attached Letter dated March 28, 2008*)
- 5-28-08** SunCal meeting with Rancho Mirage Planning Director (Bynder) Re: Still no City response to SunCal's MOU/pre-annexation proposal or design standards
- 6-08 to** Market Conditions impact project timeline
- 3-09**

- 3-27-09** SunCal meeting with County Planning Staff (Burrows) Re: Project status
- 4-7-09** SunCal meeting with County Planning Staff (Burrows) re: Restarted County processing
- 5-1-09** SunCal meeting with Supervisor Wilson's Office Re: Project processing update, Supervisor's Office asked that the project continue to be processed in the County but utilizing Rancho Mirage standards and asked that SunCal meet with Rancho Mirage
- 6-2-09** SunCal meeting with Rancho Mirage Planning Director (Bynder) Council members (Meepos, Hobart) and Planning Staff (Kopp) Re: SunCal Resuming County process, SunCal re-offers pre-annexation, Rancho Mirage reiterates regional specific plan prerequisite
- 6-29-09** SunCal discussion with BIA (Byer) Re: Tribe participation in a possible regional master specific plan
- 7-1-09 to 5-1-10** Neighboring property owners declined to participate in a regional master plan (BIA, Aqua Caliente and Martindale)
- 12-18-09** Rancho Mirage received tentative Map from County
- 1-12-10** Rancho Mirage Planning Director (Bynder) letter to county requesting Regional Specific Plan, EIR and Annexation (*See attached Letter dated January 12, 2010*)
- 1-14-10** ALUC Public hearing date, no comment letters received, project approved, with conditions
- 3-17-10** SunCal meeting with County staff, Planning Commissioner (Porras) and a representative from Supervisor Benoit's Office – Re: Continuing the County process and discussing Rancho Mirage street standards
- 3-18-10** SunCal followed-up discussion with and letter to Rancho Mirage Public Works (Bill Enos) Re: Street standards (*See attached Letter dated March 18, 2010*)
- 3-19-10** SunCal meeting with County Planning Director (Ron Goldman) to discuss project Re: Reaffirm that the project designed to Rancho Mirage Standards (*See attached Letter dated March 19, 2010*)
- 5-4-10** SunCal meeting with Rancho Mirage Planning Director (Bynder) and Planning Staff (Kopp) Re: 80% of the landowners within the regional area could not be compelled to participate in a Regional Specific Plan. Delivered matrix & suggested design review
- 5-17-10** SunCal letter to Rancho Mirage to memorialize the May 4/10 meeting and remind City that entitlement hearings are forthcoming and the City may desire to review the development documents (*See attached Letter dated May 17, 2010*)
- 7-01-10** Rancho Mirage Tentative Tract comment letter sent to County (*See attached Letter dated July 1, 2010*)

SCC/Rancho Mirage, LLC
2392 Morse Avenue
Irvine, CA 92614-6234
(949) 777-4058 Fax (949) 777-4258

June 7, 2005

Mr. Ron Meehos-Councilman
City of Rancho Mirage
69-825 Highway 111
Rancho Mirage, CA 92270

Re: Annexation to The City of Rancho Mirage

Dear Mr. Meehos:

Since our meeting of March 31, 2005 we have made several changes to our proposed site plan in response to some of the concerns raised by you and your staff. In particular the parcel which is currently in the city has been redesigned resulting in a decrease in units from 166 to 144 units. The units within this area are now all detached and single story.

As you will recall the original site plan was very symmetrical. The original design was a result of trying to achieve a minimum of five units per acre. In our last meeting Councilman Hobart indicated that he didn't believe that a minimum of five units per acre was required. Not being required to reach 5 dwelling units per acre has allowed us to provide a much more attractive site plan.

The two parcels currently in the County have also been modified slightly to provide better street scenes within those neighborhoods. I have enclosed for your review a new composite site plan showing the three neighborhoods as we would be proposing if the property is annexed.

At our last meeting you requested time to meet internally with other members of the city council prior to any further discussions regarding our project and a possible annexation. It is my understanding that the city has had one meeting and is planning a second meeting. To facilitate your discussions I have listed below the specific items that we are requesting from the City. I have also listed my perceptions of the benefits of annexation to the City.

I hope you find this helpful.

Considerations Requested from City

1. Application of the Transitional Overlay Zone to the entire property, both the County parcels and the City parcel. This may require a rezone of the City parcel to Medium Density or a change to your High Density Zoning ordinance to allow application of the Transitional Overlay Zone.

2. Participation in Public Financing District

The net effect of allowing the Transitional Overlay Zone would be to allow the attached site plan to develop with lot sizes ranging from 6250 square feet to approximately 8800 square feet with coverage ratios of 40%.

The total lot count including the county and city parcels is 492 units for an overall density of just over three dwelling units per acre.

Advantages to City of Annexing this property

1. Approximately \$ 1.5 million in development impact fees paid to City rather than County
2. Planning and Engineering Fees Paid to City estimated at \$ 250,000
3. City controls architectural review
4. Possible Development Agreement Fee (estimate \$1.0 Million)
5. Larger more expensive homes than under County plan
6. Provide a mix of housing opportunities not currently available in the City
7. Property included in Landscape Maintenance District

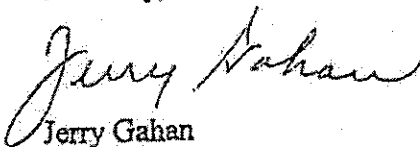
Councilman Meepos, as you are undoubtedly aware, we have a great deal of money and time invested in this project and the project has essentially been on hold since your meeting with Supervisor Wilson last September.

While we are very interested in pursuing an agreement with the City, we must begin to move the project forward. With that goal in mind we have revised our tentative tract maps in the county to reflect minimum 8000 square foot lots and we are preparing to resume processing those parcels in the county.

Should the City decide that they wish to pursue further discussions regarding our property we remain committed to working with you and your staff to reach a mutually acceptable outcome.

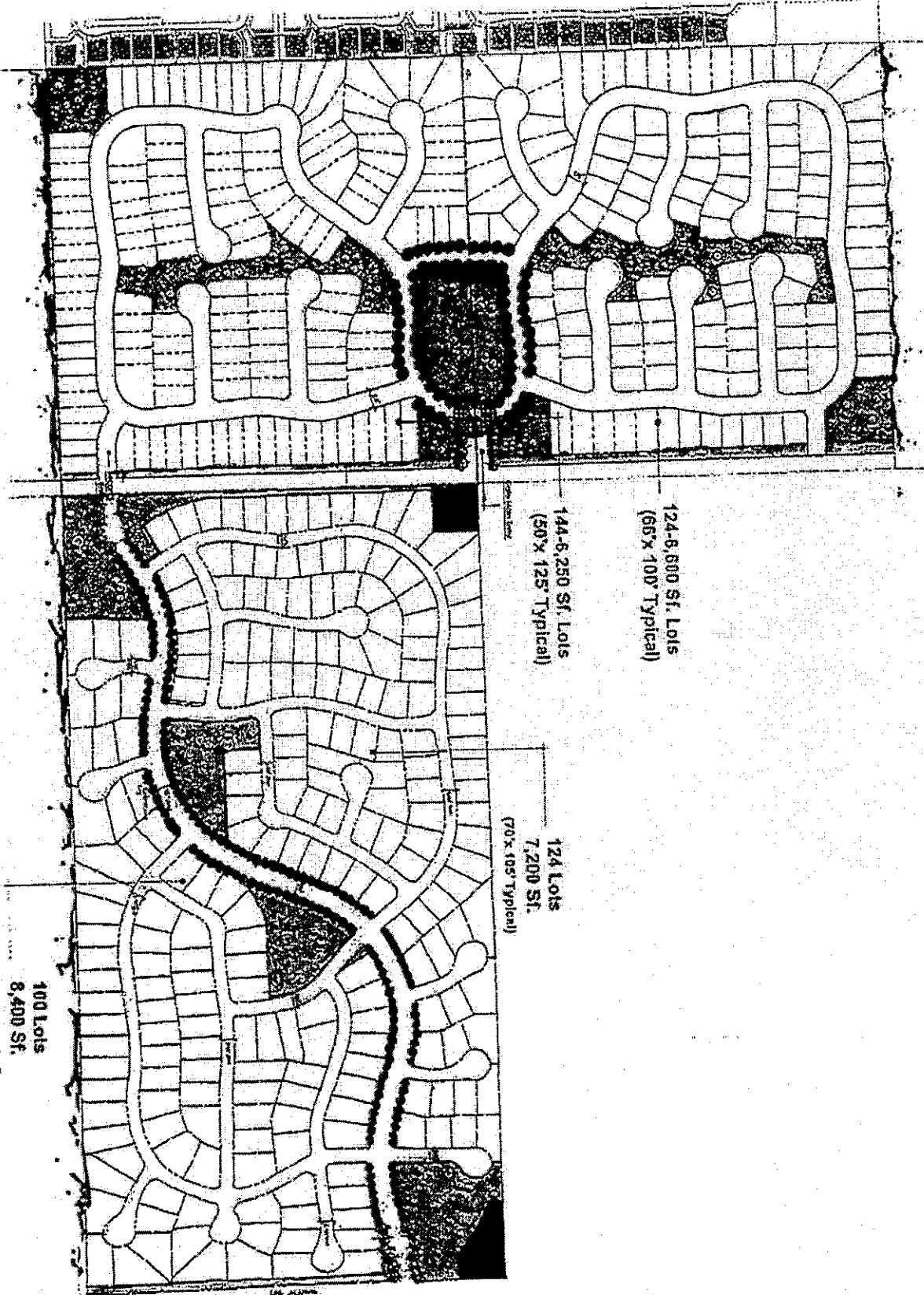
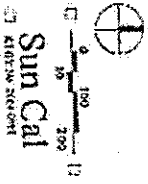
If you have any questions please feel free to call me at (949) 777-4058.

Sincerely,



Jerry Gahan
Project Manager

Cc: Mr. Dana Hobart
Mr. Alan Seman
Mr. Robert Johnson-County of Riverside
Mr. Richard Roemer



CONCEPTUAL SITE PLAN

Rancho Mirage

Riverside County

This drawing is for informational purposes only. It is not intended to be used for construction or other purposes without the approval of the project engineer and architect. (Professional Seal, Date, etc.)



CITY OF RANCHO MIRAGE



November 7, 2007

Mr. Adrian Peters, VP Forward Planning
SunCal Companies
74130 Country Club Drive, Suite 101
Palm Desert, CA 92260

Re: Proposed Tentative Tract Maps
in Rancho Mirage Sphere of Influence

Dear Mr. Peters:

On several occasions over the past four months, Planning Department staff has met with a Council appointed Subcommittee to discuss proposed development within the City's Sphere. Direction was given to staff that annexation should be required, as a prerequisite for staff support, for projects located within the City's Sphere of Influence.

The Subcommittee shared staff's concerns in regard to the number of projects being proposed within the City's Sphere of Influence, and the lack of a comprehensive document to guide their development as required by the City's General Plan and the County's Integrated Plan.

Development of a Specific Plan is becoming increasingly important, in that circumstances north of Ramon Road are rapidly changing with the recent Palm Springs Unified School District (PSUSD) approval of an EIR for the new high school, Bob Hope/I-10 interchange project, Agua Caliente Hotel and Casino Annexation, and other developments currently being discussed with the County including the parcel of land that SunCal is interested in developing within our Sphere. These new projects affect the overall transportation, land use, utility infrastructure, recreational needs and demographic patterns of the City, and need to be addressed in a comprehensive manner.

Absent a comprehensive plan, the City may support annexation of your project site, once we have received a completed application for a Preliminary Development Plan and the issue of circulation has been addressed. Please contact LAFCO for the annexation process and let us know what is required from the City's standpoint to allow the property to be annexed.

Sincerely,

Randal Bynder, AICP
Community Development Director

RECEIVED

NOV 09 2007

SUNCAL COMPANIES
COACHELLA VALLEY DIV.

ADMINISTRATION
Tel. (760) 324-4511
Fax. (760) 324-8830

COMMUNITY DEVELOPMENT
Tel. (760) 328-2266
Fax. (760) 324-9851

FINANCE
Tel. (760) 770-3207
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HOUSING AUTHORITY
Tel. (760) 770-3210
Fax. (760) 770-3261

PUBLIC LIBRARY
Tel. (760) 341-7323
Fax. (760) 341-5213

PUBLIC WORKS
Tel. (760) 770-3224
Fax. (760) 770-3261





SunCal Companies

COACHELLA VALLEY DIVISION
74-130 COUNTRY CLUB DRIVE, SUITE 101
PALM DESERT, CA 92260

MAIN 760 601 3400
FAX 760 601 3437

WWW.SUNCAL.COM

December 10, 2007

Mr. Randal Bynder
Community Development Director
City of Rancho Mirage
69-825 Highway 111
Rancho Mirage, California 92270

Re: Proposed Tentative Tract Map in Rancho Mirage Sphere of Influence

Dear Mr. Bynder:

Thank you for your November 7, 2007 letter addressed to Mr. Peters regarding subject. Attached for your information is a copy of Tentative Tract Map No. 32463 (TTM 32463). This map was submitted to the County of Riverside for review and approval on November 27, 2007.

SunCal Companies began processing a TTM with the County of Riverside some time ago. Revisions to that map were required to reflect the sale of a portion of the land mapped, resulting in TTM 32463. Because of the prior submittal, SunCal Companies continued processing TTM 32463 with the County of Riverside. City of Rancho Mirage engineering standards have been complied with as shown on the map. Additionally, the proposed land use is consistent with both the existing City of Rancho Mirage and County of Riverside zoning. SunCal Companies has been working continually and diligently with Palm Springs Unified School District (PSUSD) to ensure compatibility of proposed improvements for both projects.

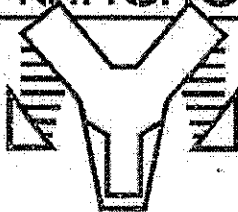
We would welcome the opportunity to meet at this time to discuss annexation of TTM 32463 after it is approved by the County of Riverside. Please contact me at your convenience to schedule a meeting. Please let me know if you have any questions or require further information.

Sincerely,

Deborah Van Huis
Vice President of Forward Planning

attachment

CITY OF RANCHO MIRAGE



January 16, 2008

Mr. Ron Goldman, Planning Director
 County of Riverside Transportation and Land Management Agency
 P.O. Box 1409
 Riverside, CA 92502-1409

Re: Tentative Tract Map No. 32463, EA39616 (concurrent cases EA39616, CZ06987)
 Proposed SunCal Tentative Tract in Rancho Mirage SOI

Dear Mr. Goldman:

The Rancho Mirage Community Development Department received the above referenced project from your Desert Office for review and comment in mid-December 2007. The map is dated November 19, 2007 so it appears the project was routed prior to preparation of an Initial Study and therefore probably before the County has fully reviewed the application for completeness. We appreciate the opportunity to review this significant project early in the process in order to provide our comments for your consideration. Although the transmittal sheet attached to the proposed Tentative Tract Map does not identify a specific comment period, we trust that the following comments will be forwarded to the appropriate County office responsible for processing the applicant's request:

1. The City of Rancho Mirage is requesting that an Environmental Impact Report be prepared for this project. This 206 lot 80 acre subdivision on virgin desert in an area that requires the preparation of a larger Specific Plan by both the County and City General Plans is of great concern to the City. Circumstances for the several hundred acres between Ramon Road and I-10 in our City and SOI are rapidly changing in a piecemeal fashion with the recent Palm Springs Unified School District (PSUSD) certification of an EIR for the new high school, elementary school and maintenance facility, Bob Hope/I-10 interchange project, Agua Caliente 16 story resort hotel and casino annexation, and other developments currently being discussed with the County including a pending application for annexation of a 10-acre parcel approximately ¼ mile northwest of the project site within our Sphere. These new projects affect the overall transportation, safety, land use, utility infrastructure, recreational needs and demographic patterns of the City, and need to be addressed in a comprehensive manner.
2. Policy WCVAP 1.3 in the Riverside County Integrated Plan (RCIP) Rancho Mirage Sphere of Influence Policy Area states in part: "Encourage property owners within this policy area to develop their properties under a single Specific Plan application covering the entire area". We encourage the property owner to meet with the City regarding annexation and recommend development of a Specific Plan along with full compliance with the City General Plan, Zoning Ordinance and Subdivision regulations. This same comment was transmitted to Robert Powell, County Project Planner, when he was processing TR34435 which lead to the applicant withdrawing the application from the County. We are currently processing that map with the applicant, along with an annexation application.

ADMINISTRATION
 Tel. (760) 324-4511
 Fax. (760) 324-8830

COMMUNITY DEVELOPMENT
 Tel. (760) 328-2266
 Fax. (760) 324-9851

FINANCE
 Tel. (760) 770-3207
 Fax. (760) 324-0528

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Page 2

SunCal Tentative Tract 32463

3. Please be advised that the City of Rancho Mirage Community Development Department has on several occasions contacted the property owner of the proposed project and has informed the County that annexation should be required as a prerequisite for staff support for projects located within the City's Sphere of Influence. While we understand that the applicant has agreed to meet the city's standards for lot size in our medium density zone, it is not at all clear that all city standards are being met. Based on a cursory review of the design details of the proposal, I would say there appear to be a number of concerns we wish to discuss with you including open space, setbacks, drainage scheme and street cross sections. For example our front and rear setbacks are 25 feet and the exhibit illustrates 20 feet.
4. The applicant sent us a letter (attached) suggesting annexation after County approval of the map. Assuming we can agree on the final design details of the project (including a possible wholesale design change of the project), there are a number of conditions of approval the city would typically impose to ensure the project contributes at least partially towards the provision of future services, including conditions related to annexation to existing CFD's and other applicable districts. We wish to discuss these issues with you as well.

I spoke with Mr. Borrows the project planner explaining that this letter would be forthcoming and to his credit he quickly set up a meeting for city and county staff to meet and discuss this project. That meeting is scheduled at Rancho Mirage City Hall later this month. Perhaps thereafter we can meet with a project representative.

Again, we appreciate the opportunity to comment on this project so early in the review process. Please contact me or Senior Planner Bud Kopp at 760-328-2266 if you have any questions or would like clarification of our position in this matter.

Sincerely,



Randal K. Bynder, AICP
Community Development Director

cc: Patrick Pratt, Rancho Mirage City Manager
Paul Clark, Principle Planner, Riverside County Planning, Desert Office
Maurice Borrows, Project Planner



SunCal Companies

COACHELLA VALLEY DIVISION
1250 CORONA POINTE COURT
SUITE 210
CORONA, CA 92679
MAIN 951 271 3800
FAX 951 271 3850

WWW.SUNCAL.COM

March 28, 2008

Mr. Pat Pratt
City Manager
City of Rancho Mirage
69-285 Highway 111
Rancho Mirage, California 92270

Re: Proposed Tentative Tract Map 32463 (TTM 32463) in Rancho Mirage Sphere of Influence

Dear Pat:

Thank you for taking the time to meet with Rob Bernheimer and me earlier this month to discuss our new community. Your insights and contributions will be very helpful in the successful planning of the property.

As you are aware, SunCal has submitted a proposed tentative tract map to the County of Riverside for processing and approval. The map has been designed to be consistent with Rancho Mirage's design and engineering standards. As SunCal continues forward to approval of the tentative tract map, and consistent with the City's interest in seeing the property annexed, we would like to propose that the City and SunCal enter into a Memorandum of Understanding (MOU). The MOU would set forth the conditions precedent, including compliance with the California environmental Quality Act, to the parties' approval and execution of a pre-annexation/development agreement and ultimately to annexation of the property into the City. As part of the MOU, we would ask that the City support the approval of the tentative map by the County of Riverside.

We propose that the MOU attach a form of pre-annexation/development agreement that would include the following terms:

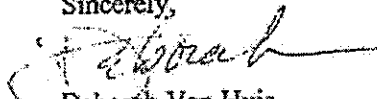
- ◆ The subject property will be annexed into the City's existing Community Facilities District for public safety, the Landscape Lighting District and would be subject to the existing fire tax.

Mr. Pat Pratt
March 28, 2008
Page No. 2

- ◆ SunCal and the City will cooperate on the sizing of utilities servicing the property. Should upsizing of any of the public facilities be desired, SunCal and the City of Rancho Mirage will enter into a reimbursement agreement for associated costs, to be reimbursed by neighboring property owners as their benefiting properties are developed.
- ◆ Following the County of Riverside's approval of TTM 32463, SunCal and the City would enter into the pre-annexation/development agreement and would jointly petition LAFCO for annexation of the property into the City of Rancho Mirage. SunCal would also agree to seek completion of annexation prior to issuance of development and/or building permits so that associated fees will be paid to Rancho Mirage, provided that the annexation is timely.
- ◆ The City would commit to approve the final tract map as a ministerial action and without modification provided that the map conformed to the City's general requirements and engineering standards.
- ◆ Performance standards for the review and approval process of the final map and engineering plans and house plans, including timeframes for reviews will be established.
- ◆ The pre-annexation/development agreement will have a term of twenty years and the map would remain in effect until expiration of the agreement.

Please let me know if you have any questions or need any additional information. We and our in-house land use attorneys would like to meet with you and your attorneys as soon as convenient to begin drafting the proposed MOU. We look forward to working with you on this community.

Sincerely,



Deborah Van Huis

Vice President of Forward Planning

cc: Amy Freilich
Stan Brown
Lauren Dalessio

CITY OF RANCHO MIRAGE

©

January 12, 2010

RECEIVED

JAN 14 2010

Riverside County
Planning Department
Desert Office

Mr. Jay Olivas
Riverside County Planning Department
38-686 El Cerrito Road
Palm Desert, CA 92211

Re: Tentative Tract Map No. 32463, Amended No. 2
Applicant: SCC Rancho Mirage

Dear Mr. Olivas:

Thank you for providing the Rancho Mirage Community Development Department with the opportunity to comment on the above referenced project. A City Council appointed Sphere of Influence (SOI) subcommittee and staff met with Riverside County Planning on a couple of occasions (most recently in April 2008) and with various representatives of the property owner (SunCal) over the past three years regarding several renditions of a Tentative Map on this 80-acre parcel.

Most recently, on June 2, 2009, we discussed our concerns and comments regarding development of a 206 lot Tentative Map on this 80-acre parcel with Sam Veltri; a representative of SunCal. We followed up our meeting with a letter to Mr. Veltri dated June 26, 2009, which outlined the City of Rancho Mirage's concerns (identical to those discussed in previous correspondence with the County dated January 16, 2008), and never heard back from the property owner/applicant until we received this map from the County on Friday December 18, 2009.

The City's position on developing this parcel has not changed, and to recapitulate our position on the matter, the following is a summary of our comments from previous meetings and correspondence:

Since the property in question is near the center of the Sphere of Influence north of Ramon Road, and only bound by the City on the west side, it is especially important that we understand the backbone infrastructure and circulation as it not only pertains to this site, but to those sites surrounding the property that may be dependent upon the ultimate design of the infrastructure.

ADMINISTRATION	COMMUNITY DEVELOPMENT	FINANCE	HOUSING AUTHORITY	PUBLIC LIBRARY	PUBLIC WORKS
Tel. (760) 324-4511	Tel. (760) 328-2266	Tel. (760) 770-3207	Tel. (760) 770-3210	Tel. (760) 341-7323	Tel. (760) 770-3224
Fax. (760) 324-8830	Fax. (760) 324-9851	Fax. (760) 324-0528	Fax. (760) 770-3261	Fax. (760) 341-5213	Fax. (760) 770-3261

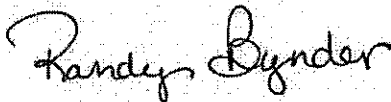
1. Policy WCVAP 1.3 in the Riverside County Integrated Plan (RCIP) Rancho Mirage Sphere of Influence Policy Area states in part: "Encourage property owners within this policy area to develop their properties under a single Specific Plan application covering the entire area?" We continue to encourage the property owner to meet with the City regarding annexation and recommend development of a Specific Plan along with full compliance with the City General Plan, Zoning Ordinance and Subdivision regulations. The SOI subcommittee reiterated these concerns to the applicant at the June 2 meeting in regard to projects being proposed within the City's Sphere of Influence, and the lack of a comprehensive document to guide their development as required by the City's General Plan and the County's Integrated Plan.
2. The City of Rancho Mirage is requesting that an Environmental Impact Report be prepared for this project. This 206 lot 80 acre subdivision on virgin desert is in an area that requires the preparation of a larger Specific Plan by both the County and City General Plans is of great concern to the City. Circumstances for the several hundred acres between Ramon Road and I-10 in our City and SOI are rapidly changing in a piecemeal fashion with the recent Palm Springs Unified School District (PSUSD) certification of an EIR for the new high school, elementary school and maintenance facility, Bob Hope/I-10 interchange project, Agua Caliente 16 story resort hotel and casino annexation, and other developments currently being discussed with the County within our Sphere in addition to the ACBCI Tribal land plans for the south side of Ramon Road. These new projects affect the overall transportation, safety, land use, utility infrastructure, recreational needs and demographic patterns of the City, and need to be addressed in a comprehensive manner.
3. The City of Rancho Mirage Community Development Department has discussed with the applicant and the County on several occasions the City's position that annexation should be required as a prerequisite for staff support for projects within the City's Sphere of Influence. While we understand that the applicant may have agreed to meet the City's standards for lot size in our medium density zone, it is not at all clear that all City standards are being met, that infrastructure can serve the site and surrounding sites in the absence of a Specific Plan, or that long term impacts to the City can be mitigated. Although the applicant previously sent us a letter suggesting annexation may occur after County approval of the map, this idea was not well received by the Council appointed SOI subcommittee or staff. At the June 2 meeting direction was given to staff and the applicant that annexation should occur and the City function as the lead agency to process entitlements for the site within the SOI and future City Limits area.

Tentative Tract Map No. 32463, Amended No. 2
Applicant: SCC Rancho Mirage

Rancho Mirage is opposed to piecemeal development within our City's Sphere, and the need to develop a Specific Plan is becoming increasingly apparent, in that circumstances along Ramon Road are rapidly changing. This project will affect the overall circulation network in the project vicinity, affect adjacent land use patterns, drainage, utility infrastructure, recreational needs and demographic patterns of the City; all of which need to be addressed in a comprehensive manner for satisfactory planning and development to occur.

In summary, the project applicant has not addressed many of the issues that Rancho Mirage has discussed and/or requested either in writing or in previous meetings with the applicant. If the project moves forward in the County at the objection of the City, the Subcommittee has stated that they may consider a recommendation to eliminate this parcel and parcel(s) north of Ramon Road from the City's Sphere of Influence and for the property owner to be advised that in no circumstances should the property be marketed as being in Rancho Mirage. The City's position remains the same as stated in previous meetings and in correspondence with the County and applicant: the City strongly objects to this project within our Sphere of Influence and that the applicant needs to file an application for annexation to the City of Rancho Mirage along with the information we have requested in order to gain City support.

Sincerely,



Randal Bynder, AICP
Community Development Director

adkan ENGINEERS

March 19, 2010

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County of Riverside
Transportation Department
38686 El Cerrito Road
Palm Desert, Ca 92211
Attention: MAJEED FARSHAD

RE: Tentative Tract Map 32463

Dear Majeed,

Thank you for taking the time to meet with Sam Veltri and me earlier this week to discuss the street section design for Los Alamos and Palm Vista as shown on Tentative Tract Map No. 32463.

As discussed during our meeting, Palm Vista Street is designated within the County of Riverside General Plan as a Major Highway (118' R/W) and Los Alamos is designated as an Arterial Highway (128' R/W), both are shown within the County Road Improvement Standards as Standard No. 92 and No. 93 respectively. Tentative Tract 32463 has been reviewed by the City of Rancho Mirage and is within their Sphere of Influence. Subsequently they have requested that the map is designed in accordance with Rancho Mirage's design and engineering standards. Per a telephone conversation with Bill Enos, Rancho Mirage City Engineer, on March 18, 2010 it was discussed that Palm Vista Street and Los Alamos Street will need to be designed per Rancho Mirage City Standards. Mr. Enos indicated Palm Vista Street is designated as a Major Collector (100' R/W) and Los Alamos Street is designated as a Minor Arterial (110' R/W). Each of the two street sections will also require a 13 foot wide landscape easement adjacent to the right of way.

At the close of our meeting we had agreed that Palm Vista Street would be designed per Rancho Mirage City Standard No. 103 as a Major Collector (100' R/W) and Los Alamos would be designed per County of Riverside Standard No. 92 as an Arterial Highway (128' R/W) unless otherwise specified by the City of Rancho Mirage. Rancho Mirage has since directed us to design Los Alamos in accordance with their General Plan per City Standard No. 102 as a Minor Arterial.

Therefore, per the agreed terms of our meeting, Palm Vista Street will be shown on Tentative Tract Map 32463 as a Major Collector (100' R/W) designed in accordance with City of Rancho Mirage Standard No. 103 and Los Alamos as a Minor Arterial (110' R/W) designed in accordance with City of Rancho Mirage Standard No. 102.

Again, I would like to thank you for the opportunity to meet and discuss Tentative Tract Map 32463 in regards to the Street Section Design. We will be moving forward with the design as outlined above per the agreement discussed during our meeting. Please feel free to contact me if you should have any questions regarding this matter.

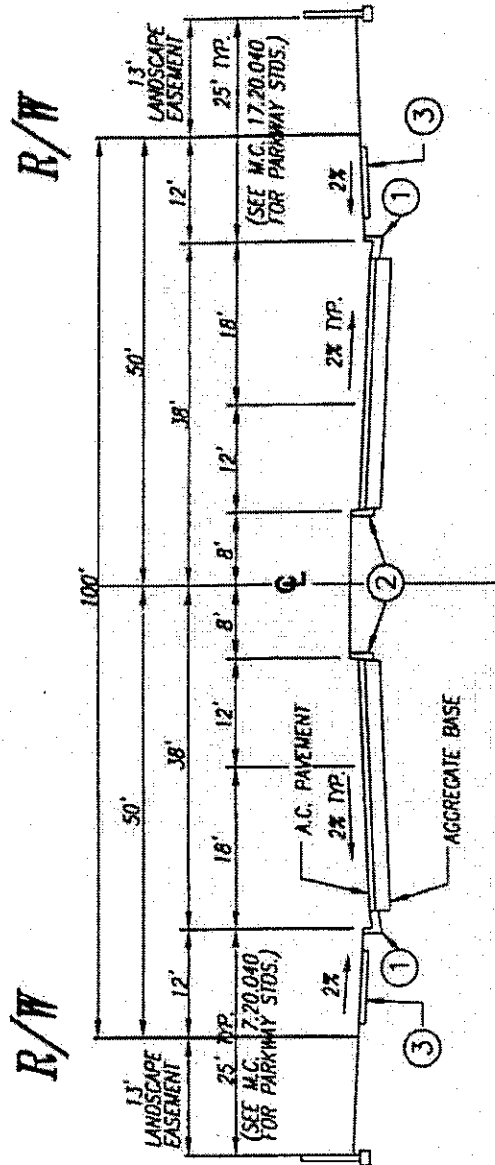
Respectfully,

adkan
ENGINEERS



Ed Adkison, L.S.
Adkison Engineers, Inc.
President

"Celebrating 25 years of Client Satisfaction"



-COMBINED THICKNESS OF BASE AND SURFACE AS REQUIRED BY THE CITY ENGINEER
 -MINIMUM PAVING THICKNESS TO BE 4" A.C. ON 10" A.B.
 -MINIMUM ASPHALT PAVEMENT SLOPE TO BE 1% EXCEPT AT CREST SITUATIONS

- ① TYPE 'B' (8") CURB & CUTTER PER STD. 201, UNLESS OTHERWISE APPROVED
- ② TYPE 'D' (8") BARRIER CURB PER STD. 203
- ③ 8' BICYCLE PATH - SEE STD. 500

NOTE: 010 SHALL BE CARRIED WITHIN THE CURB FACES OR DRAINAGE EASEMENTS
 0100 SHALL BE CARRIED WITHIN THE R/W OR DRAINAGE EASEMENTS

CITY OF RANCHO MIRAGE

STANDARD

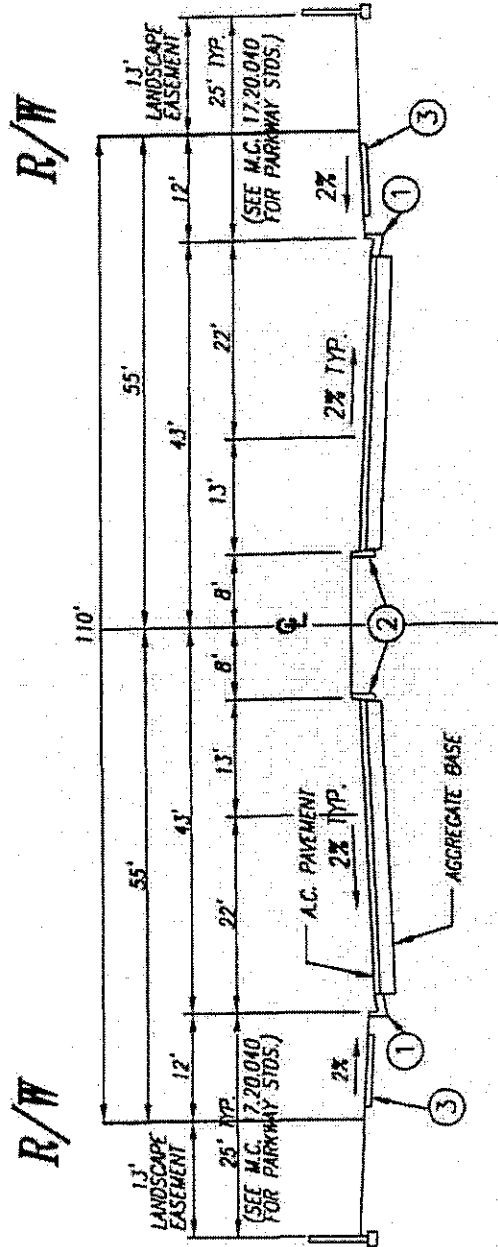
REVISIONS

MAJOR COLLECTOR - 100' R/W

DETAIL

APPROVED BY: *William G. ...* 5/31/01
 CITY ENGINEER DATE

103



- COMBINED THICKNESS OF BASE AND SURFACE AS REQUIRED BY THE CITY ENGINEER
- MINIMUM PAVING THICKNESS TO BE 4" A.C. ON 10" A.B.
- MINIMUM ASPHALT PAVEMENT SLOPE TO BE 1% EXCEPT AT CREST SITUATIONS

- ① TYPE "B" (8") CURB & GUTTER PER STD. 201, UNLESS OTHERWISE APPROVED
- ② TYPE "D" (6") BARRIER CURB PER STD. 203
- ③ 8" BICYCLE PATH - SEE STD. 500

NOTE: 010 SHALL BE CARRIED WITHIN THE CURB FACES OR DRAINAGE EASEMENTS
0100 SHALL BE CARRIED WITHIN THE R/W OR DRAINAGE EASEMENTS

CITY OF RANCHO MIRAGE		STANDARD DETAIL 102
REVISIONS	MINOR ARTERIAL - 110' R/W	
	APPROVED BY: CITY ENGINEER	5/31/01 DATE



SunCal Companies

CORPORATE OFFICE
2392 MORSE AVENUE
IRVINE, CA 92614

MAIN 949 777 4000
FAX 949 777 4050

WWW.SUNCAL.COM

May 17, 2010

Mr. Randy Bynder, Planning Director
City of Rancho Mirage
69-825 Highway 111
Rancho Mirage, CA 92270

RE: SunCal TM 32463

Dear Mr. Bynder:

Thank you for the opportunity on May 4, 2010 to provide an update of SunCal's proposed project and report on the efforts to solicit cooperation in a vicinity-wide master plan as requested by the City. Several attempts were made following our prior meeting to obtain participation from the surrounding property owners to no avail. The inquiries were rebuffed, the surrounding property owners are predominantly Native Americans and as such SunCal is unable to compel their participation.

During the outreach to the surrounding property owners, Tentative Map 32463 continued processing through the County of Riverside to incorporate the development standards of Rancho Mirage into the County process. SunCal does not object to this area being annexed into Rancho Mirage and the inclusion of Rancho Mirage's development standards are depicted on the attached schedule to avoid disparity with the County of Riverside standards.

The County of Riverside entitlement hearings should begin in the near future and the City of Rancho Mirage may desire to verify the development standards and to address annexation conditions.

Very truly ours,

Sam Veltri

CC: Bud Kopp, City of RM w/attachment

CITY OF RANCHO MIRAGE

©

July 1, 2010

Mr. Ron Goldman
Riverside County Planning Department
38-686 El Cerrito Road
Palm Desert, CA 92211

Re: Tentative Tract Map No. 32463, Amended No. 2
Applicant: SCC Rancho Mirage
E-mail dated 6/30/10 re: Design Guidelines

Dear Mr. Goldman:

During the past 3-4 years, the City of Rancho Mirage staff has met multiple times with Riverside County Planning and the applicant (SunCal), and never once was it mentioned that detailed design standards such as floor plans, elevations or common area structures would be proposed as a part of this project. In fact, the City stated in writing and verbally our position that prior to a development plan (City equivalent of a Preliminary Development Plan) being submitted by the applicant, that the applicant shall submit an Annexation application to the City for the City to be lead agency in processing a concurrent development plan application (PDP) as it relates to details of the homes and structures within the proposed Tentative Map area.

This area is within the City Sphere of Influence, and the City has been marginalized in the process which is inconsistent with both the County Integrated Plan and the City's General Plan. We strongly object to only having received this proposed Design Guideline Document after we were advised by County Planning Staff that a public hearing would be held on the matter 70 miles away in Perris on July 14th. We have not been given the opportunity (or courtesy) as required of a Lead Agency, to review these design specifics, and upon first glance, there are many items in the proposed Design Manual that are questionable, objectionable or inconsistent in relation to City Design standards.

For example, the City does not permit standardized design gang-boxes scattered throughout a subdivision. The City requires architectural kiosks in conjunction with landscaped areas in strategic locations. Another example is that unless Annexed to the City, this subdivision shall not use any Rancho Mirage street sign design or marketing tactic that the development is affiliated with Rancho Mirage in any way. Another example is that the City requires at least some of the garages to be side loading to provide streetscape variation. Nothing in this Design Manual discusses or encourages energy

ADMINISTRATION	COMMUNITY DEVELOPMENT	FINANCE	HOUSING AUTHORITY	PUBLIC LIBRARY	PUBLIC WORKS
Tel. (760) 324-4511	Tel. (760) 328-2266	Tel. (760) 770-3207	Tel. (760) 770-3210	Tel. (760) 341-7323	Tel. (760) 770-3224
Fax. (760) 324-8830	Fax. (760) 324-9851	Fax. (760) 324-0528	Fax. (760) 770-3261	Fax. (760) 341-5213	Fax. (760) 770-3261

conservation, solar orientation or solar protection for door and window openings, architectural detail, consideration of LED exterior lighting, or other items that would be considered responsible environmental/conservation practices that are commonly conditioned as a part of our projects.

This attention to detail is what sets Rancho Mirage apart from the County and other communities, and any development associated with Rancho Mirage, or that is within our Sphere of Influence that is intended at some point in the future to be a part of Rancho Mirage needs to adhere to these details to the satisfaction of the City. Similarly, since we requested that an EIR be done for this project (the correspondence was ignored by the County) and have not yet received whatever environmental document associated with the project the County prepared for this project, we have serious doubt if any conservation mitigation measures are included in the project. Also, with the recent budget cuts by the County, we look forward to receiving a written response prior to the public hearing related to how the impact of 206 homes is not a significant impact on County services (fire, police, libraries, etc.).

It is extremely frustrating that none of our correspondence has been acknowledged by the County, and that this project within our Sphere of Influence has not been processed in the spirit of cooperation and professionalism that we would expect from a neighboring jurisdiction. We respectfully ask that the County Planning Commission table this item, and direct County Planning staff to do the following:

- County Planning staff at least acknowledge all City correspondence in writing and answer the questions that have been raised about this project prior to taking action on the project;
- That County Planning Staff submit all relevant documents to the City of Rancho Mirage associated with this project such as, but not necessarily limited to the Environmental Document, proposed Design Guidelines, and revised Tentative Map per our comments in January 2010;

Ron, this whole process has been upsetting. As planners, I would request that you let me know if politically "this train has left the station". If that is the case and you anticipate that the County will move forward and take action on the project anyhow, Rancho Mirage requests that two special conditions be added and several standard conditions be added:

Special Conditions:

1. A condition be added that requires the applicant to annex to the City of Rancho Mirage prior to recordation of Final Map;
2. That the Design Guidelines not be approved as a part of this project.

Standard Conditions:

COMMUNITY FACILITIES IMPACTNFORMANCE

3. Pursuant to Ordinance N^o485 the applicant shall provide evidence that formation of, or annexation to a Communities Facilities District (CFD) No. 1 -Police and Fire services - to pay the City of Rancho Mirage annually for public service costs associated with this project has been initiated. This requires the submittal of an application fee, the preparation of a boundary map, and 6-8 weeks processing time.

CONFORMANCE

4. All improvements shall conform to the provisions of the Rancho Mirage Municipal Code, Title 16, (Subdivisions), unless specifically agreed upon in writing by the City of Rancho Mirage.

PHASING

5. Installation of the public street improvements and development of public and private infrastructure for the subdivision shall be reviewed by the City of Rancho Mirage Public Works Department and Planning Division. The City shall have the opportunity to review and provide comments on any proposed Phasing Plan.

STREET IMPROVEMENTS

6. All public and private streets shall be designed to City of Rancho Mirage Improvement Standards. Plans for the construction of the required street improvements shall be designed by a California Registered Engineer and approved by the City Engineer prior to recordation of a Final Map. All street construction shall be in conformance with these plans and the City of Rancho Mirage adopted Road Improvement Standards. The developer shall furnish proof that any Sewer and Water Improvement Plans have been reviewed and approved by CVWD. The developer shall furnish proof that the Fire Marshal has approved the Water Plans and Street layout for the project.

PARK FEES

7. Applicant shall pay all applicable City of Rancho Mirage parkland fees for the acquisition and/or development of community parks and recreational facilities in those amounts in effect at the time the grading permit is issued.

BLOWSAND MITIGATION PLAN

8. Since this project is located in an area that is subject to occasional high winds and migrating sand, the subdivider shall be required to submit a blowsand mitigation plan prepared by a licensed civil engineer to the City Engineer for plan check and approval. The blowsand mitigation plan shall identify the specific measures and

describe the specific procedures that will be implemented to adequately mitigate blowsand impacts on all of the project's on-site and off-site improvements. All improvements for blowsand protection shall be depicted on the project's grading and drainage plan. In addition all marketing materials and CC&R's shall identify that the project is located within a blowsand area

AS-BUILT PLANS

9. A complete set of "As-Built" Grading, Sewer, Water, Landscaping, Street, Storm Drain and all other required improvement plans shall be submitted by the engineer of record for review and acceptance by the Rancho Mirage Public Works Director

DIF

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

UNDERGROUND UTILITIES REQUIRED

11. All existing or proposed Southern California Edison, General Telephone, CATV, or other overhead service facilities, shall be installed underground in accordance with the provisions of Section 12.16 of the Rancho Mirage Municipal Code. The undergrounding installation of all existing or proposed overhead distribution utility lines shall be completed and/or appropriate guarantee arrangements shall be entered into for any structure constructed pursuant to this approval as required by the City Engineer. Such guarantee arrangement shall be approved by the City administrative staff and the City Attorney and shall include the posting of improvement security adequate to secure the periphery of the subject property; and as identified above and as required in Section 12.16 of the Rancho Mirage Municipal Code.

BLOWSAND DISCLOSURE

12. Since this project is located in an area that is subject to occasional high winds and migrating sand, (subdivider, developer, owner) shall be required to disclose to potential purchasers of the parcel and or residential home of this situation. This shall be included within the CC&R's for the subdivision and the homeowner shall sign a disclosure form upon purchasing the parcel and or residential home. In addition all marketing materials shall identify that the project is located within a blowsand area. A covenant shall be recorded on the property indicating that it is subject to occasional high winds and blowing sand.

GATED RESIDENTIAL SUBDIVISIONS

13. A homeowners association (HOA) shall be formed which shall be governed by duly adopted Covenants, Conditions and Restrictions (CC&Rs) which shall be recorded against the Property. The CC&Rs shall provide the HOA with the

unqualified right to assess the individual homeowners ("Owners") their fair share of the cost to maintain the common areas and improvements, and the cost to install and maintain any private and public improvements conditioned upon the Project that were not completed by the developer prior to the transfer of the Property from the developer to the HOA. The CC&Rs shall provide that the HOA has the right to lien the property of Owners who default in the payment of this particular assessment. The CC&Rs shall also prohibit the installation of private improvements in the common areas by any of the Owners and the CC&Rs shall require the HOA and Owners to comply with all applicable Design Guidelines adopted by the City of Rancho Mirage. With respect to only those conditions set forth herein, the CC&Rs shall include the following third party beneficiary provision:

Third Party Beneficiary. All conditions, covenants and restrictions described herein shall be covenants running with the land, and shall, in any event, and without regard to technical classification or designation, legal or otherwise, be, to the fullest extent permitted by law and equity, binding for the benefit and the favor of, and enforceable by [the HOA], and its successors and assigns, and the City of Rancho Mirage, and its successors and assigns. The City shall be a beneficiary of these specific conditions, covenants and restrictions and shall have the right to enforce them in whole or in part; however, the City shall have no obligation to do so.

The CC&Rs shall be reviewed by the City Attorney for compliance with this section.

COMMON AREA IMPROVEMENT DOCUMENT

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

CC&R REQUIRED RECORDATION

15. The subdivider shall submit to the City a Declaration of Covenants, Conditions and Restrictions (CC&Rs) in final form and ready for recordation which shall demonstrate, to the satisfaction of the City Attorney that the entire project will be developed and maintained in accordance with the intent and purpose of the approval. The approved CC&Rs shall be recorded by the City Clerk or his or her designee within 30 days of approval of the recordation of the final map with a conformed copy being sent to the applicant.

CC&R HOA PROVISIONS

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

NOTICE TO CITY UPON DEVELOPERS' DEFAULT, FORECLOSURE OR BANKRUPTCY

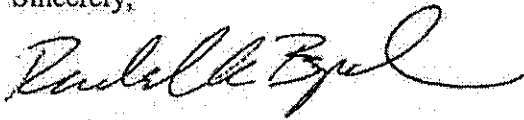
17. In the event that the applicant receives a notice of default from any lender in connection with funds loaned to the applicant for the proposed development, or that any security instrument given by the applicant to any lender is foreclosed upon whether through a trustee's sale or otherwise, or that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

MAINTENANCE OBLIGATIONS

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

In summary, the project applicant has not addressed many of the issues that Rancho Mirage has discussed and/or requested either in writing or in previous meetings with the applicant. If the project moves forward in the County at the objection of the City, the Subcommittee has stated that they may consider eliminating this parcel and parcel(s) north of Ramon Road from the City's Sphere of Influence and for the property owner to be advised that in no circumstances should the property be marketed as being in Rancho Mirage. The City's position remains the same as stated in previous meetings and in correspondence with the County and applicant: the City strongly objects to this project within our Sphere of Influence and that the applicant needs to file an application for annexation to the City of Rancho Mirage along with the information we have requested in order to gain City support.

Sincerely,

A handwritten signature in black ink, appearing to read "Randal Bynder". The signature is fluid and cursive, written over a light background.

Randal Bynder, AICP
Community Development Director

Cc: Jay Olivas, County Planning
Michael Gialdini, Legislative Assistant to Supervisor John Beniot

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 39616

Project Case Type (s) and Number(s): Change of Zone 6987, Tentative Tract Map No. 32463

Lead Agency Name: County of Riverside Planning Department

Address: County of Riverside Planning Dept., 4080 Lemon Street, 9th Floor, Riverside, CA 92502

Contact Person: Jay Olivas, Project Planner

Telephone Number: 760-863-8277

Applicant's Name: SCC Rancho Mirage, LLC

Applicant's Address: 2392 Morse Avenue, Irvine, CA 92614

I. PROJECT INFORMATION

A. Project Description: The project proposes a zone change from Controlled Development Areas – 20 Acres (W-2-20) to One Family Dwelling (R-1) and proposes to divide 80 acres into 206 single family residential lots with a 0.6 acre well site and two open space/retention basin lots totaling 4.51 acres. Residential lots sizes are approximately 9,000 square feet to 21,400 square feet with an overall project density of approximately 2.58 dwelling units per acre. The project's draft design manual indicates minimum lot depths of 115 feet, minimum lot widths of 75 feet, 30% maximum lot coverage, and maximum heights of 20 feet (1-story), with six floor plans ranging in size from 2,300 square feet to 3,400 square feet. The proposed tract map is located within the Cathedral City/Palm Desert Zoning District and is within the Sphere of Influence of the City of Rancho Mirage (also Rancho Mirage Sphere of Influence Policy Area). Project grading consists of approximately 150,000 cubic yards of cut and fill to be balanced on the site.

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

C. Total Project Area: 80 Gross Acres

Residential Acres: 80	Lots: 206	Units: 208	Projected No. of Residents: 600
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

D. Assessor's Parcel No(s): 670-230-006

E. Street References: The project site is located northerly of Ramon Road, easterly of Palm Vista Street, and westerly of Los Alamos Street. The site is adjacent to the City of Rancho Mirage immediately to the west. The site is approximately 1600 feet from Interstate 10 to the northeast and approximately 1800 feet from Ramon Road.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 14, Township 14 South, Range 5 East, SBBM.

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site contains vacant land; the ground surface is covered with scattered desert brush, short grass, and weeds. The project site is surrounded by vacant desert land to the west which is intended for a future public school site which school site is located within the City of Rancho Mirage. Vacant desert land is also located to the north, south and east. Approximately 2000 feet to the south and west are existing single family residential tracts within the cities of Cathedral City and Rancho Mirage.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The existing land use designation for the proposed project is Medium Density Residential (MDR) (2-5 DU/AC). The project proposes to construct 206 single family tract dwellings with common open space which proposed tract has an approximate density of 2.58 dwelling units to the acre within the density range allowed by MDR.
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 other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** Approximately 4.51 acres of the 80 acre site will be preserved within the boundaries of this project for on-site open space and recreation. The proposed project meets all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is located within FEMA Flood Zone C and is not susceptible to flooding per FEMA flood zone map except in rare instances. A portion of the proposed project is located within a liquefaction zone that is designated as moderate. The site 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 residents 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 based on project noise studies. The proposed project meets with all other applicable Noise element policies.
6. **Housing:** The proposed project meets all applicable Housing Element policies and acts to facilitate goals contained in this element.
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):** Medium Density Residential (MDR) (2-5 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:** Eastern Coachella Valley; Medium Density Residential (MDR) (2-5 DU/AC), Commercial Tourist (CT), High Density Residential (HDR) (8-14 DU/AC), Public Facilities (PF).

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: Controlled Development Areas – 20 Acre Minimum (W-2-20)

J. Proposed Zoning, if any: One Family Dwellings (R-1)

K. Adjacent and Surrounding Zoning: Controlled Development Areas – 20 Acre Minimum (W-2-20) and City of Racho Mirage.

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 checked="" 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 checked="" 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 checked="" type="checkbox"/> Noise | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Geology/Soils | <input checked="" 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

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

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.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

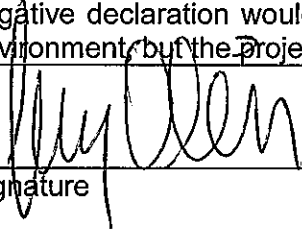
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment **NOTHING FURTHER IS REQUIRED** because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.

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

June 10, 2010

Date

Jay Olivas, Project Planner

Printed Name

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 type="checkbox"/>	<input checked="" type="checkbox"/>
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways", On-site Inspection

Findings of Fact: The project site is located adjacent to Palm Vista Street and Los Alamos Street which are not designated as Scenic Highways. The proposed project consisting of a tract map for 206 single family dwellings will create less than significant visual impacts due to project design including perimeter decorative block walls, entry monument, and project wide landscaping. The height of the proposed units will be single story up to a maximum height of 20 feet which single story height limits will limit visual impacts to the area and be compatible with existing residential neighborhoods to the south and west. The design of the proposed single family residential development will be conditionally compatible with the existing setting in the surrounding area and will, therefore, have a less than significant impact as a result of its implementation.

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. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view as the project was conditioned to incorporate both perimeter and interior landscaping.

Mitigation: Compliance with the conditions of approval on file in the County Land Management System (LMS), including 50 PLANNING. 18 – Final Design Manuals and 80 PLANNING 1 – LC Lands Project Specific.

Monitoring: Monitoring to be provided by the Building and Safety and Planning Departments and through Ordinance Nos. 348 and 457.

2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance 655.

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

Findings of Fact: The project is located within 45 miles of the Mt. Palomar Observatory. All lighting shall comply with Ordinance No. 655.

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: The creation of future residential use will bring increased light and glare due to reflective light from parked vehicles, illuminated signs, street lamps, security lighting and nighttime vehicle traffic. All lighting equipment/devices will be hooded and directed so as to prevent glare and light from shining directly upon adjoining properties and road right-of-ways. Monitoring shall be provided by the Planning Department (landscape review) and the Department of Building and Safety and through Ordinance No. 348.

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")?

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?

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project is not directly affected by agriculture programs and land use standards of the RCIP. The project site is not designated as prime/statewide important/unique/locally important farm land. The project is not adjacent to or within 300 feet of agricultural zones (A-1, A-2, C/V, A-D and A-P). The project is not located within or adjacent to an agricultural preserve established pursuant to the Williamson Act.

Mitigation: None required.

Monitoring: None required.

AIR QUALITY Would the project

5. Air Quality Impacts

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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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

Findings of Fact: The project will not conflict with or obstruct implementation of the applicable air quality plans. According to the SCAQMD Handbook, the project falls below the potentially significant air quality impact threshold.

This project will be required to reduce all foreseeable impacts to air quality including standard dust control and grading mitigation issued by the Department of Building and Safety-Grading Division as conditions of approval. Approximately 150,000 cubic yards of cut and fill material will be used during project grading. Pre-construction and construction activities are considered to be short term and will not have a significant effect on the environment. These short-term effects do not violate any existing air quality standards and will not exceed any current air quality standards of Riverside County.

Mitigation: Compliance with conditions of approval on file in LMS, including 60 PLANNING 8 – PM10 Dust Mitigation Plan.

Monitoring: Monitoring shall be done by the Building and Safety Department through Ordinances Nos. 457 and 564.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
BIOLOGICAL RESOURCES Would the project				
6. Wildlife & Vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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, CVMSHCP, On-site Inspection Project Application Description

Findings of Fact: 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.

The project is located in the fee area of the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP). The CVMSHCP become effective on October 1, 2008; payment of mitigation fees will be pursuant to Ordinance No. 875. 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.

The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.

Mitigation: None required.

Monitoring: None required.

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, Phase 1 Archaeological Assessment

Findings of Fact: On-site surveys did not result in any historic resources located on site. The site currently contains vacant land and does not contain any structures or other features that could be deemed as significant historic resources. The report 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 checked="" type="checkbox"/>	<input 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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Project Application Materials, Phase 1 Archaeological Assessment

Findings of Fact: No historic, prehistoric sites or isolated artifacts were detected during the pedestrian survey of the project site. 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: – Inadvertent Archaeological Find.

Monitoring: Monitoring to be provided by the Building and Safety Department.

9. Paleontological Resources

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

Source: On-Site Inspection, Riverside County General Plan Figure OS-8 "Paleontological Sensitivity

Findings of Fact: 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. No unique geological feature exists within the surface of the project boundaries.

Mitigation: Comply with mitigation measures in the conditions of approval in the LMS, such as, 10 PLANNING 19 – Low Paleontology.

Monitoring: Monitoring to be provided by the Building and Safety Department.

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

Findings of Fact: The project site is not within an Alquist-Priolo Earthquake Fault Zone, 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 values and parameters given within the 2007 California Building Code (CBC).

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

11. Liquefaction Potential Zone

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction," GIS database, County Geotechnical Report No. 1345

Findings of Fact: The proposed project is located within a moderate liquefaction zone.

Mitigation: Compliance with Planning Department's general conditions on file in the LMS, including 10.PLANNING. 15 – Geo No. 1345.

Monitoring: Monitoring to be provided by the Building & Safety Department.

12. Ground-shaking Zone

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-18 "Ground Shaking," GIS database

Findings of Fact: 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.

Uniform Building Code (UBC) requirements pertaining to industrial development will mitigate the potential impact to less than significant. As UBC requirements are applicable to all industrial development they are not considered mitigation for CEQA implementation purposes. As a minimum, structure design should conform to Uniform Building Code (UBC) requirements for Seismic Zone 4.

Mitigation: None required

Monitoring: None required

13. Landslide Risk

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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," GIS database

Findings of Fact: Due to the relatively level terrain in the area, the project site is not subject to landslide, collapse, or rockfall hazards. In addition, the project site is not located within an area subject to unstable geologic units or soil.

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

Monitoring: None required

14. Ground Subsidence

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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: RCIP, Resolution No. 94-125

Findings of Fact: The project site is located within an area subject to active ground subsidence. Compliance with county geological report recommendations in the LMS as indicated by 10.PLANNING.15—Geo No. 1345.

Mitigation: None required

Monitoring: None required

15. Other Geologic Hazards

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: On-site Inspection, GIS database

Findings of Fact: The project is not affected by geological hazards such as seiche, tsunami or volcanic hazard.

Mitigation: None required

Monitoring: None required

16. Slopes

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Change topography or ground surface relief features?

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: Riv. Co. 800 Scale Slope Maps, GIS database

Findings of Fact: 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

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

17. Soils

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

b) Be located on expansive soil, as defined in the California Building Code (2007), creating substantial risks to life or property?

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application

Findings of Fact: The Riverside County Geologist and the Building and Safety Department – Grading Division have deemed the project proposal to be designed to protect the health, safety, and welfare of the public. The surface soil encountered during soil investigation was found to be non-expansive. Standard conditions of approval have been issued regarding soils that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes.

Earth work volumes as proposed by the project are 150,000 cubic yards of cut and 150,000 cubic yards of fill, resulting in a balanced amount.

Mitigation: None required

Monitoring: None required

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: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact: 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 tract map.

Mitigation: None required

Monitoring: None required

19. Wind Erosion and Blowsand from project either on or off site.

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

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

Mitigation: Compliance with Planning Department's general conditions regarding dust control, project dust control plan and restricting grading to the project site as indicated with the conditions of approval on file in the LMS, including 60.PLANNING. 8 – PM10 Dust Mitigation Plan.

Monitoring: Monitoring to be provided by the Building & Safety Department.

HAZARDS AND HAZARDOUS MATERIALS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
20. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>
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"/>
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"/>
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"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Description

Findings of Fact: During construction there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment. The proposed development would not result in any activities or uses that would pose a potential health hazard to the local population through the release of hazardous materials into the environment. According to the RCIP, no sources of health hazards are known to exist on the project site or in the vicinity. In addition, the project site does not contain a listed hazardous materials site. Therefore, no potential exists to expose people to such sources.

The proposed project will not create or require transportation of hazardous materials. It may result in the use and disposal of substances such as household and commercial cleaning products, fertilizers, pesticides, automotive fluids, etc, but the current project, as proposed, will not cause any significant impact. No known hazardous waste site exists on or near the project site.

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

Monitoring: None required

21. Airports	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 and Airport policies of the WCVAP

Findings of Fact: The project is affected by airport policies of the Western Coachella Valley Area Plan and the project is approximately three miles from the Palm Springs Airport to the west of the project site. The project was reviewed by the Airports Land Use Commission and/or Aviation Unit staff and found conditionally consistent with the airport master plan.

Mitigation: The project will require compliance with the Aviation Unit's transmittal of January 25, 2010, contained within the conditions of approval on file in the LMS, including compliance with 10 PLANNING 14-ALUC Letter; mitigation measures, such as the proper hooding and directing of lighting to avoid glare to aircraft, are included in the required design and improvement requirements of this project.

Monitoring: Monitoring to be provided by the Building and Safety Department and Aviation Unit and through Ordinance Nos. 448, 460 and 487.

22. Hazardous Fire Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: The project is not located within a High Fire Area identified by Ordinance No. 546.

Mitigation: None required

Monitoring: None required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY Would the project				
23. Water Quality Impacts	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, Coachella Valley Water District's Letter

Findings of Fact: CVWD will furnish domestic water and sewer to the project site. The project does not 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. The project will not 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.

Mitigation: Comply with CVWD letter dated December 20, 2007 and conditions of approval on file in LMS, including 60.PLANNING. 6 – CVWD Clearance and the requirements of the Transportation Department.

Monitoring: Monitoring to be provided by the Transportation and Building and Safety Departments.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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24. Floodplains

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

	NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>	
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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," GIS database, CVWD Letter

Findings of Fact: The site is relatively flat in topography. The site lies in a designated FEMA Zone C. The area is protected from regional stormwater flows by the Coachella Valley Stormwater Channel and may be considered safe from regional stormwater except in rare instances. The project is not affected by a dam inundation area.

The project will not 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-site or off-site as proposed. The project will increase the amount of impermeable surfaces, but will not significantly 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.

Mitigation: Comply with the CVWD letter dated December 20, 2007 and conditions of approval on file in LMS, including 60 PLANNING 6 – CVWD Letter and the requirements of the Transportation Department.

Monitoring: Monitoring to be provided by the Building and Safety Departments and the transmittal agency and through Ordinance No. 458.

LAND USE/PLANNING Would the project

25. Land Use	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, GIS database, Project Application Description

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The site abuts Palm Vista Street and Los Alamos Street, and is located adjacent to the City of Rancho Mirage and near the City of Cathedral City. The project proposes to divide 80 acres into 206 single family residential dwelling units with common open space lots for drainage and recreation.

The general plan land use element identifies the property within the Community Development Foundation Component. The County envisions this area to be urbanized and provisions are made in the housing element of the general plan for single family housing. The proposed project meets the requirements for the existing Medium Density Residential (MDR) (2-5 DU/AC) land use designation. The density for the existing land use is 2-5 DU/AC and the proposed density is approximately 2.58 DU/AC. The proposal includes a change of zone from Controlled Development Areas – 20 Acre Minimum (W-2-20) to One Family Dwellings (R-1) which is conditionally consistent with the MDR land use designation. The proposed R-1 zoning designation provides for single family residential developments within the County. Site development will include grading, entry monument, underground utility installation, private streets, concrete driveways and address lighting.

The proposed 206 unit residential tract map will be located adjacent to a future proposed school site to the west and existing single family tract homes approximately 2000 feet to the south and west along with adjacent vacant land which proposed tract is conditionally compatible with nearby land uses. Building heights will be up to 20 feet in height with six types of single family home models.

The proposed project is located within the sphere of influence of the City of Rancho Mirage. The City of Rancho Mirage standards including street improvements and lot size standards have been incorporated into the project design and provided streets have also been coordinated and conditioned by the County Transportation Department.

Mitigation: The single family tract will be subject to enforcement mechanisms throughout its continued operation as found in the conditions of approval on file with the LMS, including 50 PLANNING 1 – Prepare Final Map and 50 PLANNING 3 – Required Applications.

Monitoring: Monitoring shall be done by the Planning Department and Building and Safety Department through ordinance No's. 348 and 460.

26. Planning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: Project site is zoned Controlled Development Areas – 20 Acre Minimum and the applicant proposes to change the zone to One Family Dwellings (R-1). The project is surrounded by Controlled Development Areas (W-2-20) and City of Rancho Mirage zoning designations. The proposed tract map will be located adjacent to existing vacant desert land and nearby to existing residential tract developments. A block wall and desert landscaping is required around the perimeter of this project per Ordinance 348, along with interior perimeter walls, which all interior and exterior walls will be designed to address drainage and aesthetics.

Mitigation: The facility will be subject to enforcement mechanisms throughout its design as found in the conditions of approval on file with the LMS, including 50 TRANS 1 – Improvement Plans and Change of Zone No. 6987 which proposes to change the zoning designation of the site from Controlled Development Areas – 20 Acre Minimum (W-2-20) to One Family Dwellings (R-1) and 60 .PLANNING. 9 – Required Applications.

Monitoring: Monitoring shall be done by the Planning Department, Transportation Department, and Building and Safety Department through ordinance No's. 348 and 460.

MINERAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1. 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 that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 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: 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: The project site is not located within an airport influence area. Some incidental airport noise impacts would occur but would be less than significant and are addressed through project design.

Mitigation: None required

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 would be affected by less than significant railroad noise; the nearest railroad is approximately 1/2 mile from the project site.

Mitigation: None required

Monitoring: None required

30. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials, OIH Letter dated June 8, 2009

Findings of Fact: The project is influenced by highway noise issues as identified in the RCIP, Noise Section. The project abuts Palm Vista Street and Los Alamos Street with Average Daily Traffic (ADT) design capacities of 20,700 trips. The OIH letter dated June 8, 2009 stated that minimum five to six foot noise barriers (decorative block walls) shall be constructed along the tract portions along the adjoining streets.

Mitigation: Compliance with the Health Services Agency, Office of Industrial Hygiene transmittal dated June 8, 2009. Compliance with noise limits as established by RCIP and conditions in LMS, including 10 PLANNING 19- Exterior Noise 80 PLANNING 10 – Acoustical Study.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Monitoring to be provided by the Building and Safety Department and the transmittal agency and through Ordinance Nos. 348 and 457.

31. Other Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Project Application Materials, GIS database

Findings of Fact: No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

Mitigation: None required

Monitoring: None required

32. Noise Effects on or by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, OIH Letter dated January 8, 2009

Findings of Fact: The project is influenced by noise issues created by the project as identified in the RCIP due to future grading and construction. Excessive construction noise shall be prohibited pursuant to Section 1(G) of Ordinance No. 457. Noise barriers consisting of block walls shall be placed around the perimeter of the site to address noise impacts from traffic from adjacent streets.

Mitigation: Compliance with the Health Services Agency, Office of Industrial Hygiene transmittal dated June 8, 2009. Compliance with noise limits as established by RCIP and conditions in LMS, including 10 PLANNING 10—Acoustical Study and 90 PLANNING 14 – Comply with Acoustic Study.

Monitoring: Monitoring to be provided by the Building and Safety Department and the transmittal agency and through Ordinance Nos. 348 and 457.

POPULATION AND HOUSING Would the project

33. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: No adverse impacts are anticipated to existing housing stocks; however, the project site would increase the number of housing units by 206 residential units and approximately 600 new residents. The project will not affect a County Redevelopment Project Area nor include substantial population growth or cumulatively exceed official population 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 and compliance with recommended Fire Department conditions for the proposed tract. 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. This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: None required

Monitoring: None required

35. Sheriff Services

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.

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.

36. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Coachella Valley 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 in order to mitigate the potential effects to school services.

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 Ordinance No. 659 in order to mitigate the potential effects to library services.

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 80 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.

Mitigation: None required

Monitoring: None required

RECREATION

39. Parks and Recreation

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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)?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: The residents of this development will be utilizing private facilities but is expected to utilize the Coachella Valley Recreation and Parks District’s facilities also. The District’s recent Master Plan identifies the need for additional facilities and program in the area.

Mitigation: Compliance with the conditions of approval contained in the LMS.

Monitoring: Monitoring shall be done by the Building and Safety Department and the Coachella Valley Recreation and Parks District.

40. Recreational Trails

Source: Riv. Co. 800 Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to recreational trails.

Mitigation: None required.

Monitoring: None required.

TRANSPORTATION/TRAFFIC Would the project

41. Circulation

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?

c. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?

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?

e. Alter waterborne, rail or air traffic?

f. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

g. Cause an effect upon, or a need for new or altered maintenance of roads?

h. Cause an effect upon circulation during the project’s construction?

i. Result in inadequate emergency access or access to nearby uses?

j. Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?

Source: RCIP

Findings of Fact: The project will be affected by the Circulation policies of the RCIP and will incrementally to vehicle miles traveled and trips generated which on a cumulative basis will likely

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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cause changes in traffic volume and some increase in vehicle safety risks, and affect roadway uses during construction activities. The Transportation Department considers traffic hazards due to local design features or incompatible uses through the requirements of Ordinance Nos. 461 and 499. Due to the nature of the proposed uses and the condition of the site, the project will require off-site improvements such as a 58 foot part width improved right-of-way with 25 foot parkway along Palm Vista Street and 65' foot part width improved right-of-way with 25 foot parkway along Los Alamos Street, plus 50 foot proposed paved right-of-way widths for off-site access to the south in alignment with these streets. A minimum of approximately 412 off-street parking spaces will be required within proposed interior garages for the 206 single family dwellings pursuant to Section 18.12 of Ordinance No. 348. Emergency vehicle use and access is addressed in cooperation with the Fire Protection Department. No significant alteration of waterborne, rail or air traffic is anticipated. Sunline Transit Agency is the principal public transportation provider in the Coachella Valley.

Mitigation: Compliance with the Transportation Department's requirements as contained within the conditions of approval on file in the LMS, including 10 TRANS 7 – Std Intro 3 (Ord 460/461), 10 TRANS 10 – Private Streets, and 50 TRANS 1 – Improvement Plans.

Monitoring: Monitoring to be provided by the Transportation Department and through Ordinances Nos. 461, 499 and 673.

42. Bike Trails

Source: RCIP

Findings of Fact: This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to recreational trails.

Mitigation: None required.

Monitoring: None required

UTILITY AND SERVICE SYSTEMS Would the project

43. Water

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?

b. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review,

Findings of Fact: The project will be affected by the domestic water programs and land use standards of the RCIP. The Coachella Valley Water District shall provide water services to the proposed project site. The project will not result in the construction of new water treatment facilities or expansion of existing facilities.

Mitigation: Compliance with the Health Department's requirements as contained within the conditions of approval on file in the LMS by 10 E HEALTH. 1 – Water and Sewer Service.

Monitoring: Monitoring to be provided by the Building & Safety Department and the transmittal agency.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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44. Sewer

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?

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?

Source: Department of Environmental Health Review,

Findings of Fact: The project will be affected by the domestic sewer programs and land use standards of the RCIP. The Coachella Valley Water District shall provide sewer services to the proposed project site. The project will not result in the construction of new water treatment facilities or expansion of existing facilities. The land divider proposes 15" sewer pipes to be extended approximately 880 feet to the north along Los Alamos Street to tie into existing sewer lines.

Mitigation: Compliance with the Health Department's requirements as contained within the conditions of approval on file in the LMS by 10 E HEALTH 1 – Water and Sewer Service.

Monitoring: Monitoring to be provided by the Building & Safety Department and the transmittal agency.

45. Solid Waste

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))?

Source: RCIP, Riverside County Waste Management District correspondence, dated July 7, 2004

Findings of Fact: The proposed project will be affected by solid waste programs and land use standards of the RCIP and the Riverside County Integrated Waste Management Plan (RCIWMP). The RCIWMP shall govern collection, disposal and recycling of solid waste generated by this project.

Mitigation: Compliance with solid waste and recycling recommendations of the Waste Management Department's transmittal letter dated July 7, 2004. Trash and rubbish disposal areas shall be properly screened with landscaping, fencing and /or walls and identified to facilitate recycling capability including review of location of such areas as part of the landscaping plan review by the Planning Department, as specified in the conditions of approval in the LMS, including 80 .PLANNING. 13 – Waste Management Clearance.

Monitoring: Monitoring shall be provided by the Planning Department and affected agencies and through Ordinances Nos. 651 and 657.

46. Utilities

a. 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?

b) Natural gas?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, CVWD letter dated December 20, 2007.

Findings of Fact: Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. Each of the utility systems, including collection of solid waste, is available at the project site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities (drainage facilities) that support local systems. The project will not conflict with adopted energy conservation plans. Energy conservation measures such as solar cells are encouraged to provide an alternate source of electricity for the community building.

Mitigation: None required

Monitoring: None required

MANDATORY FINDINGS OF SIGNIFICANCE

47. Does the project have the potential to substantially 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 to 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 the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

Source: Staff review, Project Application Materials

Findings of Fact: The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals.

49. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?

Source: Staff review, Project Application Materials

Findings of Fact: Project as proposed would have cumulative, but non-significant, impacts on Aesthetics, Geology and Soils, Hydrology/Water Quality, Land Use/Planning, Noise, Population/Housing, Transportation/Traffic, and Utilities/Service Systems. These items are discussed individually elsewhere in this initial study.

50. 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: While no prior CEQA documents were used in preparing the EA, other non CEQA documents listed below were considered.

RCIP: Riverside County Integrated Project

Phase 1 Archaeological Assessment

Geotechnical Report

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

County of Riverside Planning Department
4080 Lemon Street, 9th Floor, Riverside, CA 92502

TRACT MAP Tract #: TR32463

Parcel: 670-230-006

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 Tract Map No. 32463 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 32463, Amended Map No. 3 dated March 31, 2010.

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

EXHIBIT M = Exhibit M (Design Manual)

10. EVERY. 2 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.

10. EVERY. 3 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is to divide 80 acres into 206 single-family residential lots (Schedule A) along with a 0.6 acre well site and 4.51 acres of open space/ stormwater retention area, located within Assessors Parcel Number 670-230-006.

10. EVERY. 4 MAP - 90 DAYS TO PROTEST

RECOMMND

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the

TRACT MAP Tract #: TR32463

Parcel: 670-230-006

10. GENERAL CONDITIONS

10. EVERY. 4 MAP - 90 DAYS TO PROTEST (cont.) RECOMMND

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.

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 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 &

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10. GENERAL CONDITIONS

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

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-G2.2 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 & Safety Department. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit a Grading Environmental Assessment shall be submitted to the Planing Director for review and comment and to the Building & Safety Director for approval.

10.BS GRADE. 8 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'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.

10.BS GRADE. 9 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.

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

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

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10. GENERAL CONDITIONS

10.BS GRADE. 11 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 Division of the Building and Safety Department.

10.BS GRADE. 13 MAP-G4.2 1/2"/FT/3FT MIN RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of not less than three feet from any point of exterior foundation. Drainage swales shall not be less than 1-1/2 inches deeper than the adjacent finish grade at the foundation.

10.BS GRADE. 14 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. 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 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.

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10. GENERAL CONDITIONS

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

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*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.

10.BS GRADE. 17 MAP-G2.9DRNAGE & TERRACING RECOMMND

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

10.BS GRADE. 18 MAP-G2.10 SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 19 MAP* - NO GRDG & SUBDIVIDING RECOMMND

IF MASS GRADING IS PROPOSED - UNDER A PREVIOUSLY APPROVED SUBDIVISION, AT THE SAME TIME THAT APPLICATION FOR FURTHER SUBDIVISION FOR THAT PARCEL IS BEING MADE, AN EXCEPTION TO ORDINANCE 460 SECTION 4.4.B IS REQUIRED. OBTAIN THE EXCEPTION FROM THE PLANNING DIRECTOR.

10.BS GRADE. 20 MAP-G2.22 PVT RD GDG PMT RECOMMND

Constructing a private road requires a grading permit.

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10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

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

Tract Map#32463 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.

All existing septic system(s) and/or well(s) must be properly removed or abandoned under permit with the Department of Environmental Health (DEH). Please contact DEH Land Use/Water Engineering Section at (951) 955-8980 for further information.

FIRE DEPARTMENT

10.FIRE. 1 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. 2 MAP-#16-HYDRANT/SPACING RECOMMND

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 660 feet apart.

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 A, unless modified by the conditions listed herein.

10.PLANNING. 2 MAP - FINAL MAP PREPARER RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

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10. GENERAL CONDITIONS

10.PLANNING. 3 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. 4 MAP - LANDSCAPE MAINTENANCE RECOMMND

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owners, a homeowners association, or any other successor-in-interest.

10.PLANNING. 5 MAP ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the R-1 zone.

10.PLANNING. 6 MAP - PROCEDURE FOR PHASING RECOMMND

Land division phasing, including any proposed common open space area improvement phasing, if applicable, shall be subject to Planning Department approval pursuant to Section 8.3 of Ordinance No. 460. All proposed phasing shall provide for adequate vehicular access to all lots and shall conform to the intent and purpose of the approval. No approval for any number of units or phases is given except as provided by Ordinance No. 460.

10.PLANNING. 7 MAP - MAINTAIN FLOOD FACILITY RECOMMND

The land divider, and the land divider's successors in interest, shall at all times maintain any and all required stormwater, flood control and drainage facilities in a safe condition, in good repair and in a manner capable of being operated as designed.

10.PLANNING. 8 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

No offsite subdivision signs advertising this land

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10. GENERAL CONDITIONS

10.PLANNING. 8 MAP - OFFSITE SIGNS ORD 679.4 (cont.) RECOMMND

ivision/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

10.PLANNING. 9 MAP - RES. DESIGN STANDARDS RECOMMND

The design standards for the subject parcels are as follows:

- a. Lots created by this map shall conform to the design standards of the proposed R-1 zone.
- b. The front yard setback is 20 feet.
- c. The side yard setback is 10 feet.
- d. The street side yard setback is 15 feet.
- e. The rear yard setback is 25 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 75 feet.
- g. The maximum height of any building is 20 feet.
- h. The minimum parcel size is 9,000 square feet.
- j. No more than 30% of the lot shall be covered by structure.
- k. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, THERE SHALL BE NO ENCROACHMENT INTO THE SETBACK.

10.PLANNING. 10 MAP - NPDES COMPLIANCE RECOMMND

Since the project will disturb one (1) acre or more, the land divider/permit holder shall comply with all of the applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

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10. GENERAL CONDITIONS

10.PLANNING. 11 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. 12 MAP - REQUIRED MINOR PLANS

RECOMMND

For each of the below listed items, a minor plot plan application shall be submitted and approved by the County Planning Department pursuant to Section 18.30.a. (1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department) along with the current fee.

1. Model Home Complex Plan shall be filed and approved for each phase if models change between phases.
2. Landscaping Plan for open space and common areas. These three plans may be applied for separately for the whole tract or for phases.
3. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.
4. Each phase shall have a separate wall and fencing plan.
5. Entry monument and gate entry plan.

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10. GENERAL CONDITIONS

10.PLANNING. 12 MAP - REQUIRED MINOR PLANS (cont.) RECOMMND

NOTE: The requirements of the above plot plans may be accomplished as one, or, any combination of multiple plot plans required by these conditions of approval. However, each requirement shall be cleared individually with the applicable plot plan condition of approval in the "PRIOR TO BUILDING PERMIT" (80 series) conditions.

10.PLANNING. 13 MAP - RESIDENTIAL RV PARKING RECOMMND

No recreational vehicle (RV) shall be stored in the front yard of, or on the driveway in the front of, any residential structure.

The storage of camper trailers, boats or other watercraft or non-commercial vehicles may be permitted in the side yard so long as it is located behind an opaque wall, fence or gate. A paved parking surface is required.

NOTE: Reference Countwide Design Standards & Guidelines (1-13-04), p. 18.

10.PLANNING. 14 MAP - ALUC LETTER RECOMMND

The land divider, and the land divider's successor in interest, shall remain in compliance with the requirements of the Airport Land Use Commission letter dated January 25, 2010, a copy of which is on file with the Riverside County Planning Department.

10.PLANNING. 15 MAP - GEO NO. 1345 RECOMMND

County Geologic Report (GEO) No. 1345 was prepared for this project (TR32463 and TR32464) by Earth Systems Southwest and is entitled: " Geotechnical Engineering Report, Northeast of Da Vall Drive and Ramon Road, 106-Acre Residential Development, Rancho Mirage, California," dated June 22, 2004.

GEO No. 1345 concluded the potential for liquefaction is negligible because the depth of groundwater beneath the site exceeds 30 feet and the soils encountered below about 5 feet were in a medium dense to very dense condition.

GEO No. 1345 satisfies the requirement for a liquefaction study for Planning/CEQA purposes. GEO No. 1345 is hereby

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10. GENERAL CONDITIONS

10.PLANNING. 15 MAP - GEO NO. 1345 (cont.) RECOMMND

accepted for Planning purposes. Engineering and other Uniform Building Code parameters where not included as a part of this review or approval. 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. 16 MAP - OFF-HIGHWAY VEHICLE USE RECOMMND

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

10.PLANNING. 17 GEN - 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. 18 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 18

GEN - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

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.

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. 19

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

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10. GENERAL CONDITIONS

10.PLANNING. 19

MAP - LOW PALEO (cont.)

RECOMMND

the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

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

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

5.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.

6.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.

7.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

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10. GENERAL CONDITIONS

10.PLANNING. 19 MAP - LOW PALEO (cont.) (cont.) RECOMMND

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. 20 MAP - LC LANDSAPE REQUIREMENTS 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 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.

TRANS DEPARTMENT

10.TRANS. 1 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

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10. GENERAL CONDITIONS

10.TRANS. 1 MAP - DRAINAGE 1 (cont.) RECOMMND

are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 2 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. 7 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. 8 MAP - OFF-SITE PHASE RECOMMND

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

10.TRANS. 9 MAP- 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.

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10. GENERAL CONDITIONS

10.TRANS. 10 MAP - PRIVATE STREETS RECOMMND

The internal streets within the land-division shall not be offered for dedication.

10.TRANS. 11 MAP - FLOOD HAZARD REPORT 1 RECOMMND

This is a project to subdivide 80 acres into 206 residential lots. The property described is located on the east of Palm Vista Street and west of Los Alamos Street between Avenue 30 and Ramon Road in the unincorporated area of County of Riverside, State of California. The subject site is currently vacant.

The developer shall provide mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. Flood protection measures shall provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions. These measures shall require on-site retention of the stormwater runoff from the 100-year storm event.

10.TRANS. 12 MAP - FLOOD HAZARD REPORT 2 RECOMMND

This project is located in an area designated Zone C on Federal Flood Insurance Rate Maps which are in effect at this time by the Federal Emergency Management Agency.

10.TRANS. 13 MAP - FLOOD HAZARD REPORT 3 RECOMMND

The developer shall accept and properly dispose of all offsite drainage flowing onto or through the site. The developer will obtain approval from Riverside County Transportation Department regarding the offsite storm water diversion, channel design and related erosion control measures.

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.

10.TRANS. 14 MAP - FLOOD HAZARD REPORT 4 RECOMMND

Coachella Valley Water District may need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping

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10. GENERAL CONDITIONS

10.TRANS. 14 MAP - FLOOD HAZARD REPORT 4 (cont.) RECOMMND

stations, lift stations and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the map as lots and/or easements to be deeded to Coachella Valley Water District for such purpose.

10.TRANS. 15 MAP - PERP DRAIN PATT/FACILITY RECOMMND

Development of this property shall be coordinated with the development of adjacent properties. This may require the construction of temporary and/or permanent drainage facilities or offsite construction and grading.

10.TRANS. 16 MAP - 10-YR & 100-YR ST CONVEY RECOMMND

The 10-year storm flow shall be contained within the curb and 100-year storm flow shall be contained within the public street right-of-way. In either situation the (Flow depth X Flow velocity) shall be less than or equal to 6. The typical street section shall be in accordance with Ordinance 460 and Ordinance 461.

10.TRANS. 17 MAP - RETENTION BASINS RECOMMND

Per drainage study for tentative tract 32463 (Date January 2008), the developer's engineer has calculated that the stormwater runoff from the 100-year storm event is the following:

Main Retention Basin (Drainage area "A", 46.4 acres)			
100-Year Storm event	3-hr	6-hr	24-hr
	duration	duration	duration
Developed Volume-(ac-ft)	3.7	4.5	5.8
Northeast Retention Basin (Drainage area "B", 29.7 acres)			
100-Year Storm event	3-hr	6-hr	24-hr
	duration	duration	duration
Developed Volume-(ac-ft)	2.4	2.9	3.7

The developer proposes 5.8 ac-ft retention capacity for the main retention basin and 3.7 ac-ft retention capacity for the northeast retention basin, thus to contain on site the 100-year storm event for the worst case generated by the 3,

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10. GENERAL CONDITIONS

10.TRANS. 17 MAP - RETENTION BASINS (cont.) RECOMMND

6, and 24-hour durations.

The main retention basin will be located on Lot F (3.3 acres) with bottom elevation of 275.7 and 100-year water surface elevation of 278.6, and side slope of 5 to 1 (horizontal to vertical). The proposed retention capacity for the main retention basin is 5.8 acre-feet.

The northeast retention basin will be located on Lot H (1.24 acres) with bottom elevation of 263.7 and 100-year water surface elevation of 268.7, and side slope of 5 to 1 (horizontal to vertical). The proposed retention capacity for the northeast retention basin is 3.7 acre-feet.

Thus, per the calculations and planned retention capacity, the developer will have provided large enough retention capacity to retain on site the stormwater runoff from the 100-year storm event.

10.TRANS. 18 MAP - DRAINAGE PROTECTION RECOMMND

The developer shall protect downstream properties from damages caused by alteration of 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.

10.TRANS. 19 MAP - OWNER MAINTENANCE NOTICE RECOMMND

The owner of the project site shall be responsible for the maintenance of the drainage facility. A viable maintenance mechanism acceptable to the County should be provided for retention systems. The owner/developer shall obtain approval from Riverside County Transportation Department regarding the maintenance of the retention systems. These maintenance wording shall be shown on the title sheet of improvement plans.

10.TRANS. 20 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.

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10. GENERAL CONDITIONS

10.TRANS. 20

MAP - TS/CONDITIONS (cont.)

RECOMMND

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.

Date Palm Drive (NS) at:
Ramon Road (EW)
Davall Drive (NS) at:
Ramon Road (EW)
Palm Vista Road (NS) at:
Ramon Road (EW)
Los Alamos Road (NS) at:
Ramon Road (EW)
Bob Hope Drive (NS) at:
Ramon Road (EW)
I-10 Eastbound Ramps (NS) at:
Ramon Road (EW)
I-10 Westbound Ramps (NS) at:
Ramon Road (EW)
Bob Hope Drive (NS) at:
I-10 Eastbound Ramps (EW)
Bob Hope Drive (NS) at:
I-10 Westbound Ramps (EW)

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

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1

MAP - EXPIRATION DATE

RECOMMND

The conditionally approved TENTATIVE MAP shall expire three (3) 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. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1

MAP - LOT ACCESS/UNIT PLANS

RECOMMND

Any roposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 4

MAP - ANNEX FINALIZED

RECOMMND

Annexation proceedings must be finalized with the applicable purveyor for sanitation service.

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50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#88-ECS-AUTO/MAN GATES RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be automatic minimum 20 feet in width. 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' 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.

50.FIRE. 2 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. 3 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. 4 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.

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 1 MAP - PREPARE A FINAL MAP (cont.) RECOMMND

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

he 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 9,000 square feet net.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the proposed R-1 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 35 feet of frontage measured at the front lot line.

F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

50.PLANNING. 3 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until Change of Zone No. 6987 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 designation[s] and/or zone[s] ultimately applied to the property.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 5 MAP - FINAL PLAN OF DEVELOPMNT RECOMMND

The land divider shall submit a Final Plan of Development to the County Planning Department to be reviewed and approved by the County Planning Department- Minor Permit Division pursuant to Section 7.11 of County Ordinance No. 348. The Final Plan of Development shall contain the following elements:

A. The site's precise grading plan showing all lots, building footprints, setbacks, yard spaces, fences, and the floor plan and elevation assignment for each lot.

B. Construction plans of all dwelling units within the subdivision. The plans shall be in a form suitable for submission to the Department of Building and Safety for plan review.

C. A typical mechanical plan showing the location and placement of mechanical equipment for each dwelling.

50.PLANNING. 7 MAP - FINAL MAP PREPARER RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 8 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. 9 MAP - ECS AFFECTED LOTS RECOMMND

The following note shall be placed on the FINAL MAP:
"Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department - Survey Division, in E.C.S. Book ____, Page ____. This affects Lot Nos. 1 through 206."

50.PLANNING. 10 MAP - ECS EXHIBIT RECOMMND

The constrained areas shall conform to the approved Exhibit E, Environmental Constraints Exhibit, and shall be mapped and labeled on the Environmental Constraint Sheet to the satisfaction of the Planning Department.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 11 MAP - CV REC AND PARK DISTRICT RECOMMND

Prior to the recordation of the FINAL MAP, the land divider shall submit to the Planning Director a duly and completely executed agreement with the Coachella Valley Recreation and Park District which demonstrates to the satisfaction of the County that the land divider has provided for payment of parks and recreation fees and/or dedication of land for the proposed land division in accordance with Section 10.35 of Ordinance No. 460.

50.PLANNING. 12 MAP*- CC&R RES CSA COM. AREA RECOMMND

The land divider shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded and unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for review and approval, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 12

MAP*- CC&R RES CSA COM. AREA (cont.)

RECOMMND

4. A deposit equaling three (3) hours of the of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owner's association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '___', attached hereto. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area', or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 12 MAP*- CC&R RES CSA COM. AREA (cont.) (cont.) RECOMMND

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to the Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

50.PLANNING. 13 MAP*- CC&R RES POA COM. AREA RECOMMND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed,

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 13

MAP*- CC&R RES POA COM. AREA (cont.)

RECOMMND

notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '___', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 13 MAP*- CC&R RES POA COM. AREA (cont.) (cont.) RECOMMND

who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'common area' established pursuant to the Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

50.PLANNING. 14 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

50.PLANNING. 15 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. 18 MAP - FINAL DESIGN MANUAL

RECOMMND

The land divider shall submit five (5) copies of a final design manual reflecting any modifications or amendments to the TENTATIVE MAP and conditions of approval, including the draft design manual (Exhibit M).

50.PLANNING. 19 MAP- LC LNDSCP COMMON AREA

RECOMMND

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:
1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department...

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50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 1 MAP - 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 limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

50.TRANS. 2 MAP - OFF-SITE INFO RECOMMND

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

50.TRANS. 5 MAP - EASEMENT/SUR 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. 7 MAP - STRIPING PLAN RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan. 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.

50.TRANS. 8 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.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 11 MAP - LANDSCAPING RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be improved within Palm Vista Street, Los Alamos Street. Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance to be annexed to County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 13 MAP - SOILS 2 RECOMMND

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

50.TRANS. 14 MAP - INTERSECTION/50' TANGENT RECOMMND

All enterline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

50.TRANS. 16 MAP - STREET SWEEPING RECOMMND

The project proponent shall contact the County Service Area (CSA) Project Manager to file an application for annexation or inclusion into CSA for street sweeping; or enter into a similar mechanism as approved by the Transportation Department.

50.TRANS. 17 MAP - STREETLIGHT PLAN RECOMMND

A separate street light plan is required for this project.

Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 18

MAP - STREET LIGHTS-CSA/L&LMD

RECOMMND

The project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

1. Completed Transportation Department application
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.

50.TRANS. 19

MAP-PARKWAY TREES/INTER.STREET

RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Parkway trees shall be installed in the interior streets within the subdivision. Landscape plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. Parkway tree maintenance shall be annexed to Lighting and Landscaping Maintenance District, landscaping plans shall depict ONLY such parkway trees as are to be placed within the public road rights-of-way.

50.TRANS. 20

MAP - LANDSCAPING APP. ANNEX

RECOMMND

Landscaping within public road rights-of-way shall comply with Transportation Department standards and require approval by the Transportation Department. Assurance of continuing maintenance is required by filing an application for annexation into a County Service Area, Landscaping and Lighting Maintenance District NO. 89-1-Consolidated and/or Assessment District.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 26 MAP- CORNER CUT-BACK I/SUR 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. 30 MAP- 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.

50.TRANS. 35 MAP -IMPROV & DEDICATION SCH A RECOMMND

Palm Vista Street is designated as a Major Highway on the Circulation Element of the General Plan and shall be improved with 58-foot part-width AC pavement including 8-foot graded shoulder on westerly side (southbound) of Palm Vista Street, curbed and landscaped median and 8-inch concrete curb and gutter within the 78-foot part-width dedicated right-of-way in accordance with City of Rancho Mirage Standard No. 103 (76'/100') and 13-foot landscaped easement within the parkway area.

Los Alamos Street is designated as an Arterial Highway on the Circulation Element of the General Plan and shall be improved with 65-foot part-width AC pavement including curbed and landscaped median, 8-foot graded shoulder on easterly side (northbound) of Los Alamos Street and 8-inch concrete curb and gutter within the 85-foot part-width dedicated right-of-way in accordance with City of Rancho Mirage Standard No. 102 (86'/ 110') and 13-foot landscaped easement within the parkway area.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 38

MAP - OFF-SITE ACCESS 2

RECOMMND

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for two paved access roads to a paved and maintained road. Said access roads shall be constructed with 32-feet of A.C. pavement within a 60-foot dedicated right-of-way in accordance with County Standard No. 106, Section A (32'/60') at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the southerly extension of Palm Vista Street to Ramon Road and the southerly extension of Los Alamos Street to Ramon Road as approved by the Transportation Department.

The developer shall provide written assurance(s) from the owner(s) of the property underlying the off-site improvement/alignment that sufficient right-of-way/easement to construct the temporary secondary/off-site access road will be provided as approved by the Transportation Department.

50.TRANS. 39

MAP - IMPROVEMENTS

RECOMMND

All internal private streets shall be improved in accordance with County Draft Standard No. 105, Section "A" modified with wedge curb measuring 36-feet from flow line to flow line as approved by the Transportation Department. Standard 5-foot wide concrete sidewalk shall be installed within a separate easement as follows, Streets "A" & "B" shall have sidewalk on both sides of the street, Streets "C" through "L" and Streets "N" & "O" shall not include sidewalk, Streets "I" & "M" shall have sidewalk on one side that is adjacent to the retention basin as approved by the Transportation Department.

The streets designated as Street "A" and Street "B" provide gated access from Palm Vista Street and Los Alamos Street respectively and shall be improved in accordance with County Standard No. 105, Section "A" modified, in addition to the above, to include widening at the entry, wedge curb transitioning to Type A-6 curb, Standard No. 200, a center

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50. PRIOR TO MAP RECORDATION

50.TRANS. 39 MAP - IMPROVEMENTS (cont.) RECOMMND

median, a minimum of 50-feet of vehicular stacking distance from the gate control mechanism and a turn around area as approved by the Transportation Department.

Wedge curb shall be installed along all private streets within the land division as approved by the Transportation Department. Wedge curb shall transition to Type A-6 curb at the intersection of the private streets and the public streets as approved by the Transportation Department.

Standard cul-de-sacs, off-set cul-de-sacs and knuckles shall be used throughout the land division in accordance with Standards 800, 800(A) and 801 modified to accommodate wedge curb as approved by the Transportation Department.

50.TRANS. 40 MAP - PRIVATE STREET MAINTENAN RECOMMND

Prior to map recordation the developer shall provide evidence of continuous maintenance as approved by the Transportation Department, Planning Department and County Counsel.

50.TRANS. 41 MAP-FINAL MAP DRAIN EASEMENT 1 RECOMMND

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to Transportation Department prior to recordation of the final map. The project proponent shall delineate and record all drainage easements to the benefit of the public and agencies for flood control purposes unless otherwise agreed to by the Director of Transportation. A note shall be placed on the final map identifying and describing the easements as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed." The project proponent shall also delineate and record that all the drainage easement will be maintained by the property owner(s).

50.TRANS. 42 MAP-FINAL MAP DRAIN EASEMENT 2 RECOMMND

The minimum drainage easement width shall be 20-feet unless otherwise approved by the Director of Transportation.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 43 MAP-FINAL MAP DRIAN EASEMENT 3 RECOMMND

Coachella Valley Water District may need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations and other facilities. The project proponent may be required to install these facilities and provide land and/or easement on which some of these facilities will be located. These sites shall be shown on the parcel map as lots and/or easement to be deeded to Coachella Valley Water District for such purpose.

50.TRANS. 44 MAP - TS/DESIGN RECOMMND

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

Palm Vista Drive (NS) at Ramon Road (EW)

with no fee credit.

or as approved by the Transportation Department.

50.TRANS. 45 MAP - TS/GEOMETRICS RECOMMND

The intersection of Date Palm Drive (NS) at Ramon Road (EW) shall be improved to provide the following geometrics:

- Northbound: two left-turn lanes, two through lanes, one right-turn lane
- Southbound: one left turn lane, two through lanes, one right-turn lane
- Eastbound: one left-turn lane, three through lanes, one right-turn lane
- Westbound: one left-turn lane, three through lanes, one right-turn lan

The intersection of Palm Vista Drive (NS) at Ramon Road (EW) shall be improved to provide the following geometrics:

- Northbound: N/A
- Southbound: one left turn lane, ~~one right-turn lane~~
- Eastbound: one left-turn lane, three through lanes, one right-turn lane
- Westbound: three through lanes

or as approved by the Transportation Department.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 45 MAP - TS/GEOMETRICS (cont.)

RECOMMND

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. 6 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. 8 MAP-G2.3SLOPE EROS CL PLAN

RECOMMND

Erosion control- landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457, see form 284-47.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 9 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 Control and Water Conservation District.

60.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.

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

Grade slopes which infringe into the 100 year flood way boundaries, shall be protected from erosion , or other flood hazards, by a method acceptable to the Building & Safety Department's District Grading Engineer - this 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.

60.BS GRADE. 12 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. 13 MAP-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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 MAP-G2.16REC'D ESMT REQ'D RECOMMND

A recorded easement is required for off site drainage facilities.

60.BS GRADE. 15 MAP-G2.17LOT TO LOT DRN ESM RECOMMND

A recorded drainage easement is required for lot to lot drainage.

60.BS GRADE. 16 MAP-G2.21POST & BEAM LOT RECOMMND

Any lot conditioned to use post and beam design, which involves grading in excess of that required to construct the driveway, will need the Planning Department's approval prior to the issuance of a grading permit.

60.BS GRADE. 17 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.

PLANNING DEPARTMENT

60.PLANNING. 4 GEN*- CULTURAL RESOURCES PROFE RECOMMND

As a result of information contained in PD-A4372 prepared for this proposed proejct, 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 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 GEN*- CULTURAL RESOURCES PROFE (cont.) RECOMMND

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. 5 GEN- TRIBAL MONITOR RECOMMND

As a result of communications from the Ramona Band of Cahuilla Indians and the Agua Caliente Band of Cahuilla Indians, tribal monitoring shall be required for this project.

Prior to the issuance of grading permits, the developer/permit holder shall enter into a cooperative agreement/ contract and retain a monitor(s) designated by the Ramona Band of Cahuilla Indians and the Agua Caliente Band of Cahuilla Indians. This group shall be known as the Tribal Interest Monitor for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Monitor(s) shall be on-site during 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 Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5 GEN- TRIBAL MONITOR (cont.)

RECOMMND

in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

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 Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and tribal interest group monitor throughout the process.

2)Tribal interest monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for all groups interests only.

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

4)The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the tribal interest groups has not been met.

5)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

60.PLANNING. 6 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 December 20, 2007, summarized as follows: Plans for grading, landscaping, and irrigation systems shall be submitted to the District for review.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7 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. 8 MAP - PM10 MITIGATION PLAN RECOMMND

Notwithstanding any provision of Riverside County Ordinance No. 742 (Control of Fugitive Dust & PM10) to the contrary, this roject shall comply with the requirements of Ordinance No. 742, including, but not necessarily limited to, the submission of a PM10 Mitigation Plan containing all resonably available fugitive dust control measures, and, thereafter, the permit holder shall comply with all provisions of the approved PM10 Mitigation Plan during grading, earth movement operations and construction of the project as determined by the Director of the Department of Building and Safety.

The permit holder shall submit a copy of the approved PM10 Mitigation Plan to the Planning Department and the submitted copy shall include a cover letter containing a written certification from a state licensed professional that the control measures of the plan are included in the grading and building plans submitted to the Department of Building and Safety pursuant to obtaining a grading permit.

60.PLANNING. 9 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until Change of Zone No. 6987 has been approvd and adopted by the Board of Supervisors and has been made effective.

TRANS DEPARTMENT

60.TRANS. 1 MAP - 10-YR & 100-YR ST CONVEY RECOMMND

The 10-year storm flow shall be contained within the curb and 100-year storm flow shall be contained within the public street right-of-way. In either situation the (Flow depth X Flow velocity) shall be less than or equal to 6. The typical street section shall be in accordance with Ordinance 460 and Ordinance 461.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 2 MAP - DRAINAGE SUBMIT PLANS 1 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 Department for review and approval. The developer shall pay all fees as required by Riverside County Transportation Department.

60.TRANS. 3 MAP - DRAINAGE SUBMIT PLANS 2 RECOMMND

The developer shall submit plans for grading, landscaping, and irrigation systems to Coachella Valley Water District for review and approval. This review is for ensuring efficient water management.

60.TRANS. 4 MAP - RETENTION BASINS RECOMMND

Per drainage study for tentative tract 32463 (Date January 2008), the developer's engineer has calculated that the stormwater runoff from the 100-year storm event is the following:

Main Retention Basin (Drainage area "A", 46.4 acres)			
100-Year Storm event	3-hr duration	6-hr duration	24-hr duration
Developed Volume-(ac-ft)	3.7	4.5	5.8
Northeast Retention Basin (Drainage area "B", 29.7 acres)			
100-Year Storm event	3-hr duration	6-hr duration	24-hr duration
Developed Volume-(ac-ft)	2.4	2.9	3.7

The developer proposes 5.8 ac-ft retention capacity for the main retention basin and 3.7 ac-ft retention capacity for the northeast retention basin, thus to contain on site the 100-year storm event for the worst case generated by the 3, 6, and 24-hour durations.

The main retention basin will be located on Lot F (3.3 acres) with bottom elevation of 275.7 and 100-year water surface elevation of 278.6, and side slope of 5 to 1

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 4 MAP - RETENTION BASINS (cont.) RECOMMND

(horizontal to vertical). The proposed retention capacity for the main retention basin is 5.8 acre-feet.

The northeast retention basin will be located on Lot H (1.24 acres) with bottom elevation of 263.7 and 100-year water surface elevation of 268.7, and side slope of 5 to 1 (horizontal to vertical). The proposed retention capacity for the northeast retention basin is 3.7 acre-feet.

Thus, per the calculations and planned retention capacity, the developer will have provided large enough retention capacity to retain on site the stormwater runoff from the 100-year storm event.

60.TRANS. 5 MAP - WATER QUALITY MGMT PLAN RECOMMND

The developer shall submit Water Quality Management Plans (WQMP) to Riverside County Flood Control & Water Conservation District and Transportation Department for review and approval.

70. PRIOR TO GRADING FINAL INSPECT

BS GRADE DEPARTMENT

70.BS GRADE. 1 MAP-G4.1E-CL 4:1 OR STEEPER RECOMMND

Plant and 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 and Safety Department's Erosion Control Specialist.

70.BS GRADE. 2 MAP-G4.2 1/2"/FT/3FT MIN RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of not less than three feet from any point of exterior foundation. Drainage swales shall not be less than 1-1/2 inches deeper than the adjacent finish grade at the foundation.

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70. PRIOR TO GRADING FINAL INSPECT

TRANS DEPARTMENT

70.TRANS. 1 MAP - 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.

80. PRIOR TO BLDG PRMT ISSUANCE

B&S DEPARTMENT

80.B&S. 1 BP - GRADING CLEARANCE REQMNT INEFFECT

Prior to the issuance of this permit, the applicant must obtain clearance from the Grading Division of the Department of Building & Safety. It may be necessary for the applicant to speak directly with a representative of the Grading Division to determine the specific requirements for their clearance.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP- LC LANDS PROJECT SPECIFIC RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

a. LINEAR DEEP ROOT BARRIER TO BE INSTALLED FOR ANY TREES WITHIN 6' FROM ANY HARDSCAPE

80.PLANNING. 2 MAP - CONFORM FINAL SITE PLAN RECOMMND

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

80.PLANNING. 3 MAP - SCHOOL MITIGATION RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 4 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. 5 MAP - WALLS/FENCING PLANS RECOMMND

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

C. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

80.PLANNING. 6 MAP - MODEL HOME COMPLEX RECOMMND

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 6

MAP - MODEL HOME COMPLEX (cont.)

RECOMMND

2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaanent filing and agency distribution after the Plananning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
7. Provide a Model Home Complex landscape and irrigation plan.

NOTES: The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements.

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

80.PLANNING. 7

MAP - ENTRY MONUMENT PLOT PLAN

RECOMMND

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 7 MAP - ENTRY MONUMENT PLOT PLAN (cont.) RECOMMND

approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT nd GATES PLAN condition of approval shall be cleared individually.

80.PLANNING. 8 MAP - FINAL SITE PLAN RECOMMND

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

Subdivision development shall conform to the approved plot plan and shall conform to the Countywide Design Guidelines and Landscape Guidelines and the approved Design Manual, Exhibit M.

The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 8

MAP - FINAL SITE PLAN (cont.)

RECOMMND

2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.
5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.
6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.
7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 9

MAP - DUAL AIR COOL SYSTEMS

RECOMMND

Prior to issuance of building permits for EACH residential dwelling, plans submitted to the Department of Building and Safety shall include evaporative ("swamp" or equivalent) coolers in addition to refrigerated air conditioners as interior air cooling equipment.

The TLMA Land Use Division and/or Planning Department shall require the building permit applicant to submit written certification from a state licensed professional that the plans submitted to plan check in the Department of Building and Safety comply with the above requirement for dual air cooling systems. The Planning Department may also require review by county staff of building plans to verify compliance with this condition of approval.

NOTE: Reference Countywide Design Standards & Guidelines (1-13-04), p. 15.

80.PLANNING. 10

MAP - ACOUSTICAL STUDY

RECOMMND

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the Environmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

80.PLANNING. 11

MAP- 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 11

MAP- LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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.

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 12

MAP- 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 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. 13

USE - WASTE MGMT. CLEARANCE

RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated July 7, 2004, summarized as follows: Green waste generated by the project should be kept separate from other waste types and either be composted onsite or directed to local wood grinding and/or composting operations.

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 MAP - DRAIN EASEMENT RECOMMND

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). All the legals and plats for drainage easement shall be submitted to the County Surveyor's office to be reviewed and recorded.

90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

90.B&S. 1 BP - GRADING CLEARANCE REQMNT INEFFECT

Prior to the final inspection, the applicant must obtain clearance from the Grading Division of the Department of Building & Safety. It may be necessary to speak directly to a representative of the Grading Division to determine specific requirements for their clearance.

90.B&S. 2 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.

FIRE DEPARTMENT

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 2 GEN - 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. 3 MAP - BLOCK WALL ANTIGRAFFITI RECOMMND

The land divider/permit holder shall construct a six (6) foot high decorative block wall along the northerly, southerly, westerly, and easterly boundaries with any required drainage openings. The required wall shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

90.PLANNING. 4 MAP - QUIMBY FEES 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 park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the Coachella Valley Recreation and Park District.

90.PLANNING. 5 MAP - CONCRETE DRIVEWAYS RECOMMND

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

90.PLANNING. 6 MAP - FENCING COMPLIANCE RECOMMND

Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

TRACT MAP Tract #: TR32463

Parcel: 670-230-006

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7 MAP- ROLL-UP GARAGE DOORS RECOMMND

All residences shall have automatic roll-up garage doors.

90.PLANNING. 8 MAP - HOME ADDRESS LIGHTING RECOMMND

Prior to final building inspection approval of EACH dwelling, a wall-mounted internally lighted address identification sign shall be prominently placed on the front of each dwelling unit in order to facilitate observation of the property's address from the street. The illumination source for the address identification sign shall be controlled by a photocell sensor or a timer.
NOTE: Reference Countywide Design Standards & Guidelines (1-13-04), p. 14.

90.PLANNING. 9 MAP - INTERIOR BLOCK WALLS RECOMMND

The land divider/permit holder shall construct six (6) foot high decorative block walls within the interior lots. Any interior block wall shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the land divider shall be provided to both the TLMA -Land Use Division and the Delevopment Review Division.

90.PLANNING. 10 MAP - DUAL AIR COOL SYSTEMS RECOMMND

Prior to final building inspection approval of EACH residential dwelling, evaporative ("swamp" or equivalent) coolers are required to be installed in addition to refrigerated air conditioners as interior air cooling equipment.

The TLMA Land Use Division and/or Planning Department shall require the building permit holder to submit written certification from a state licensed professional that the above requirement for dual air cooling systems have been installed according to plans approved by the Department of Building and Safety. The Planning Department may also require inspection by county staff to verify compliance with this condition of approval.

NOTE: Reference Countywide Design Standards & Guidelines (1-13-04), p. 15.

TRACT MAP Tract #: TR32463

Parcel: 670-230-006

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 11 MAP- LC LNDSCEP INSPECTION DEP

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 the Pre-Installation, the Installation, and One Year Post-Establishment landscape 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. 12 MAP- LC LNDSCP INSPCT REQMENTS

RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a PRE-INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 13 MAP- LC COMPLY W/LNDSCP /IRRIG

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,

TRACT MAP Tract #: TR32463

Parcel: 670-230-006

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 13 MAP- LC COMPLY W/LNDSACP /IRRIG (cont.) RECOMMND

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.

90.PLANNING. 14 USE - COMPLY W/ ACOUSTIC STUDY RECOMMND

The permit holder shall construct and design the project in compliance with the recommendations of an approved acoustical study, as reviewed and, as the case may be, modified by the department of Environmental Health, Office of Industrial Hygiene and approved by the Planning Department.

The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that the project was constructed in compliance with the recommendations of the approved acoustical study.

The Planning Department may require further inspection by county staff to assure project compliance with this condition of approval.

TRANS DEPARTMENT

90.TRANS. 1 MAP - 80% COMPLETION RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks

TRACT MAP Tract #: TR32463

Parcel: 670-230-006

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1

MAP - 80% COMPLETION (cont.)

RECOMMND

and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 3

MAP - STREET SWEEPING

RECOMMND

Street sweeping annexation or inclusion into CSA or similar mechanism as approved by the Transportation Department shall be completed.

07/22/10
13:12

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 59

TRACT MAP Tract #: TR32463

Parcel: 670-230-006

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4 MAP - STREET LIGHTS INSTALL

RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (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 streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 5 MAP - 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. 6 MAP - GRAFFITI ABATEMENT

RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

90.TRANS. 8 MAP - LANDSCAPING

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District N. 89-1-Consolidated, County Service Area and/or Assessment District as approved by the Transportation Department for continuous landscape

TRACT MAP Tract #: TR32463

Parcel: 670-230-006

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 MAP - LANDSCAPING (cont.) RECOMMND

maintenance within for continuous landscape maintenance within public road rights-of-way, in accordance with Ordinance 461.

90.TRANS. 9 MAP - DRAINAGE IMPROV COMPLETE RECOMMND

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

90.TRANS. 10 MAP - EASEMENT FOR DRAINAGE RECOMMND

The developer will prepare and record easements for drainage purposes to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded on final map and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

All the legals and plats for drainage easements shall be reviewed and recorded by the County Surveyor's office prior to occupancy.

90.TRANS. 11 MAP - OWNER MAINTENANCE NOTICE RECOMMND

The owner of the project site shall be responsible for the maintenance of the drainage facility. A viable maintenance mechanism acceptable to the County should be provided for retention systems. The owner/developer shall obtain approval from Riverside County Transportation Department regarding the maintenance of the retention systems. These maintenance wording shall be shown on the title sheet of improvement plans.

90.TRANS. 12 MAP - TS/INSTALLATION RECOMMND

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

Palm Vista Drive (NS) at Ramon Road (EW)

with no fee credit.

07/22/10
13:12

Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR32463

Parcel: 670-230-006

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 12 MAP - TS/INSTALLATION (cont.) RECOMMND

or as approved by the Transportation Department.

90.TRANS. 13 MAP - TS/INTERCONNECT RECOMMND

The project proponent shall be required to provide traffic signal interconnect between the traffic signal at Palm Vista Drive (NS) at Ramon Road (EW) to the signal at Los Alamos Road (NS) and Ramon Road (EW).

or as approved by the Transportation Department.



Dedicated to delivering state-of-the-art occupational and environmental consultation to businesses, governmental agencies and communities of Riverside County

Date: June 8, 2009
To: Maurice Burrows
Riverside County Planning Department
38686 El Cerrito Road
Palm Desert California 92211
Fax: (760) 863-7555

From: Steven D. Hinde, REHS, CIH ^{SA}
Senior Industrial Hygienist
Department of Public Health
Office of Industrial Hygiene
P.O. BOX 7600
Riverside, California 92513-7600
Phone: (951) 358-5050
Fax: (951) 358-5443

Report written by: Steven D. Hinde, REHS, CIH
Senior Industrial Hygienist

Project Reviewed: Tentative Tract No. 32463

Reference Number: 96370

Applicant: Sam Veltri
SunCal Companies
2392 Morse Ave.
Irvine, CA 92614

Noise Consultant Urban Crossroads
41 Corporate Park, Suite 300
Irvine, CA 92606

Review Stage: First Review

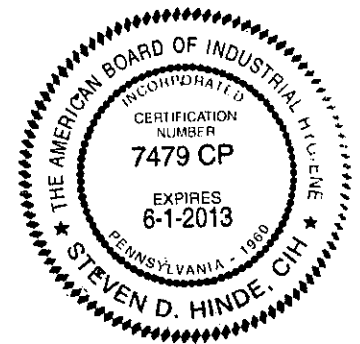
Information Provided: Tentative Tract Map 32463, Preliminary Noise Study, County of Riverside, California" dated August 7, 2007
JN:04983-02

COPY

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JUN 15 2009

Riverside County
Planning Department
Desert Office



Noise Standards:

1. The "Noise Element" section of the Riverside County General Plan states "to avoid future noise hazard, the maximum capacity design standard (average daily trips) for highways and major roads" (including airports) "shall be used for determining the maximum future noise level" or, in the case of freeways and airports, the projected conditions for 20 years in the future may be used.
2. The interior noise levels in residential dwellings shall not exceed 45 Ldn (CNEL).
3. The exterior noise level shall not exceed 65 Ldn.

Highway Prediction Model:

Using FHWA RD 77-108 Highway Traffic Prediction Model, the noise consultant shall estimate noise impacts (Ldn) from the Highways (design capacity "C" Level of Service).

Acoustical Parameters for County Highways:

1. Average daily traffic (ADT) design capacity of 20,700 assumed for Palm Vista Street and Los Alamos Street (the County General Plan classifies Juniper Flats Road and Watson Road as "Secondary" roadway. Palm Vista Street and Los Alamos Street quoted from the "Western Coachella Valley Area Plan Circulation, Figure 7, dated 10/07/03".
2. Truck/Auto Mix as follows (Riverside Co. Road Department):

For Secondary highways

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	97.2	73.6	13.6	10.22
Med. Truck	1.87	0.9	0.04	0.9
Heavy Truck	0.74	0.35	0.04	0.35

3. Traffic Speed of 40 MPH.
4. The distance from the center of Palm Vista Street and Los Alamos Street to the nearest building face is estimated to be 70 feet.
5. Modeling for Palm Vista Street and Los Alamos Street was done using a "hard site" assumption.
6. The standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.

7. Barrier calculations based on receptor at 10 feet from the barrier and at a 5 foot elevation for wall barrier height at or less than six feet. However, a receptor placement of 3-foot elevation is required when a wall barrier height is greater than six feet.
8. Interior calculations based on receptor at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.

Findings:

The consultant's report is adequate. Based on our calculations the wall heights recommended should provide sufficient attenuation to reduce exterior roadway noise levels to below 65 Ldn.

Recommendations:

1. The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

Five foot high (noise barriers) masonry block walls shall be constructed along western site boundary (**Palm Vista Street**) of lots 1 through 10, 112 & 113 of T.T. 32463.

Five foot high (noise barriers) masonry block walls shall be constructed along eastern site boundary (**Los Alamos Street**) of lots 140 through 149 of T.T. 32463.

Six foot high (noise barriers) masonry block walls or combination berm and block wall shall be constructed along the northern property line of the site boundary of lots 32 through 37 of T.T. 32463.

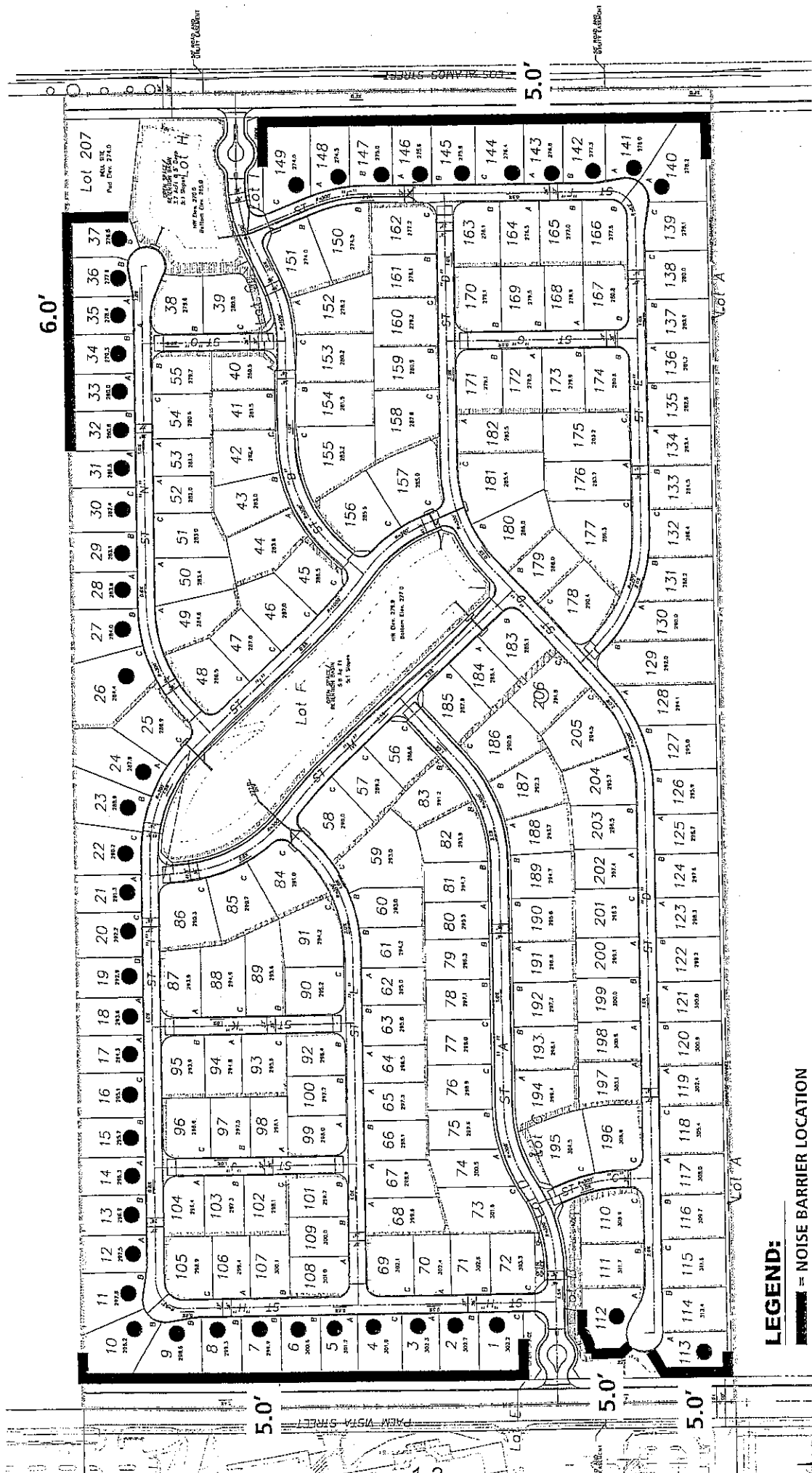
(Height taken from page 1-2 of Acoustical Report, see attached map)

These walls shall be erected so that the top of each wall extends at least 5 to 6 feet (depending on location) above the pad elevation of the shielded lot. In cases where the road is elevated above the pad, the wall shall extend at least 5 to 6 feet (depending on location) above the highest point between the homes and the road.

2. Our Department must receive, review and approve an acoustical report addressing indoor noise impacts. The exterior unmitigated impact (second stories) for Palm Vista Street and Los Alamos Street is 68 Ldn. Home design must be shown to reduce interior noise to at or below 45 Ldn for those homes along Palm Vista Street and Los Alamos Street.

3. Provide "closed window" condition requiring mechanical ventilation for lots 1 – 37, 112, 113 & 140 - 149. In addition, they should be provided with weather stripped solid core exterior doors and exterior wall/roof assemblies should be free of cut outs and openings.
4. The applicant shall pay review fees (prior to pulling your building permits) to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists.

EXHIBIT 1-A
SUMMARY OF RECOMMENDATIONS



- LEGEND:**
- = NOISE BARRIER LOCATION
 - = LOT REQUIRING MECHANICAL VENTILATION, CLOSED WINDOWS CONDITION AND STANDARD DUAL-GLAZED WINDOWS WITH AN STC OF 26.



**AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY**



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FEB 01 2010

Riverside County
Planning Department
Desert Office

CHAIR
Simon Housman
Rancho Mirage

January 25, 2010

VICE CHAIRMAN
Rod Ballance
Riverside

Jay Olivas, Urban Regional Planner IV
Riverside County Planning Department
Palm Desert Office

MAIL STOP #4035

COMMISSIONERS

Arthur Butler
Riverside

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1007PS09

Related File No.: CZ06987 (Change of Zone), TR32463 (Tentative Tract Map)

Robin Lowe
Hemet

APN: 670-230-006

John Lyon
Riverside

Dear Mr. Olivas:

Glen Holmes
Hemet

On January 14, 2010, the Riverside County Airport Land Use Commission (ALUC) found the above-referenced Change of Zone **CONSISTENT** with the 2005 Palm Springs Airport Land Use Compatibility Plan, and found the above-referenced Tentative Tract Map **CONSISTENT** with that Plan, subject to the following conditions:

Melanie Fesmire
Indio

CONDITIONS:

STAFF

Director
Ed Cooper

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing, and shall comply with the requirements of Ordinance No. 655.

John Guerin
Barbara Santos

2. The following uses shall be prohibited:

(a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

(b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features and production of cereal grains, sunflower, and row crops.)

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3. The attached notice shall be provided to all potential purchasers and tenants, and shall be recorded as a deed notice.

County Administrative Center
4080 Lemon St., 9th Floor.
Riverside, CA 92501
(951) 955-5132

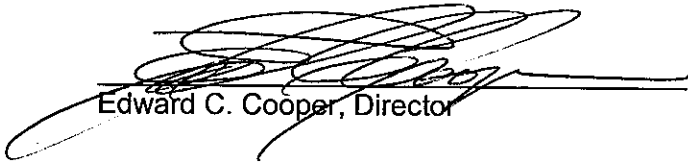
www.rcaluc.org

4. Stormwater retention basins and bio-swales shall be designed to remain totally dry between rainfalls and shall not be designed to provide a maximum detention period exceeding 48 hours. Vegetation in and around such basins or swales that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

Should you have any questions regarding this action, please contact John Guerin at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



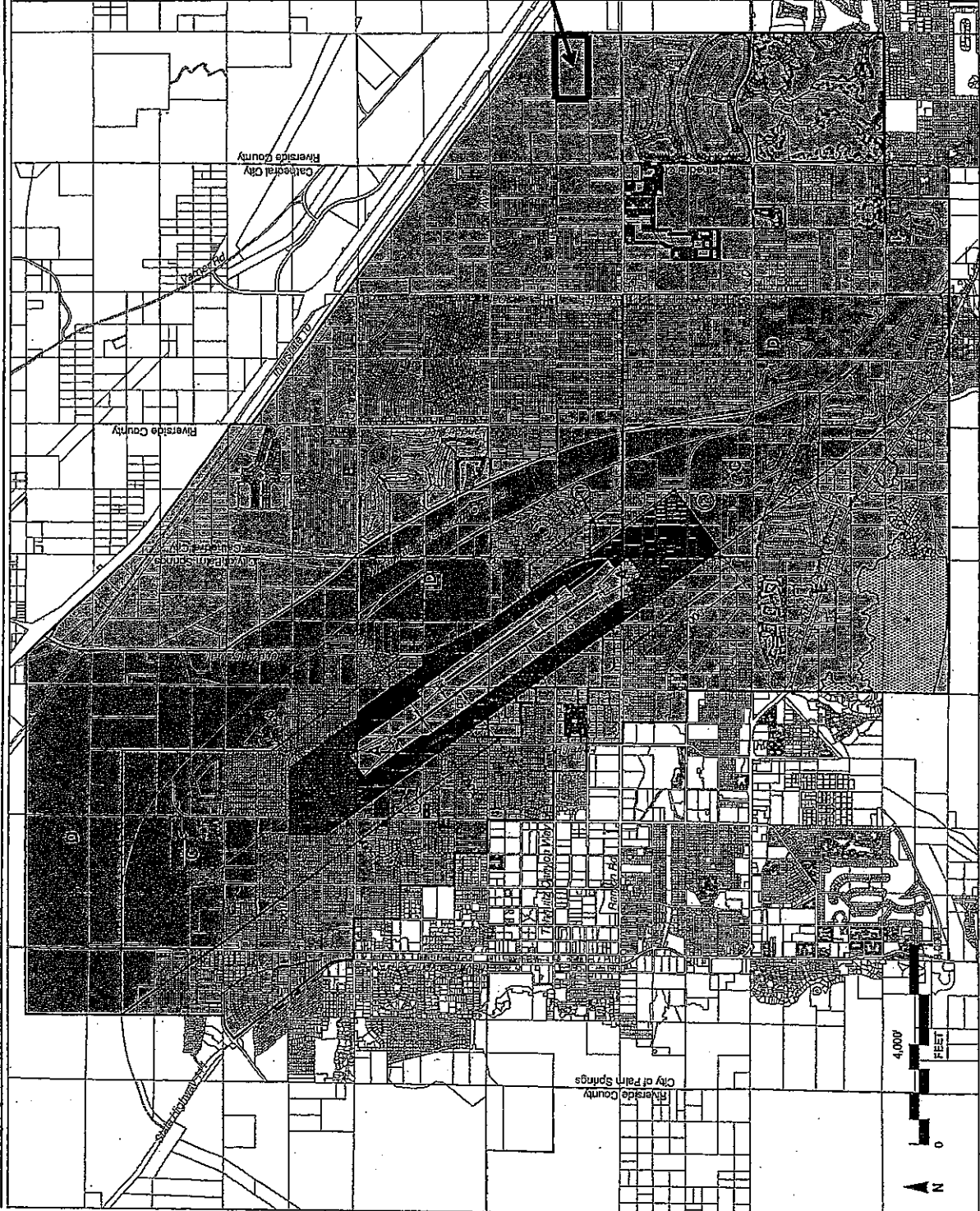
Edward C. Cooper, Director

Cc: ALUC Staff
Adkan Engineers
SCC Rancho Mirage, LLC
Thomas Nolan, Executive Director of Aviation, City of Palm Springs/PSIA

Y:\ALUC\Palm Springs\ZAP1007PS09. LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



Legend

- Compatibility Zones
 - Airport Influence Area Boundary
 - Zone A
 - Zone B1
 - Zone B2
 - Zone C
 - Zone D
 - Zone E
 - Height Review Overlay Zone
- Boundary Lines
 - Airport Property Line
 - City Limits

Notes

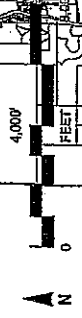
- All dimensions measured from runway ends and centerlines.
- DT = Displaced Threshold
- See Chapter 2, Table 24, for compatibility criteria associated with this map.
- See Policy PS.2.1.

PROPOSED SITE

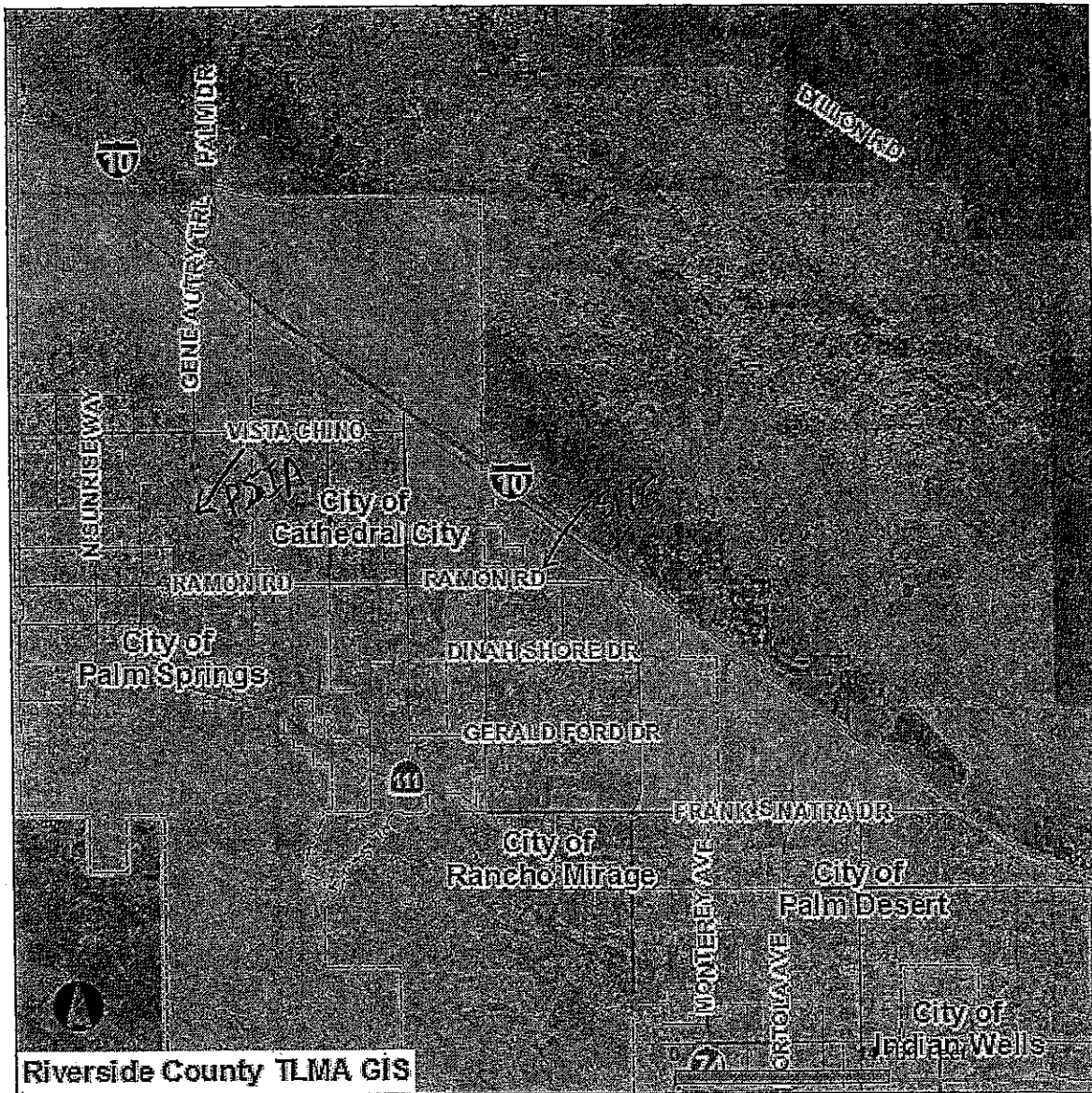
Riverside County
 Airport Land Use Commission
 Riverside County
 Airport Land Use Compatibility Plan
 Policy Document
 (Adopted March 2005)

Map PS-1

Compatibility Map
 Palm Springs International Airport



RIVERSIDE COUNTY GIS



Selected parcel(s):
670-230-006

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Tue Dec 15 14:27:03 2009

LAND DEVELOPMENT COMMITTEE

INITIAL CASE TRANSMITTAL

RIVERSIDE COUNTY PLANNING DEPARTMENT - DESERT OFFICE

DEC 18 2009

38-686 El Cerrito Road
Palm Desert, CA 92211

Orig/e-ml G. Celehar-Bauer
e-ml T. Demissie, D. Charlton
M. Johnson

DATE: December 18, 2009

File: 0163.1 @ 040514-4

TO:

Transportation Dept.
Environmental Health Dept.
Fire Department
Riv. Co. Dept. of Bldg. & Safety - Grading
Riv. Co. Environmental Programs Department
Riv. Co. Landscape Programs Dept.

Regional Parks & Open Space District
P.D. Geology/Paleontology Section - D. Jones
P.D. Archaeology Section - L. Mouriquand
Riv. Co. Industrial Hygiene - Attn: S. Hinde
Riv. Co. Sheriff's Dept. - Palm Desert Office
Coachella Valley Water District

City of Rancho Mirage
City of Cathedral City
Agua Caliente Band of Cahuilla Indians
Desert File / Central Files

TENTATIVE TRACT MAP NO. 32463, AMENDED NO. 2 – EA39616 – Applicant: SCC Rancho Mirage, LLC. – Engineer/Representative: Adkan Engineers - Fourth Supervisorial District – Cathedral City – Palm Desert Zoning District – Western Coachella Valley Community Plan: Community Development: Medium Density Residential (CD: MDR) (2 – 5 DU/AC) – Location: Easterly of Da Vall Road, northerly of Ramon Road – 80 Gross Acres – Zoning: Controlled Development Areas – 20 Acre Minimum (W-2-20) – REQUEST: The tentative tract map is a Schedule A which proposes to divide 80 acres into 206 single family residential lots. - APN: 670-230-006 – Concurrent Cases: CZ06987, EA39616, CFG03094, and GEO01345. – Related Case: None

PLEASE NOTE: Exhibit M (Design Manual) will only be transmitted to: Transportation, E. Health, Fire Dept., Building & Safety: Grading, Landscape Department, EPD, County Regional Parks, P.D. Geology Division, P.D. Archaeology Division & Coachella Valley Water District.

Please review the attached **Amended** map(s) and/or exhibit(s): **AMENDED NO. 2 EXHIBIT & EXHIBIT M**, for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **January 14, 2010 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact Jay Olivas, (760) 863-8277, or e-mail at jolivas@rctlma.org / MAILSTOP #4035

COMMENTS:

JAY:
please see enclosed District's letter dated December 20, 2007. for TTM No. 32463. The conditions stated in the letter are also applicable to TTM No. 32463, Amended No. 2

DATE: 12/21/09

SIGNATURE: 

PLEASE PRINT NAME AND TITLE: Tesfaye Demissie, Associate Engineer

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.

39 SCANNED
41 SCANNED
KC
M



ESTABLISHED IN 1918 AS A PUBLIC AGENCY

COACHELLA VALLEY WATER DISTRICT

POST OFFICE BOX 1058 • COACHELLA, CALIFORNIA 92236 • TELEPHONE (760) 398-2651 • FAX (760) 398-3711

DIRECTORS:

PETER NELSON, PRESIDENT
PATRICIA A. LARSON, VICE PRESIDENT
TELLIS CODEKAS
JOHN W. McFADDEN
RUSSELL KITAHARA

OFFICERS:

STEVEN B. ROBBINS,
GENERAL MANAGER-CHIEF ENGINEER
MARK BEUHLER,
ASST. GENERAL MANAGER
JULIA FERNANDEZ, SECRETARY
DAN PARKS, ASST. TO GENERAL MANAGER
REDWINE AND SHERRILL, ATTORNEYS

December 20, 2007

File: 0163.1
0421.1
0721.1

RECEIVED

DEC 28 2007

Riverside County
Planning Department
Desert Office

Maurice Borrows
Riverside County Planning Department
38-686 El Cerrito Road
Palm Desert, CA 92211

Dear Mr. Borrows:

Subject: Tentative Tract Map No. 32463

This area is designated Zone C on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency (FEMA).

The county shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm.

This project lies within the Study Area Boundary of the Coachella Valley Water Management Plan (September 2002).

The District will provide domestic water and sanitation service to this area and such service will be subject to the satisfaction of terms and conditions established by the District and exercised from time-to-time, including, but not limited to, fees and charges, water conservation measures, etc.

The District may need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the tract map as lots and/or easements to be deeded to the District for such purpose.

This notice of domestic water and sanitation service availability can only be used and relied upon for the specific property for which it was issued and shall expire three (3) years from date of issuance.

Domestic water and sanitation service remains at all times subject to changes in regulations adopted by the District's Board of Directors including reductions in or suspensions of service.

Plans for grading, landscaping and irrigation systems shall be submitted to the District for review. This review is for ensuring efficient water management.

**TRUE CONSERVATION
USE WATER WISELY**

December 20, 2007

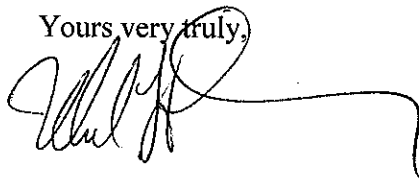
The project lies within the Upper Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.

All water wells owned or operated by an entity producing more than 25 acre-feet of water during any year must be equipped with a water-measuring device. A District Water Production Metering Agreement is required to ensure District staff regularly read and maintain this water-measuring device.

The groundwater basin in the Coachella Valley is in a state of overdraft. Each new dwelling unit contributes incrementally to the overdraft. The District has a Water Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan include supplemental imported water, source substitution and water conservation. The elements of this plan should be incorporated in the environmental mitigation plan for this development to reduce its negative impact on the Coachella Valley groundwater basin.

If you have any questions, please call Tyme Flatt, Stormwater Engineer, extension 2229.

Yours very truly,



Mark L. Johnson
Director of Engineering

cc: SunCal Companies
Coachella Division
74-130 Country Club Drive, Suite 101
Palm Desert, CA 92260

Majeed Farshad
Riverside County Department of Transportation
38-686 El Cerrito Road
Palm Desert, CA 92211

Monte Bowers, PE
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127-1624

Jeff Johnson
Riverside County Department of Public Health
38-686 El Cerrito Road
Palm Desert, CA 92211

TF:md\eng\sw\07\dec\ttm-32463

040514-4



RIVERSIDE COUNTY SHERIFF'S DEPARTMENT

Palm Desert Station

Stanley Sniff, Sheriff - Coroner

RECEIVED

JAN 11 2008

Riverside County
Planning Department
Desert Office

December 17, 2007

County of Riverside
Planning Department
4080 Lemon Street, 9th Floor
Riverside, California 92502

ATTN: Robert C. Johnson; Planning Director
RE: Parcel Map No. 32463 APN: 670-230-006

Thank you for the opportunity to comment on the precise plan to divide 80 acres of land into 274 single family residential lots. This project location was east of Da Vall Road, and north of Ramon Road in Rancho Mirage California.

Pre-Construction & Construction Phases:

Concerning the construction on parcel there should be a temporary chain link fence around the entire construction site. The valuable material and equipment at the construction site should be protected from theft and vandalism. I recommend a 6 foot high temporary chain link fence be erected around those areas. I would also recommend that a list of serial or license numbers of equipment and vehicles stored at this site be maintained at the builder's nearest office. This will allow Sheriff's personnel to obtain these numbers immediately for the reporting and recovery purposes. The builder's name, address and telephone number should be conspicuously posted at the construction site. Visibility into the construction site should not be blocked. Temporary lighting of sufficient wattage to illuminate the presence of any person on the site during the hours of darkness should be provided. A trespassing authorization letter should be completed by the builder and kept on file with the Sheriff's Department for possible future prosecution of trespassers.

Addressing:

Addressing numbers should be minimum height of 12 inches and illuminated during the hours of darkness. I also recommend the address numbers be painted on the roof of the building with 3'to 4' black or contrasting colors. This will assist law enforcement observers or air ambulance crewmembers in identifying the locations quicker in the event

of an emergency. The addressing numbers should also be very visible from the main streets of the buildings for a quicker response of assistance.

Alarm Service:

An alarm service is recommended for the buildings constructed on these parcels. An emergency contact record should be on file with the alarm company and the Riverside County Sheriff's Department, identifying persons who are available to respond to the buildings in the event of an emergency.

Private Security:

A private security company should be utilized during the hours of darkness to patrol the fenced in construction site. The patrol could start at 10:00 PM at night and end at about 5:00 AM when construction begins. That patrol would help in deterring people from entering the construction site without permission and reduce the occurrences of theft and vandalism.

Doors:

I recommend adequate security hardware, such as single cylinder dead-bolt locks, should be installed. Glass doors should have decorative wrought iron or metal backing to prevent burglars from breaking the glass and entering the buildings. Overhead roll-up doors should be secured from the inside by a cylinder lock or padlock, which cannot be defeated from outside the door.

Windows:

I recommend windows and glass doors contain rated burglary-resistant glazing or its equivalent be installed. The window type that attached to the frame is recommended. Absent any fire or building codes that require windows on the side or rear of the buildings, I recommend that windows only be constructed in the front of the buildings.

Roof Access:

The design for access to the roof should not have exterior ladders, equipment, or landscaping (i.e. trees) that can be used by unauthorized persons to climb up on the roof. Additionally any roof top vents should be reinforced with burglary resistant material in accordance with current fire and building codes.

Post Construction & Project Completion:

Lighting:

In the interest of the property owners, public safety and Sheriff's Department, I make the following recommendations. The monument signs should be well lighted during the hours of darkness. The parking lot area, driveway, sides of the buildings, recesses and grounds contiguous to buildings should be provided with lighting of sufficient wattage.

They should provide illumination to make clearly visible the presence of any person on or around the property during the hours of darkness. All exterior doors should have their own light source that will adequately illuminate entry/exit areas at all hours in order to make any person near the door clearly visible. Provide adequate illumination for persons entering and exiting the buildings.

Parking Lot:

I would recommend the installation of handicapped parking stalls in accordance with prevailing Riverside County and California State Building Codes. Also, specifically marked parking spaces for company officials should be eliminated. This reduces the ability of potential robbers or kidnapers identifying high profile executives. Pay phones could be installed throughout the location with illuminating light to help individuals that don't use or have access to a cellular phone.

Graffiti Prevention:

The surface of walls, buildings, logo monument, etc. should be covered with graffiti resistant surface composition, applied paint and/or shielding by defensive landscaping or plants. For example, plants with thorns or stickers.

Landscaping:

Landscaping should be of the type and situated in locations to maximize natural surveillance of the property while providing the desired degree of aesthetics.

CCTV Surveillance:

A digital CCTV surveillance system should be utilized to monitor areas on the property where cash or credit card transactions occur. I would recommend the CCTV system be of such quality that persons may be identified through direct viewing or later review of the recording system.

Trash Bins:

I recommend trash bins be enclosed and locked to prevent entry by unauthorized persons. Employees can access a key to open locked enclosures and bins.

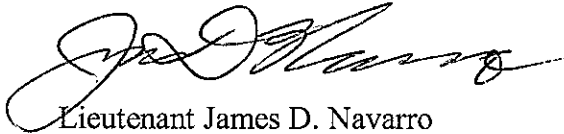
Fencing/Barriers:

Whenever possible, open fencing design such as wrought iron, tubular steel, or densely linked and heavy-posted chain-link should be utilized in order to maximize natural surveillance while establishing territoriality. Other barrier considerations include decorative cement planters, access control to high valued storage areas, locked cages, rooms and safes to store valuables. Fencing that will conceal any part of the buildings could be a location that an intruder might want to use as a possible staging area for crime.

Emergency Notification:

As these developments are completed and prior to the County of Riverside Planning Department granting occupancy, we respectfully request the occupants provide the Riverside County Sheriff's Department and Fire Department information regarding emergency notification. If you have any questions regarding this report and my recommendations, please call me at the office (760) 836-1600. If the developers or builders have any questions, I will consult with you so you can provide them with the answers.

Respectfully submitted

A handwritten signature in black ink, appearing to read 'James D. Navarro', written in a cursive style.

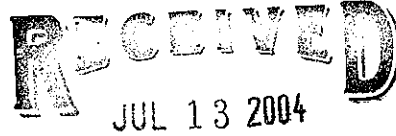
Lieutenant James D. Navarro
Riverside County Sheriff's Department



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

July 7, 2004



Jay T. Olivas, Project Planner
Riverside County Planning Department
82-675 Hwy. 111, Room 209
Indio, CA 92201

RIVERSIDE COUNTY
PLANNING DEPARTMENT
INDIO OFFICE

RE: Change of Zone No. 6987; Tentative Tract Map (TR) No. 32463
Proposal: Change the zone from W-2 to R-1; divide 80 acres into 274 single family residential lots
APN: 670-230-006

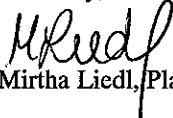
Dear Mr. Olivas:

The Riverside County Waste Management Department has reviewed the proposed project located east of Da Vall Road, north of Ramon Road, in the Cathedral City/Palm Desert Zoning District. The following comments are offered for your consideration:

1. The proposed project is located directly west and adjacent to the Palm Springs Landfill, an inactive landfill that operated as a solid waste disposal site until December of 1963. The County never owned or operated this site.
2. The project has the potential to impact landfill capacity from the generation of solid waste during the construction phase of the project and upon occupancy of the tract. The project proponent is encouraged to consider the following measures to help reduce the project's potential solid waste impacts and to help in the County's efforts to comply with State Law in diverting solid waste from landfill disposal:
 - a. Green waste generated by the project should be kept separate from other waste types and either composted onsite or directed to local wood grinding and/or composting operations.
 - b. The use of mulch and/or compost in the development and maintenance of landscape areas is recommended.
 - c. Construction and demolition waste should be reduced and/or diverted from landfill disposal by the use of onsite grinders or by directing the materials to recycling facilities.
2. Hazardous materials **are not** accepted at Riverside County landfills. Any hazardous wastes, such as paint, used during construction must be properly disposed at a licensed facility in accordance with local, state and federal regulations.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (909)486-3284.

Sincerely,


Mirtha Liedl, Planner

PD# 25807

CITY OF RANCHO MIRAGE

©

January 12, 2010

RECEIVED

JAN 14 2010

Riverside County
Planning Department
Desert Office

Mr. Jay Olivas
Riverside County Planning Department
38-686 El Cerrito Road
Palm Desert, CA 92211

Re: Tentative Tract Map No. 32463, Amended No. 2
Applicant: SCC Rancho Mirage

Dear Mr. Olivas:

Thank you for providing the Rancho Mirage Community Development Department with the opportunity to comment on the above referenced project. A City Council appointed Sphere of Influence (SOI) subcommittee and staff met with Riverside County Planning on a couple of occasions (most recently in April 2008) and with various representatives of the property owner (SunCal) over the past three years regarding several renditions of a Tentative Map on this 80-acre parcel.

Most recently, on June 2, 2009, we discussed our concerns and comments regarding development of a 206 lot Tentative Map on this 80-acre parcel with Sam Veltri; a representative of SunCal. We followed up our meeting with a letter to Mr. Veltri dated June 26, 2009, which outlined the City of Rancho Mirage's concerns (identical to those discussed in previous correspondence with the County dated January 16, 2008), and never heard back from the property owner/applicant until we received this map from the County on Friday December 18, 2009.

The City's position on developing this parcel has not changed, and to recapitulate our position on the matter, the following is a summary of our comments from previous meetings and correspondence:

Since the property in question is near the center of the Sphere of Influence north of Ramon Road, and only bound by the City on the west side, it is especially important that we understand the backbone infrastructure and circulation as it not only pertains to this site, but to those sites surrounding the property that may be dependent upon the ultimate design of the infrastructure.

ADMINISTRATION	COMMUNITY DEVELOPMENT	FINANCE	HOUSING AUTHORITY	PUBLIC LIBRARY	PUBLIC WORKS
Tel. (760) 324-4511	Tel. (760) 328-2266	Tel. (760) 770-3207	Tel. (760) 770-3210	Tel. (760) 341-7323	Tel. (760) 770-3224
Fax. (760) 324-8830	Fax. (760) 324-9851	Fax. (760) 324-0528	Fax. (760) 770-3261	Fax. (760) 341-5213	Fax. (760) 770-3261

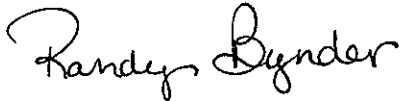
1. Policy WCVAP 1.3 in the Riverside County Integrated Plan (RCIP) Rancho Mirage Sphere of Influence Policy Area states in part: “Encourage property owners within this policy area to develop their properties under a single Specific Plan application covering the entire area”. We continue to encourage the property owner to meet with the City regarding annexation and recommend development of a Specific Plan along with full compliance with the City General Plan, Zoning Ordinance and Subdivision regulations. The SOI subcommittee reiterated these concerns to the applicant at the June 2 meeting in regard to projects being proposed within the City’s Sphere of Influence, and the lack of a comprehensive document to guide their development as required by the City’s General Plan and the County’s Integrated Plan.
2. The City of Rancho Mirage is requesting that an Environmental Impact Report be prepared for this project. This 206 lot 80 acre subdivision on virgin desert is in an area that requires the preparation of a larger Specific Plan by both the County and City General Plans is of great concern to the City. Circumstances for the several hundred acres between Ramon Road and I-10 in our City and SOI are rapidly changing in a piecemeal fashion with the recent Palm Springs Unified School District (PSUSD) certification of an EIR for the new high school, elementary school and maintenance facility, Bob Hope/I-10 interchange project, Agua Caliente 16 story resort hotel and casino annexation, and other developments currently being discussed with the County within our Sphere in addition to the ACBCI Tribal land plans for the south side of Ramon Road. These new projects affect the overall transportation, safety, land use, utility infrastructure, recreational needs and demographic patterns of the City, and need to be addressed in a comprehensive manner.
3. The City of Rancho Mirage Community Development Department has discussed with the applicant and the County on several occasions the City’s position that annexation should be required as a prerequisite for staff support for projects within the City’s Sphere of Influence. While we understand that the applicant may have agreed to meet the City’s standards for lot size in our medium density zone, it is not at all clear that all City standards are being met, that infrastructure can serve the site and surrounding sites in the absence of a Specific Plan, or that long term impacts to the City can be mitigated. Although the applicant previously sent us a letter suggesting annexation may occur after County approval of the map, this idea was not well received by the Council appointed SOI subcommittee or staff. At the June 2 meeting direction was given to staff and the applicant that annexation should occur and the City function as the lead agency to process entitlements for the site within the SOI and future City Limits area.

Tentative Tract Map No. 32463, Amended No. 2
Applicant: SCC Rancho Mirage

Rancho Mirage is opposed to piecemeal development within our City's Sphere, and the need to develop a Specific Plan is becoming increasingly apparent, in that circumstances along Ramon Road are rapidly changing. This project will affect the overall circulation network in the project vicinity, affect adjacent land use patterns, drainage, utility infrastructure, recreational needs and demographic patterns of the City; all of which need to be addressed in a comprehensive manner for satisfactory planning and development to occur.

In summary, the project applicant has not addressed many of the issues that Rancho Mirage has discussed and/or requested either in writing or in previous meetings with the applicant. If the project moves forward in the County at the objection of the City, the Subcommittee has stated that they may consider a recommendation to eliminate this parcel and parcel(s) north of Ramon Road from the City's Sphere of Influence and for the property owner to be advised that in no circumstances should the property be marketed as being in Rancho Mirage. The City's position remains the same as stated in previous meetings and in correspondence with the County and applicant: the City strongly objects to this project within our Sphere of Influence and that the applicant needs to file an application for annexation to the City of Rancho Mirage along with the information we have requested in order to gain City support.

Sincerely,



Randal Bynder, AICP
Community Development Director

May 17, 2006

Mr. Maurice Borrows
Project Planner
County of Riverside
82-675 Hwy. 111, 2nd Floor
Indio, CA 92201

RECEIVED

MAY 19 2006

RIVERSIDE COUNTY
PLANNING DEPARTMENT
INDIO OFFICE

MORONGO
BAND OF
MISSION
INDIANS



A SOVEREIGN NATION

Re: Tribal Input on TR32463, Thousand Palms Area

Dear Maurice:

Thank you for sending the Morongo Band of Mission Indians (the "Tribe") a letter on the above referenced project seeking input from the Tribe.

The Tribe has no specific knowledge of any cultural resources, sacred or ceremonial sites on the property. As the Tribe understands it, the County has required a cultural resources survey on this project. The Tribe would like to request a copy of the cultural resources report upon its completion so that it may complete its analysis of the property. The Tribe may have additional comments after receiving and reviewing the report; however, in the interim, the Tribe would like to request that the following (or similar) conditions be placed upon the project:

- If human remains are encountered during grading and other construction excavation, work in the immediate vicinity shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5.
- In the event that Native American cultural resources are discovered during project development/construction, all work in the immediate vicinity of the find shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the overall project may continue during this assessment period.

If significant Native American cultural resources are discovered, for which a Treatment Plan must be prepared, the developer or his archaeologist shall contact the Morongo Band of Mission Indians ("Tribe")¹. If requested by the Tribe, the developer or the project archaeologist shall, in good faith, consult on the discovery and its

¹ The Morongo Band of Mission Indians realizes that there may be additional tribes claiming cultural affiliation to the area; however, Morongo can only speak for itself. The Tribe has no objection if the archaeologist wishes to consult with other tribes and if the condition is so revised to recognize other tribes.

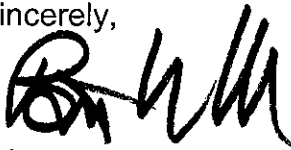
May 17, 2006
Mr. Maurice Borrows
County of Riverside
Page 2 of 2

disposition (e.g. avoidance, preservation, return of artifacts to tribe, etc.).

As you know, the first condition is merely a reiteration of State law; the second condition is also consistent with state law that prohibits knowingly destroying an archaeological site. Therefore, the Tribe does not believe the County would be averse to imposing these conditions. The Tribe has no objection if the County has some other wording for these types of standard conditions but they should have the same salient points as in the above stated conditions – especially the part about future consultation with the Tribe by the project archaeologist if significant inadvertent discoveries are made.

Thank you for contacting the Tribe. The Tribe looks forward to receiving a copy of the cultural resources report for the project at which time it will provide final consultation comments. If you have any questions, please contact me at (951) 755-5206 or Britt_wilson@morongo.org

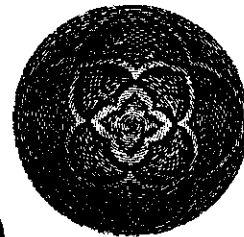
Sincerely,

A handwritten signature in black ink, appearing to read 'Britt W. Wilson', written in a cursive style.

Britt W. Wilson
Project Manager/Cultural Resources Coordinator

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



January 16, 2008

RECEIVED

JAN 22 2008

RIVERSIDE COUNTY
PLANNING DEPARTMENT
INDIO OFFICE

Maurice Borrows
Project Planner
County of Riverside
38686 El Cerritos Road
Palm Desert, CA 92211

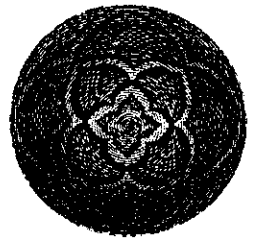
RE: Comments on TR 32463 and 32464, located in Riverside County, CA

Dear Mr. Borrows:

The Agua Caliente Band of Cahuilla Indians appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the County's planning process. The project referenced above is located within Reservation boundaries, specifically on Section 14, Township 4 South, Range 5 East. Our records indicate that one archaeological assessment has been conducted on the project area and no previously recorded archaeological resources have been identified on the subject property. Having reviewed our database, we have identified historic resources in the vicinity. Because of this, the Agua Caliente THPO requests the following:

1. Given that buried resources may be present beneath the ground surface, an Approved Cultural Resource Monitor(s) shall be present during all ground disturbing activities (archaeological testing/data recovery and construction related actions). Should buried cultural deposits be encountered, the Monitor shall have the authority to halt destructive construction and shall notify a qualified archaeologist to investigate and, if necessary, to prepare a treatment plan, for submission to the Agua Caliente THPO for approval.
2. In the event of an inadvertent archaeological discovery the Tribe requests destructive activities in the immediate vicinity to halt and the Tribe's THPO be notified. If necessary the developer will be required to hire a qualified archaeologist (meeting Secretary of Interior standards), to assess the find. If significant Native American cultural resources are discovered the archaeologist shall prepare a Treatment Plan for submission to the THPO for approval. Human remains encountered shall be handled consistent with the state law provisions and implementation. If requested by the Tribe, the developer or the project archaeologist shall, in good faith, consult on the discovery and its disposition (e.g. avoidance, preservation, return of artifacts to tribe, etc.).

Although no known burial ground or cemetery occurs on the project site the Tribe requests a commitment from the City and Developer regarding the treatment and disposition of human remains.



3. Should human remains be discovered during construction of the proposed project, the project contractor would be subject to the State law regarding the discovery and disturbance of human remains. In that circumstance destructive activity in the immediate vicinity shall halt and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5. If the remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) shall be contacted. The NAHC will make a determination of the Most Likely Descendent (MLD). The City and Developer will work with the designated MLD to determine the final disposition of the remains.

Please contact our offices for further information about Approved Cultural Resource Monitors. Again, the Agua Caliente Tribe appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760) 699-6907. You may also email me at ptuck@aguacaliente.net.

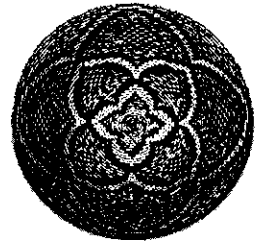
Cordially,

Patricia Tuck, Archaeologist
Tribal Historic Preservation Office
**AGUA CALIENTE BAND
OF CAHUILLA INDIANS**

c: Agua Caliente Cultural Register
Sarah Lopez, ACBCI Associate Planner

X:\CONSULTATIONS Letters\2008\External\On Reservation\RivCo_TR32463_01_15_08

AGUA CALIENTE BAND OF CAHUILLA INDIANS



TRIBAL HISTORIC PRESERVATION OFFICE

May 23, 2006

Maurice Borrows, Project Planner
Riverside County Planning Department
82-675 Hwy 111
2nd Floor, Room 209
Indio, CA 92201

RECEIVED

JUN 05 2006

RIVERSIDE COUNTY
PLANNING DEPARTMENT
INDIO OFFICE

RE: Consultation/Review of Tentative Tract Map No. 32463, and Preliminary Grading Plan, APN 670-230-006, Agua Caliente Indian Reservation, Riverside County, CA

Dear Mr. Borrows:

The Agua Caliente Band of Cahuilla Indians appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in your project. The tract referenced above is within Reservation boundaries therefore, the Agua Caliente THPO requests the following:

1. A 100% cultural resources inventory of the area by a qualified archaeologist prior to any development activities in this area. A records check of the Agua Caliente Register does not show any recorded cultural sites within the proposed project area, but that does not mean they do not exist there. Please forward copies of any cultural resource documentation that might be generated in connection with these efforts to the Tribal Historic Preservation Office for review and comment.
2. An Approved Cultural Resource Monitor(s) must be present during any archaeological survey and/or any ground disturbing activities by the developer. Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt and the Monitor shall notify a Qualified (Secretary of the Interior's Standards and Guidelines) Archaeologist to investigate and, if necessary, prepare a mitigation plan for submission to the Agua Caliente Tribal Historic Preservation Officer.

Please contact our offices for further information about Approved Cultural Resource Monitors. Again, the Agua Caliente Tribe appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760) 883-1368. You may also email me at rbegay@aquacaliente.net.

Cordially,

Richard M. Begay
Director of Historic Preservation

AGUA CALIENTE BAND OF CAHUILLA INDIANS

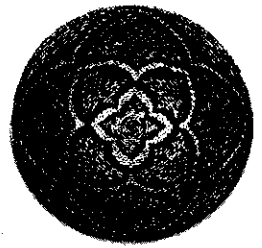
c: Sonia Silvas, Permit Technician, ACBCI
Agua Caliente Cultural Register

P:\THPO\correspondence\2006\external projects\on reservation\rvdecty_TTM32463_5_23_06.doc

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL PLANNING & DEVELOPMENT

RECEIVED



January 11, 2008

JAN 14 2008

Maurice Borrows, Project Planner
County of Riverside
38686 El Cerritos Rd
Palm Desert, CA 92211

Riverside County
Planning Department
Desert Office

RE: Tentative Tract Map No. 32463 – SunCal Development, Inc.

Dear Mr. Borrows:

Thank you for the opportunity to review the above referenced project. The project is within the boundaries of the Reservation and as such is subject to requirements of the Tribal Habitat Conservation Plan (THCP) and the Tribal Historic Preservation Office (THPO). Planning Staff has notified the THPO of this project and there may be cultural resource issues in addition to the THCP mitigation measures and fees listed below.

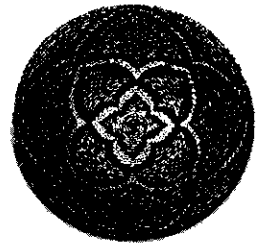
According to the THCP, the project site is located within the Valley Floor Conservation Area (VFCA) and the Burrowing Owl Distribution Area (see Attachment A), which the Tribe has identified as a sensitive wildlife species and has made provisions for its protection (see Attachment B).

Therefore, the following requirements are to be imposed:

1. Prior to issuance of grading permits, the applicant shall pay to the Tribe the VFCA Mitigation Fee of \$2,371 per acre.
2. Prior to any ground or habitat disturbance associated with any Covered Project on the Reservation on a site which provides potential burrowing owl habitat, the Covered Project Proponent shall cause a pre-construction survey of the site to be conducted for presence of the species.
 - a. Surveys and relocation, if applicable, shall be conducted between September 1 and January 31 in accordance with the California Department of Fish and Game Staff Report on Burrowing Owl Mitigation (1995) (see Attachment C) or other then-current protocols as directed by the Tribe.
 - b. Owls should be excluded from burrows in the Development Envelope and within an appropriate buffer zone by installing one-way doors in burrow entrances or other technique as deemed appropriate. The biological monitor must ensure through appropriate means (e.g., monitoring for owl use, excavating burrows) that the burrows to be impacted are not being

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL PLANNING & DEVELOPMENT



used. The Tribe shall determine whether creation of artificial burrows is necessary as part of the relocation effort.

- c. Occupied burrows shall not be disturbed during the nesting season unless a qualified biologist verifies through non-invasive methods that either: (a) the birds have not begun egg laying and incubation; or (b) that juveniles from the occupied burrows are foraging independently and capable of independent survival.

If you have any questions I can be reached at (760) 883-1944.

Regards,

Sarah Lopez
Associate Planner
**AGUA CALIENTE BAND
OF CAHUILLA INDIANS**

C: Richard Begay, Director of Tribal Historic Preservation

*Enclosures

Attachment A – Map of Burrowing Owl Habitat

Attachment B – THCP Section 4.8.4.1(c): "Burrowing Owls"

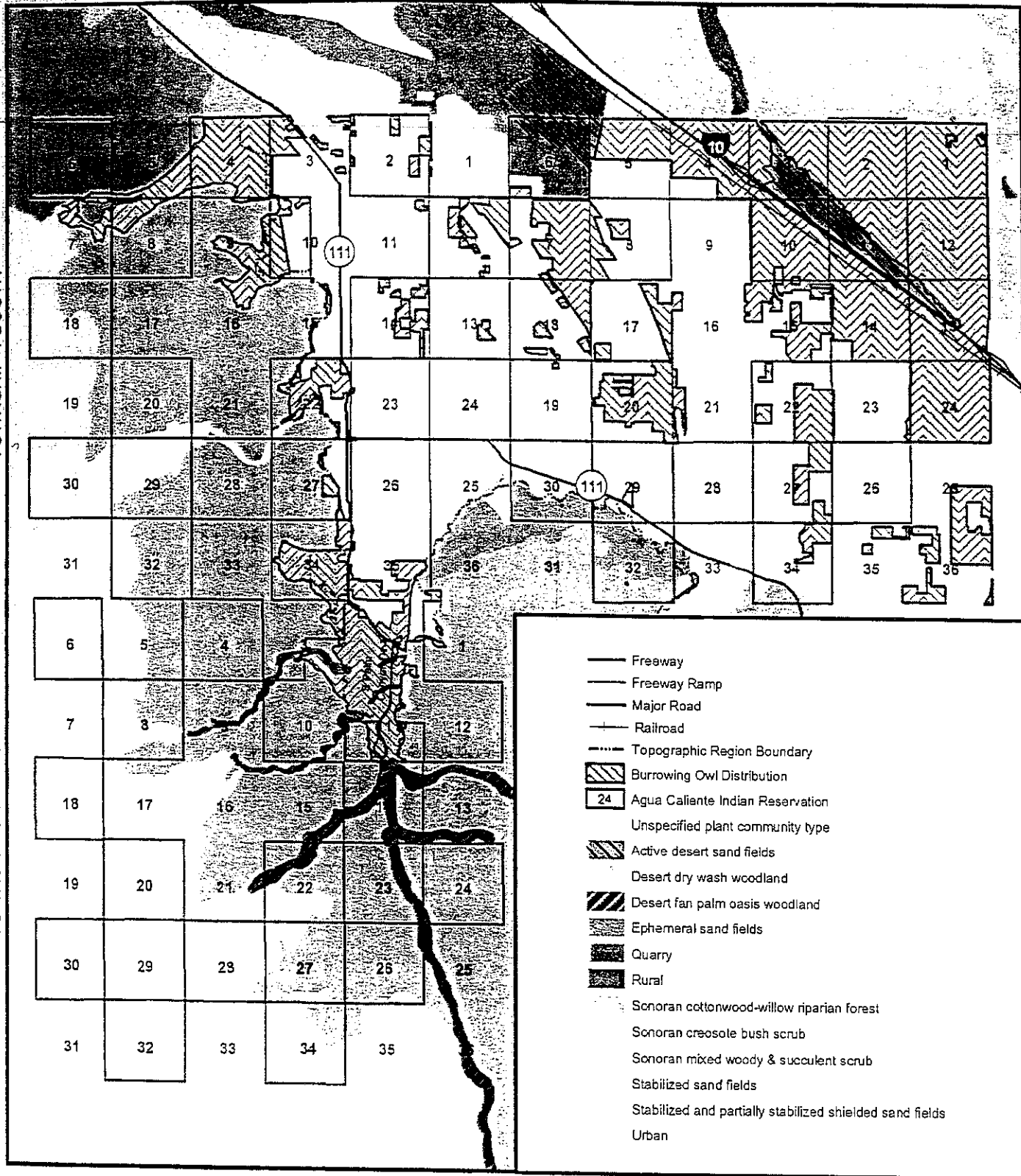
Attachment C – Department of Fish and Game Staff Report on Burrowing Owl Mitigation

RANGE 4 EAST

RANGE 5 EAST

TOWNSHIP 4 SOUTH

TOWNSHIP 5 SOUTH

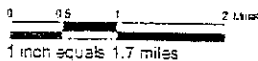


- Freeway
- Freeway Ramp
- Major Road
- Railroad
- Topographic Region Boundary
- ▨ Burrowing Owl Distribution
- 24 Agua Caliente Indian Reservation
- Unspecified plant community type
- ▨ Active desert sand fields
- Desert dry wash woodland
- ▨ Desert fan palm oasis woodland
- ▨ Ephemeral sand fields
- ▨ Quarry
- ▨ Rural
- ▨ Sonoran cottonwood-willow riparian forest
- ▨ Sonoran creosote bush scrub
- ▨ Sonoran mixed woody & succulent scrub
- ▨ Stabilized sand fields
- ▨ Stabilized and partially stabilized shielded sand fields
- ▨ Urban

Source: MSA, BLM, CVAG, US Census Bureau

Exhibit 11

Distribution of Burrowing Owl in the Vicinity of the Agua Caliente Indian Reservation



\\msbpc\maps\exhibit_buow.mxd

AGUA CALIENTE TRIBAL HABITAT CONSERVATION PLAN

ATTACHMENT A

8. As a condition of project approval and CC&Rs, if applicable, lighting shall be selectively placed, shielded, and directed away from conserved PBS habitat. In addition, lighting from homes abutting conserved habitat shall be screened by planting vegetation, and large spotlight-type backyard lighting directed into conserved habitat shall be prohibited.
9. University of California guidelines for water features shall be followed to eliminate bluetongue and other vector-carried diseases.
10. Water diversions shall be regulated to preserve PBS water sources.

4.8.4.1(b) Desert Tortoise

Prior to any ground or habitat disturbance associated with any Covered Project on the Reservation, a pre-construction survey of the site must be conducted for presence of desert tortoise.

1. If tortoises are observed on the site or determined to have a high likelihood of occurring, a qualified desert tortoise monitor approved by the Tribe shall be present daily during ground-disturbing activities.
2. A pre-construction meeting shall be held between the desert tortoise monitor and construction personnel to ensure that the construction personnel are informed of the sensitivity of the species and impact avoidance procedures.
3. Surveys, construction monitoring and relocation (if necessary) will follow the Guidelines for Handling Desert Tortoises During Construction Projects prepared by The Desert Tortoise Council (1994, revised 1999), or other protocol current at that time. If tortoises are found, they shall be relocated to open space within the property or a desert tortoise preserve. Then-current protocols shall be used in handling individuals.

4.8.4.1(c) Burrowing Owls

Prior to any ground or habitat disturbance associated with any Covered Project on the Reservation on a site which provides potential burrowing owl habitat, the Covered Project Proponent shall cause a pre-construction survey of the site to be conducted for presence of the species.

1. Surveys and relocation, if applicable, shall be conducted between September 1 and January 31 in accordance with the CDFG Staff Report on Burrowing Owl Mitigation (1995) or other then-current protocols as directed by the Tribe.
2. Owls should be excluded from burrows in the Development Envelope and within an appropriate buffer zone by installing one-way doors in burrow entrances or other technique as deemed appropriate. The biological monitor must ensure through appropriate means (e.g., monitoring for owl use, excavating burrows) that the burrows to be impacted are not being used. The Tribe shall determine whether creation of artificial burrows is necessary as part of the relocation effort.

3. Occupied burrows shall not be disturbed during the nesting season unless a qualified biologist verifies through non-invasive methods that either: (a) the birds have not begun egg laying and incubation; or (b) that juveniles from the occupied burrows are foraging independently and capable of independent survival.

4.8.4.2 Planning Avoidance and Minimization Measures

The following avoidance and minimization measures must be included in the project plans and implemented during operation of Covered Projects in the MCCA. The Tribal Planning, Building and Engineering Department shall ensure that the following measures are addressed in project development plans, included as conditions of approval for proposed Covered Projects and, if applicable, included in the project's CC&Rs. If a development would establish a Homeowner's Association (HOA), the HOA shall be responsible for enforcing the CC&Rs addressing these and all other standards required by this Plan. The Tribe shall have oversight authority to ensure that this enforcement occurs, and shall be directly responsible for ensuring that the standards are followed on lands without CC&Rs and/or HOAs.

4.8.4.2(a) Lighting

Lighting shall be selectively placed, shielded, and directed away from conserved habitat. In addition, lighting from homes abutting conserved habitat shall be screened by planting vegetation, and large spotlight-type backyard lighting directed into conserved habitat shall be prohibited.

4.8.4.2(b) Fuel Management Zones

Fuel management zones separating conserved habitat from the location of the project site shall be developed, designed, and managed to minimize impacts to native vegetation. Fuel management activities shall be conducted in accordance with the Tribe's Fire Management Plan and Fuel Reduction Plan, upon their adoption.

4.8.5.2 (c) Landscaping

Invasive species such as giant reed and pampas grass shall not be used. A list of prohibited landscaping vegetation shall be provided to each Covered Project Proponent for planning purposes. The Covered Project Proponent also shall be responsible for providing new homeowners with brochures that explain the importance of avoiding landscaping with invasive species.

4.8.5.2(d) Controlled Access

The Covered Project Proponent shall be responsible for installation of security fences/walls for the purpose of controlling human and pet access into Habitat Preserve lands where Covered Project

Appendix F

**California Department of Fish and Game
Staff Report on Burrowing Owl Mitigation**

Memorandum

: "Div. Chiefs - IFD, BDD, NED, & WMD
Reg. Mgrs. - Regions 1, 2, 3, 4, & 5"

Date : October 17, 1995

From : Department of Fish and Game

Subject :
Staff Report on Burrowing Owl Mitigation

I am hereby transmitting the Staff Report on Burrowing Owl Mitigation for your use in reviewing projects (California Environmental Quality Act [CEQA] and others) which may affect burrowing owl habitat. The Staff Report has been developed during the last several months by the Environmental Services Division (ESD) in cooperation with the Wildlife Management Division (WMD) and regions 1, 2, and 4. It has been sent out for public review and redrafted as appropriate.

Either the mitigation measures in the staff report may be used or project specific measures may be developed. Alternative project specific measures proposed by the Department divisions/regions or by project sponsors will also be considered. However, such mitigation measures must be submitted to ESD for review. The review process will focus on the consistency of the proposed measure with Department, Fish and Game Commission, and legislative policy and with laws regarding raptor species. ESD will coordinate project specific mitigation measure review with WMD.

If you have any questions regarding the report, please contact Mr. Ron Rempel, Supervising Biologist, Environmental Services Division, telephone (916) 654-9980.

COPY Original signed by
C.F. Raysbrook

C. F. Raysbrook
Interim Director

Attachment

cc: Mr. Ron Rempel
Department of Fish and Game
Sacramento

STAFF REPORT ON BURROWING OWL MITIGATION

Introduction

The Legislature and the Fish and Game Commission have developed the policies, standards and regulatory mandates to protect native species of fish and wildlife. In order to determine how the Department of Fish and Game (Department) could judge the adequacy of mitigation measures designed to offset impacts to burrowing owls (*Speotyto cunicularia*; A.O.U. 1991) staff (WMD, ESD, and Regions) has prepared this report. To ensure compliance with legislative and commission policy, mitigation requirements which are consistent with this report should be incorporated into: (1) Department comments to Lead Agencies and project sponsors pursuant to the California Environmental Quality Act (CEQA); and (2) other authorizations the Department gives to project proponents for projects impacting burrowing owls.

This report is designed to provide the Department (including regional offices and divisions), CEQA Lead Agencies and project proponents the context in which the Environmental Services Division (ESD) will review proposed project specific mitigation measures. This report also includes preapproved mitigation measures which have been judged to be consistent with policies, standards and legal mandates of the Legislature, the Fish and Game Commission and the Department's public trust responsibilities. Implementation of mitigation measures consistent with this report are intended to help achieve the conservation of burrowing owls and should compliment multi-species habitat conservation planning efforts currently underway. The *Burrowing Owl Survey Protocol and Mitigation Guidelines* developed by The California Burrowing Owl Consortium (CBOC 1993) were taken into consideration in the preparation of this staff report as were comments from other interested parties.

A range-wide conservation strategy for this species is needed. Any range-wide conservation strategy should establish criteria for avoiding the need to list the species pursuant to either the California or federal Endangered Species Acts through preservation of existing habitat, population expansion into former habitat, recruitment of young into the population, and other specific efforts.

California's burrowing owl population is clearly declining and, if declines continue, the species may qualify for listing. Because of the intense pressure for urban development within suitable burrowing owl nesting and foraging habitat (open, flat and gently rolling grasslands and grass/shrub lands) in California, conflicts between owls and development projects often occur. Owl survival can be adversely affected by disturbance and foraging habitat loss even when impacts to individual birds and nests/burrows are avoided. Adequate information about the presence of owls is often unavailable prior to project approval. Following project approval there is no legal mechanism through which to seek mitigation other than avoidance of occupied burrows or nests. The absence of standardized survey methods often impedes consistent impact assessment.

Burrowing Owl Habitat Description

Burrowing owl habitat can be found in annual and perennial grasslands, deserts, and arid scrublands characterized by low-growing vegetation (Zarn 1974). Suitable owl habitat may also include trees and shrubs if the canopy covers less than 30 percent of the ground surface. Burrows are the essential component of burrowing owl habitat. Both natural and artificial burrows provide protection, shelter, and nests for burrowing owls (Henny and Blus 1981). Burrowing owls typically use burrows made by fossorial mammals, such as ground squirrels or badgers, but also may use man-made structures such as cement culverts; cement, asphalt, or wood debris piles; or openings beneath cement or asphalt pavement.

Occupied Burrowing Owl Habitat

Burrowing owls may use a site for breeding, wintering, foraging, and/or migration stopovers. Occupancy of suitable burrowing owl habitat can be verified at a site by detecting a burrowing owl, its molted feathers, cast pellets, prey remains, eggshell fragments, or excrement at or near a burrow entrance. Burrowing owls exhibit high site fidelity, reusing burrows year after year (Rich 1984, Feeney 1992). A site should be assumed occupied if at least one burrowing owl has been observed occupying a burrow there within the last three years (Rich 1984).

CEQA Project Review

The measures included in this report are intended to provide a decision-making process that should be implemented whenever there is potential for an action or project to adversely affect burrowing owls. For projects subject to the California Environmental Quality Act (CEQA), the process begins by conducting surveys to determine if burrowing owls are foraging or nesting on or adjacent to the project site. If surveys confirm that the site is occupied habitat, mitigation measures to minimize impacts to burrowing owls, their burrows and foraging habitat should be incorporated into the CEQA document as enforceable conditions. The measures in this document are intended to conserve the species by protecting and maintaining viable populations of the species throughout their range in California. This may often result in protecting and managing habitat for the species at sites away from rapidly urbanizing/developing areas. Projects and situations vary and mitigation measures should be adapted to fit specific circumstances.

Projects not subject to CEQA review may have to be handled separately since the legal authority the Department has with respect to burrowing owls in this type of situation is often limited. The burrowing owl is protected from "take" (Section 3503.5 of the Fish and Game Code) but unoccupied habitat is likely to be lost for activities not subject to CEQA.

Legal Status

The burrowing owl is a migratory species protected by international treaty under the Migratory Bird Treaty Act (MBTA) of 1918 (16 U.S.C. 703-711). The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed in 50 C.F.R. Part 10, including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 C.F.R. 21). Sections 3505, 3503.5, and 3800 of the California Department of Fish and Game Code prohibit the take, possession, or destruction of birds, their nests or eggs. To avoid violation of the take provisions of these laws generally requires that project-related disturbance at active nesting territories be reduced or eliminated during the nesting cycle (February 1 to August 31). Disturbance that causes nest abandonment and/or loss of reproductive effort (e.g., killing or abandonment of eggs or young) may be considered "take" and is potentially punishable by fines and/or imprisonment.

The burrowing owl is a Species of Special Concern to California because of declines of suitable habitat and both localized and statewide population declines. Guidelines for the Implementation of the California Environmental Quality Act (CEQA) provide that a species be considered as endangered or "rare" regardless of appearance on a formal list for the purposes of the CEQA (Guidelines, Section 15380, subsections b and d). The CEQA requires a mandatory findings of significance if impacts to threatened or endangered species are likely to occur (Sections 21001 (c), 2103; Guidelines 15380, 15064, 15065). To be legally adequate, mitigation measures must be capable of "avoiding the impact altogether by not taking a certain action or parts of an action"; "minimizing impacts by limiting the degree or magnitude of the action and its implementation"; "rectifying the impact by repairing, rehabilitating or restoring the impacted environment"; "or reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action" (Guidelines, Section 15370). Avoidance or mitigation to reduce impacts to less than significant levels must be included in a project or the CEQA lead agency must make and justify findings of overriding considerations.

Impact Assessment

Habitat Assessment

The project site and a 150 meter (approximately 500 ft.) buffer (where possible and appropriate based on habitat) should be surveyed to assess the presence of burrowing owls and their habitat (Thomsen 1971, Martin 1973). If occupied habitat is detected on or adjacent to the site, measures to avoid, minimize, or mitigate the project's impacts to the species should be incorporated into the project, including burrow preconstruction surveys to ensure avoidance of direct take. It is also recommended that preconstruction surveys be conducted if the species was not detected but is likely to occur on the project site.

Burrowing Owl and Burrow Surveys

Burrowing owl and burrow surveys should be conducted during both the wintering and nesting seasons, unless the species is detected on the first survey. If possible, the winter survey should be conducted between December 1 and January 31 (when wintering owls are most likely to be present) and the nesting season survey should be conducted between April 15 and July 15 (the peak of the breeding season). Surveys conducted from two hours before sunset to one hour after, or from one hour before to two hours after sunrise, are also preferable.

Surveys should be conducted by walking suitable habitat on the entire project site and (where possible) in areas within 150 meters (approx. 500 ft.) of the project impact zone. The 150-meter buffer zone is surveyed to identify burrows and owls outside of the project area which may be impacted by factors -such as noise and vibration (heavy equipment, etc.) during project construction. Pedestrian survey transects should be spaced to allow 100 percent visual coverage of the ground surface. The distance between transect center lines should be no more than 30 meters (approx. 100 ft.) and should be reduced to account for differences in terrain, vegetation density, and ground surface visibility. To effectively survey large projects (100 acres or larger), two or more surveyors should be used to walk adjacent transects. To avoid impacts to owls from surveyors, owls and/or occupied burrows should be avoided by a minimum of 50 meters (approx. 160 ft.) wherever practical. Disturbance to occupied burrows should be avoided during all seasons.

Definition of Impacts

The following should be considered impacts to the species:

- Disturbance within 50 meters (approx. 160 ft.) Which may result in harassment of owls at occupied burrows;
- Destruction of natural and artificial burrows (culverts, concrete slabs and debris piles that provide shelter to burrowing owls); and
- Destruction and/or degradation of foraging habitat adjacent (within 100 m) of an occupied burrow(s).

Written Report

A report for the project should be prepared for the Department and copies should be submitted to the Regional contact and to the Wildlife Management Division Bird and Mammal Conservation Program. The report should include the following information:

- Date and time of visit(s) including name of the qualified biologist conducting surveys, weather and visibility conditions, and survey methodology;
- Description of the site including location, size, topography, vegetation communities, and animals observed during visit(s);
- Assessment of habitat suitability for burrowing owls;
- Map and photographs of the site;
- Results of transect surveys including a map showing the location of all burrow(s) (natural or artificial) and owl(s), including the numbers at each burrow if present and tracks, feathers, pellets, or other items (prey remains, animal scat);
- Behavior of owls during the surveys;
- Summary of both winter and nesting season surveys including any productivity information and a map showing territorial boundaries and home ranges; and
- Any historical information (Natural Diversity Database, Department regional files? Breeding Bird Survey data, American Birds records, Audubon Society, local bird club, other biologists, etc.) regarding the presence of burrowing owls on the site.

Mitigation

The objective of these measures is to avoid and minimize impacts to burrowing owls at a project site and preserve habitat that will support viable owls populations. If burrowing owls are detected using the project area, mitigation measures to minimize and offset the potential impacts should be included as enforceable measures during the CEQA process.

Mitigation actions should be carried out from September 1 to January 31 which is prior to the nesting season (Thomsen 1971, Zam 1974). Since the timing of nesting activity may vary with latitude and climatic conditions, this time frame should be adjusted accordingly. Preconstruction surveys of suitable habitat at the project site(s) and buffer zone(s) should be conducted within the 30 days prior to construction to ensure no additional, burrowing owls have established territories since the initial surveys. If ground disturbing activities are delayed or suspended for more than 30 days after the preconstruction survey, the site should be resurveyed.

Although the mitigation measures may be included as enforceable project conditions in the CEQA process, it may also be desirable to formalize them in a Memorandum of Understanding (MOU) between the Department and the project sponsor. An MOU is needed when lands (fee title or conservation easement) are being transferred to the Department.

Specific Mitigation Measures

1. Occupied burrows should not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by the Department verifies through non-invasive methods that either: (1) the birds have not begun egg-laying and incubation; or (2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival.
2. To offset the loss of foraging and burrow habitat on the project site, a minimum of 6.5 acres of foraging habitat (calculated on a 100 m {approx. 300 ft.} foraging radius around the burrow) per pair or unpaired resident bird, should be acquired and permanently protected. The protected lands should be adjacent to occupied burrowing owl habitat and at a location acceptable to the Department. *Protection of additional habitat acreage per pair or unpaired resident bird may be applicable in some instances.* The CBOC has also developed mitigation guidelines (CBOC 1993) that can be incorporated by CEQA lead agencies and which are consistent with this staff report.
3. When destruction of occupied burrows is unavoidable, existing unsuitable burrows should be enhanced (enlarged or cleared of debris) or new burrows created (by installing artificial burrows) at a ratio of 2:1 on the protected lands site. One example of an artificial burrow design is provided in Attachment A.
4. If owls must be moved away from the disturbance area, passive relocation techniques (as described below) should be used rather than trapping. At least one or more weeks will be necessary to accomplish this and allow the owls to acclimate to alternate burrows.
5. The project sponsor should provide funding for long-term management and monitoring of the protected lands. The monitoring plan should include success criteria, remedial measures, and an annual report to the Department.

Impact Avoidance

If avoidance is the preferred method of dealing with potential project impacts, then no disturbance should occur within 50 meters (approx. 160 ft.) of occupied burrows during the nonbreeding season of September 1 through January 31 or within 75 meters (approx. 250 ft.) during the breeding season of February 1 through August 31. Avoidance also requires that a minimum of 6.5 acres of foraging habitat be *permanently* preserved contiguous with occupied burrow sites for each pair of breeding burrowing owls (with or without dependent young) or single unpaired resident bird. The configuration of the protected habitat should be approved by the Department.

Passive Relocation - With One-Way Doors

Owls should be excluded from burrows in the immediate impact zone and within a 50 meter (approx. 160 ft.) buffer zone by installing one-way doors in burrow entrances. One-way doors (e.g., modified dryer vents) should be left in place 48 hours to insure owls have left the burrow before excavation. Two natural or artificial burrows should be provided for each burrow in the project area that will be rendered biologically unsuitable. The project area should be *monitored daily for one week* to confirm owl use of burrows before excavating burrows in the immediate impact zone. Whenever possible, burrows should be excavated using hand tools and refilled to prevent reoccupation. Sections of flexible plastic pipe should be inserted into the tunnels during excavation to maintain an escape route for any animals inside the burrow.

Passive Relocation - Without One-Way Doors

Two natural or artificial burrows should be provided for each burrow in the project area that will be rendered biologically unsuitable. The project area should be *monitored daily until the owls have relocated to the new burrows*. The formerly occupied burrows may then be excavated. Whenever possible, burrows should be excavated using hand tools and refilled to prevent reoccupation. Sections of flexible plastic pipe should be inserted into burrows during excavation to maintain an escape route for any animals inside the burrow.

Projects Not Subject to CEQA

The Department is often contacted regarding the presence of burrowing owls on construction sites, parking lots and other areas for which there is no CEQA action or for which the CEQA process has been completed. In these situations, the Department should seek to reach agreement with the project sponsor to implement the specific mitigation measures described above. If they are unwilling to do so, passive relocation without the aid of one-way doors is their only option based upon Fish and Game Code 3503.5.

Literature Cited

- American Ornithologists Union (AOU). 1991. Thirty-eighth supplement to the AOU checklist of North American birds. *Auk* 108:750-754.
- Feeney, L. 1992. Site fidelity in burrowing owls. Unpublished paper presented to Raptor Research Annual Meeting, November 1992. Seattle, Washington.
- Haug, E. A. and L. W. Oliphant. 1990. Movements, activity patterns, and habitat use of burrowing owls in Saskatchewan. *J. Wildlife Management* 54:27-35.
- Henny, C. J. and L. J. Blus. 1981. Artificial burrows provide new insight into burrowing owl nesting biology. *Raptor Research* 15:82-85.
- Martin, D. J. 1973. Selected aspects of burrowing owl ecology and behavior. *Condor* 75:446-456.
- Rich, T. 1984. Monitoring burrowing owl populations: Implications of burrow re-use. *Wildlife Society Bulletin* 12:178-180.
- The California Burrowing Owl Consortium (CBOC). 1993. Burrowing owl survey protocol and mitigation guidelines. Tech. Rep. Burrowing Owl Consortium, Alviso, California.
- Thomsen, L. 1971. Behavior and ecology of burrowing owls on the Oakland Municipal Airport. *Condor* 73:177-192.
- Zarn, M. 1974. Burrowing owl. U. S. Department of Interior, Bureau of Land Management. Technical Note T-N 250. Denver, Colorado. 25 pp.

Reproductive Success of Burrowing Owls Using Artificial Nest Burrows in Southeastern Idaho

by Bruce Olenick

Artificial nest burrows were implanted in southeastern Idaho for burrowing owls in the spring of 1986. These artificial burrows consisted of a 12" x 12" x 8" wood nesting chamber with removable top and a 6 foot corrugated and perforated plastic drainage pipe 6 inches in diameter (Fig. 1). Earlier investigators claimed that artificial burrows must provide a natural dirt floor to allow burrowing owls to modify the nesting tunnel and chamber. Contrary to this, the artificial burrow introduced here does not allow owls to modify the entrance or tunnel. The inability to change the physical dimensions of the burrow tunnel does not seem to reflect the owls' breeding success or deter them from using this burrow design.

In 1936, 22 artificial burrows were inhabited. Thirteen nesting attempts yielded an average clutch size of 8.3 eggs per breeding pair. Eight nests successfully hatched at least 1 nestling. In these nests, 67 of 75 eggs hatched (59.3%) and an estimated 61 nestlings (91.0%) fledged. An analysis of the egg laying and incubation periods showed that incubation commenced well after egg lay-

ing began. Average clutch size at the start of incubation was 5.6 eggs. Most eggs tended to hatch synchronously in all successful nests.

Although the initial cost of constructing this burrow design may be slightly higher than a burrow consisting entirely of wood, the plastic pipe burrow offers the following advantages: (1) it lasts several field seasons without rotting or collapsing; (2) it may prevent or retard predation; (3) construction time is min-

imal; (4) it is easy to transport, especially over long distances; and (5) the flexible tunnel simplifies installation. The use of this artificial nest burrow design was highly successful and may prove to be a great resource technique for future management of this species.

For additional information on constructing this artificial nest burrow, contact Bruce Olenick, Department of Biology, Idaho State University, Pocatello, ID 83209.

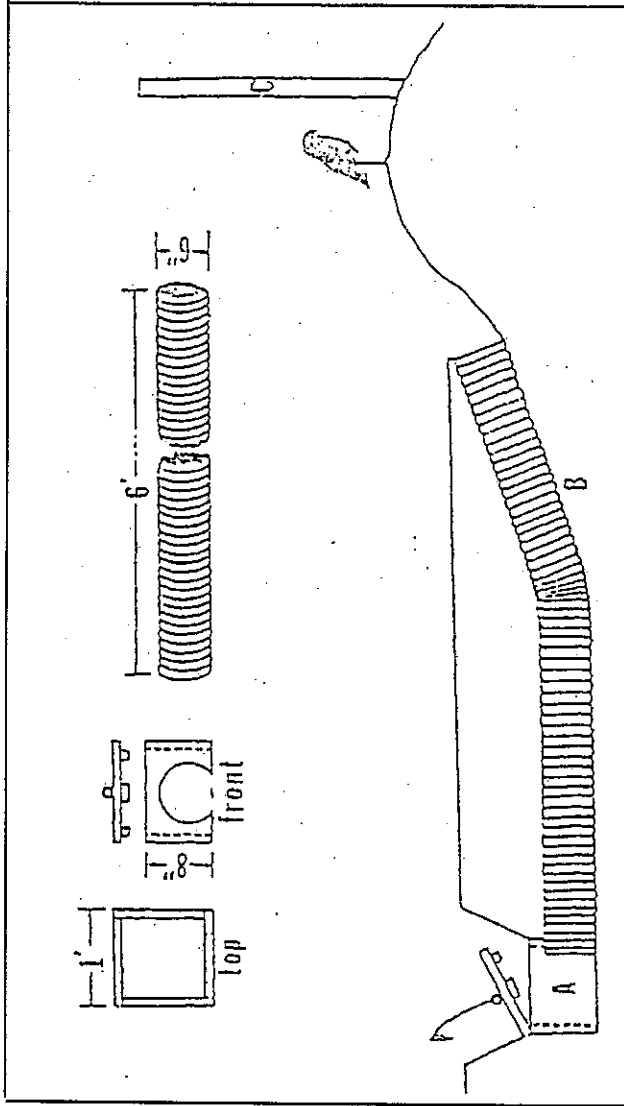


Fig. 1 Artificial nest burrow design for burrowing owls. Entire unit (including nest chamber) is buried 12" -- 18" below ground for maintaining thermal stability of the nest chamber. A = nest chamber, B = plastic pipe, C = perch.

AUG-30-2004 16:41

**James W. Cornett Ecological Consultants**

August 25, 2004

Mr. Jerry Gahan
SunCal
2392 Morse Avenue
Irvine, California 92614

Dear Mr. Gahan:

Following my biological surveys on your 160-acre, Riverside County site (Section 14, Township 4 South, Range 5 East), I concluded that no streams, rivers, or washes of any kind occurred within, or adjacent to, your project boundaries. Further, there were no permanent or temporary bodies of water, or wetlands of any kind, on or near your project site.

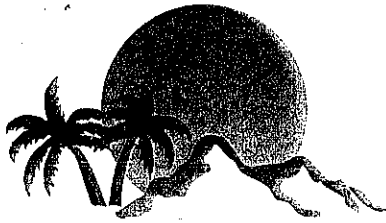
Therefore, in my opinion, there are no jurisdictional waters on your site and you are not required to obtain any type of water-impact permit from either state or federal agencies.

Please do not hesitate to contact me should you have any questions regarding this finding.

Sincerely,


James W. Cornett

jwc/tb



PALM SPRINGS UNIFIED SCHOOL DISTRICT

980 EAST TAHQUITZ CANYON WA
PALM SPRINGS, CALIFORNIA 92262-011
(760) 416-600
FAX (760) 416-601

MICHAEL SELLWOOD, Ed.D., Superintendent of Schools

BOARD OF EDUCATION: MEREDY SHOENBERGER, *President* — ANDREW GREEN, *Clerk*
MICHAEL McCABE, *Member* — SHARI STEWART, *Member* — DONALD T. AIKENS, *Member*

June 21, 2004

Mr. Jay T. Olivas
Project Planner
County of Riverside
Transportation & Land Management Agency
82-675 Hwy. III, Room 209
Indio, CA 92201

RECEIVED

JUN 28 2004

RIVERSIDE COUNTY
PLANNING DEPARTMENT
INDIO OFFICE

**RE: TENTATIVE TRACT MAP NO. 32463 (274-SINGLE FAMILY
RESIDENTIAL LOTS)**

Dear Mr. Olivas:

Currently, the developer fee for residential is \$2.14 per square foot; commercial/industrial is \$0.34 per square foot. The fees will change on June 28, 2004 to \$2.24 for residential and \$0.36 for commercial/industrial, respectively.

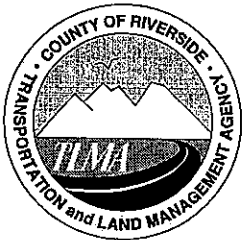
I hope the enclosed information addresses your concern. If you have any further comments or questions, please call me at (760) 416-6111.

Sincerely,

William J. Schmidt/br

William J. Schmidt
Director
Facilities Planning & Development

WJS/br



COUNTY OF RIVERSIDE
TRANSPORTATION AND
LAND MANAGEMENT AGENCY



Richard K. Lashbrook
Agency Director

Planning Department

Robert C. Johnson
Planning Director

APPLICATION FOR SUBDIVISION
AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- +) TRACT MAP
- .) - REVISED MAP
- +) PARCEL MAP
- .) - MINOR CHANGE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. CASE NUMBER: TR 32468

A. APPLICATION INFORMATION

1. Applicant's Name: SUNCAL Email: JGahan@SunCal.com

Mailing Address: 2392 Morse Ave
IRVINE STREET CA 92614
CITY STATE ZIP

Telephone No.: 949-777-4058 Fax: _____ (8am - 5pm)

2. Owner's Name: SCC/Rancho Mirage LLC Email: JGahan@SunCal.com

Mailing Address: 2392 Morse Ave
IRVINE STREET CA 92614
CITY STATE ZIP

Telephone No. (949) 777-4058 Fax: 949-777-4258 (8am - 5pm)

If the property is owned by more than one person, attach a separate page which lists the names and addresses of all persons having an interest in the property.

3. Eng./Rep. Name: THE KERCH COMPANIES Email: MIKE.SHOBERG@KERCH.CO.COM

Mailing Address: 73-733 FRED WARWICK DR. PALM DESERT, CA 92260

Telephone No. (160) 346-9844 x. 40 Fax: (160) 346-9368 (8am - 5pm)

The Planning Department will primarily direct communications regarding a permit to the person identified above as the Eng./Rep. The representative may be the land owner, applicant or agent. A name, address and a phone number must be provided for an application to be acceptable.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

Your 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 your application will not go to hearing or receive final completion documents until the outstanding balance is paid. Your signature below certifies that you understand this deposit fee process as described above and that there will be NO refund of fees which have been expended for case review or other services, even if you withdraw your application or your application is ultimately denied.

Applicant/Representative Signature: Jerry Gahan

Form 295-2011 (Rev. 23May02) Date: 4-30-04

Main Office
4080 Lemon Street, 9th Floor
P.O. Box 1409
Riverside, CA 92502-1409
(909) 955-3200 FAX (909) 955-3157

Murrieta Office
39493 Suite A
Los Alamos Road
Murrieta, CA 92563
(909) 600-6170 FAX (909) 600-6145

Indio Office
82675 Highway 111
Indio, CA 92201
(760) 863-8277
FAX (760) 863-7040

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am the owner of record and consent to the proposed application for this property. I further certify that the information contained in this application is true and complete, and that pursuant to Government Code Section 65105 that planning agency personnel may enter upon my property and make examinations and surveys, provided that the entry, examination, and survey do not interfere with the use of the land.

SIGNATURE OF PROPERTY OWNER(S): _____
 (All owners must sign)



(Written authority may be attached)

 (Written authority may be attached)

PROPERTY INFORMATION:

1. Assessor's Parcel Number(s): ~~670-230-001~~ ⁶⁷⁰⁻²³⁰⁻⁰⁰⁴ ~~670-230-002~~ ⁶⁷⁰⁻²³⁰⁻⁰⁰⁶
2. Section: 14 Township: 4 Range: 5
3. Approximate Gross Acreage: 80
4. General Location (street address, cross streets, etc.): EAST OF DAVALL NORTH OF RAMON
5. Legal Description of property (give exact legal description as recorded in the Office of the County Recorder). Current owner's grant deed will suffice. THE NORTH ONE-HALF OF THE SE QUARTER OF SECTION 14, T4S, R5E, SAN BERNARDINO BASE AND MERIDIAN

PROJECT INFORMATION

1. Proposal (Describe Project): A 274 - LOT TENTATIVE TRACT MAP FOR DETACHED SINGLE FAMILY RESIDENCES ON AN 80-ACRE PIECE OF PROPERTY (TTM-32464)
2. Related cases filed in conjunction with this request: ZONE CHANGE AND TTM-32464

3. Is there a previous application filed on the same site? • Yes • (No)

Case No. _____ (Parcel Map, Zone Change, etc.)
 E.A. No. (If known) _____ E.I.R. No. (If applicable) _____

4. Is water service available at the project site? (Yes) • No
 If "No", how far must the water line(s) be extended to provide service?
 Number of feet or miles _____

5. Is sewer service available at the site? (Yes) • No
 If "No", how far must the sewer line(s) be extended to provide service?
 Number of feet or miles _____

6. Will proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? • Yes • (No)

7. How much grading is proposed for the project size?

Amount of cut = cubic yards 402,000 C.Y.
Amount of fill = cubic yards 402,000 C.Y.

8. Does the project need to import or export dirt?

• Import • Export • Neither

9. How many truck loads? N/A truck loads.

10. What is the source/destination of the import/export? N/A

11. What is the square footage of the usable pad area? (That area excluding all slopes?)
_____ square feet

12. If this is a commercial WECS permit, or involves the generation of electric power, indicate total rated power output: N/A.

13. If this is a residential parcel or tract map, or other residential project, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services?

• Yes • No

If yes, do you intend to dedicate land or pay fees, or a combination of both?

• Dedicate Land • Pay Fees • Combination of Both

If you intend to dedicate land, provide proof of your agreement with the applicable agency.

In accordance with Ordinance No. 460, all tentative Parcel and Tract maps subject to Park and Recreation fees and/or dedications of park land (all residential tracts and condominiums within Park Districts or County Service Areas authorized to collect fees) shall be accompanied by a written statement from the applicant stating whether he intends to dedicate land, pay fees in lieu thereof, or a combination of both. If he states a desire to dedicate land, the subdivider shall first consult with the appropriate County and public agency as to the appropriate area to be dedicated and such areas shall be shown on the tentative map.

14. Is this subdivision located within 8.5 miles of March Air Reserve Base?

• Yes • No

If so, will any structure exceed fifty (50) feet in height (above ground level)?

• Yes • No

15. Does the subdivision exceed more than one acre in area?

• Yes • No

If yes, in which of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check Answer

- Santa Ana River
- San Jacinto River
- Santa Margarita River
- Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5, which became effective July 1, 1987, requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that (Check One below):

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/
Representative (1) Jerry Bohan Date 4-30-04

Owner/
Representative (2) _____ Date _____

COUNTY OF RIVERSIDE HEALTH SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH
ENVIRONMENTAL RESOURCES MANAGEMENT

DATE: June 3, 2004 PARCELS/LOTS: 278 & Lots A-W
RE: SUBDIVISION NO. _____ ZONING: R-1
PARCEL MAP NO. T/TM No. 32463 MAP SCHEDULE: A
MOBILEHOME, T.T., R.V., PARK _____ OTHER: _____

THE COUNTY OF RIVERSIDE DEPARTMENT OF ENVIRONMENTAL HEALTH APPROVES:

1. DOMESTIC WATER:

- THE Coachella Valley WATER DISTRICT HAS AGREED IN WRITING TO FURNISH DOMESTIC WATER TO EACH AND EVERY LOT WITHIN THIS SUBDIVISION AS PER LETTER DATED May 24, 2004.
- AN ACCEPTABLE WATER SUPPLY PERMIT APPLICATION IS ON FILE WITH THIS DEPARTMENT TO FORM THE _____ WATER COMPANY.
- NO WATER SYSTEM IS PROVIDED FOR THIS LAND DIVISION.
(CLASS C. CLASS D, OTHER SUBDIVISION _____.)
- INDIVIDUAL WELL(S) _____

2. DOMESTIC SEWAGE DISPOSAL:

- CONNECTION TO Coachella Valley Water District SEWER SYSTEM AS PER LETTER DATED May 24, 2004.
- A. SEPTIC TANKS WITH: SOILS FEASIBILITY TEST BY _____
JOB/PROJECT # _____ DATED _____
- B. SEPTIC TANKS WITH: WESTERN/EASTERN RIVERSIDE COUNTY AREA SOIL SURVEY MAP BOOK.
 - 1. LEACH LINES WITH _____ SQ. FEET OF BOTTOM AREA/100 GALLONS OF SEPTIC TANK CAPACITY.
 - 2. SEEPAGE PITS WITH _____ GAL/SQ. FT/DAY OR _____ VERT. FT. (5' DIA.) _____ VERT. FT. (6' DIA.)
PER 100 GALLONS OF SEPTIC TANK CAPACITY.
- C. DRY SEWERS SHALL BE INSTALLED FOR THIS PROJECT (SEC. 12.1, ART XII, ORD. 460.105)
- D. APPROVED RECLAIMED WATER WILL BE UTILIZED AT THIS DEVELOPMENT.

3. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD _____
REGION: APPROVAL LETTER DATED _____ INITIAL/FINAL CLEARANCE.

4. SUPPLEMENTAL WATER/SEWER DATA

REQUIRED

REMARKS: _____

BY M. Abbott Received by: [Signature]
ENVIRONMENTAL HEALTH SPECIALIST (Mark Abbott)

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

CHANGE OF ZONE NO. 6987 / TENTATIVE TRACT MAP NO. 32463, AMENDED NO. 3 – EA39616 –
Applicant: SCC Rancho Mirage, LLC. – Engineer/Representative: Adkan Engineers - Fourth Supervisorial District – Cathedral City – Palm Desert Zoning District – Western Coachella Valley Community Plan: Community Development: Medium Density Residential (CD: MDR) (2 – 5 DU/AC) – Location: Easterly of Da Vall Road, northerly of Ramon Road, westerly of Los Alamos Road, extended – 80 Gross Acres – Zoning: Controlled Development Areas – 20 Acre Minimum (W-2-20) – REQUEST: Change of zone from Controlled Development Areas – 20 Acre Minimum (W-2-20) to One Family Dwellings (R-1) and a tentative tract map (Schedule A) which proposes to divide 80 acres into 206 single family residential lots with separate common open space lots. - APN: 670-230-006 – Concurrent Cases: CZ06987, EA39616, CFG03094, and GEO01345. – Related Case: None
(Quasi-Judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: July 14, 2010
PLACE OF HEARING: Eastern Municipal Water District
Council Chambers
2270 Trumble Road
Perris, CA 92572

For further information regarding this project, please contact Jay Olivas, Project Planner at (951) 955-6429 or e-mail jolivas@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at www.tlma.co.riverside.ca.us/planning/pc.html

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
Attn: Jay Olivas, Project Planner
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/26/2010,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers C206987 / TR32463 For

Company or Individual's Name Planning Department

Distance buffered 1600'

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

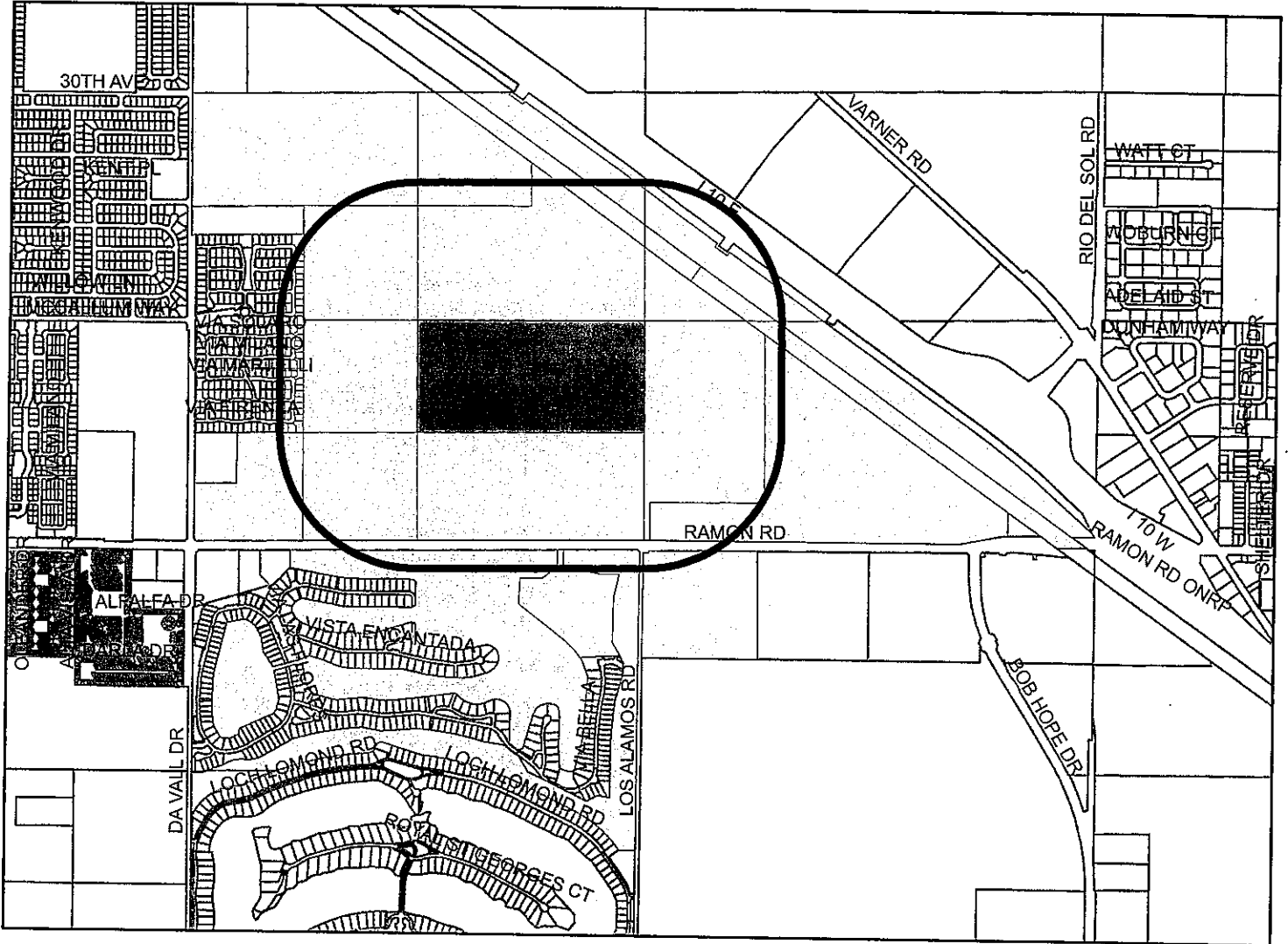
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

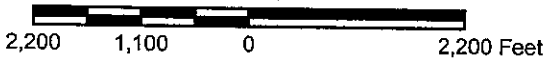
1600 feet buffer



Selected Parcels

670-480-012	670-470-029	670-480-066	670-480-063	670-480-054	670-470-045	670-480-009	670-480-011	670-470-044	670-470-049
670-470-006	670-470-043	670-470-018	670-480-008	670-480-055	670-480-024	670-480-029	670-480-028	670-470-016	670-480-045
670-480-073	670-480-074	670-480-013	670-470-048	670-470-054	670-480-042	670-470-046	670-480-056	670-480-064	670-470-052
670-480-051	670-480-065	670-480-075	670-480-007	670-480-043	670-480-049	670-240-003	670-250-003	670-250-004	670-470-008
670-480-046	670-480-025	670-480-047	670-470-051	670-230-016	670-230-002	670-220-001	670-480-030	670-470-050	670-230-014
670-480-050	670-480-026	670-480-076	670-480-010	670-480-031	670-480-052	670-480-053	670-480-044	670-230-006	670-470-042
670-240-004	670-240-006	670-250-007	670-250-008	670-220-005	670-220-004	670-240-005	673-320-007	673-320-008	673-320-001
670-470-005	670-470-047	670-470-053	670-480-048	670-480-027	670-470-007	670-480-083	670-470-061	670-470-060	670-470-059
670-470-058	670-480-086	670-470-064	670-480-088	670-480-085	670-480-087	670-240-009	670-230-015	670-220-017	670-220-007

rst 90 parcels shown



Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

APN: 670480012, ASMT: 670480012
384909 B C
5495 232ND ST
LANGLEY BC CANADA V2Z2P8 0

APN: 670480011, ASMT: 670480011
DAVID G BOYDEN, ETAL
P O BOX 71
LOUSANA AB CANADA T0M1K0 0

APN: 670470029, ASMT: 670470029
BARBARA A BOYAJIAN
85 VIA DEL MERCATO
RANCHO MIRAGE CA. 92270

APN: 670470044, ASMT: 670470044
DOUGLAS A CREVLING, ETAL
108 VIA DEL SIGNORIA
RANCHO MIRAGE CA. 92270

APN: 670480066, ASMT: 670480066
BARBARA J NAGY, ETAL
248 VIA SAN LUCIA
RANCHO MIRAGE CA. 92270

APN: 670470049, ASMT: 670470049
DUANE M GODIER, ETAL
118 VIA DEL SIGNORIA
RANCHO MIRAGE CA. 92270

APN: 670480063, ASMT: 670480063
BILL WADDLE, ETAL
4322 CRESCENT WAY
CYPRESS CA 90630

APN: 670470006, ASMT: 670470006
EDITH M GALLARDO
133 VIA TUSCANY
RANCO MIRAGE CA 92270

APN: 670480054, ASMT: 670480054
BILT MOR DEV
4322 CRESENT AVE
CYPRESS CA 90630

APN: 670470043, ASMT: 670470043
EILEEN MILLER GIRSON, ETAL
511 LE CLAIRE AVE
WILMETTE IL 60091

APN: 670470045, ASMT: 670470045
CATHERINE ESQUERRE
110 VIA DEL SIGNORIA
RANCHO MIRAGE CA. 92270

APN: 670470018, ASMT: 670470018
ERNEST VACA, ETAL
84 VIA DEL MERCATO
RANCHO MIRAGE CA 92270

APN: 670480009, ASMT: 670480009
CRAIG ELG, ETAL
117 VIA SOLARO
RANCHO MIRAGE CA. 92270

APN: 670480008, ASMT: 670480008
GLENN PADEN
119 VIA SOLARO
RANCHO MIRAGE CA. 92270

APN: 670480055, ASMT: 670480055
GUSTAVO BRIONES, ETAL
234 VIA FIRENZIA
RANCHO MIRAGE CA. 92270

APN: 670480074, ASMT: 670480074
JOSEPH CHRISTOPHER PATENCIO, ETAL
251 VIA SAN LUCIA
RANCHO MIRAGE CA. 92270

APN: 670480024, ASMT: 670480024
HAROLD BERG, ETAL
183 VIA MILANO
RANCHO MIRAGE CA. 92270

APN: 670480013, ASMT: 670480013
JOSEPH L JARECKI, ETAL
124 VIA SOLARO
RANCHO MIRAGE CA. 92270

APN: 670480029, ASMT: 670480029
JACQUELINE W MACDONALD
186 VIA MILANO
RANCHO MIRAGE CA. 92270

APN: 670470048, ASMT: 670470048
JOSEPH NAZARIAN
116 VIA DEL SIGNORIA
RANCHO MIRAGE CA. 92270

APN: 670480028, ASMT: 670480028
JOHN C COX
108 VIA TIBERIO
RANCHO MIRAGE CA. 92270

APN: 670470054, ASMT: 670470054
JUAN CARLOS OBISPO
128 VIA TUSCANY
RANCHO MIRAGE CA. 92270

APN: 670470016, ASMT: 670470016
JOHN E THOMPSON, ETAL
93 VIA SAN MARCO
RANCHO MIRAGE CA. 92270

APN: 670480042, ASMT: 670480042
JUAN J RUIZ, ETAL
11716 RIDGEGATE DR
WHITTIER CA 90601

APN: 670480045, ASMT: 670480045
JOHN K SCHOFIELD, ETAL
1024 HILLDALE AVE
WEST HOLLYWOOD CA 90069

APN: 670470046, ASMT: 670470046
JULIANA AILABOUNI
112 VIA DEL SIGNORIA
RANCHO MIRAGE CA. 92270

APN: 670480073, ASMT: 670480073
JONATHAN BROWN, ETAL
249 VIA SAN LUCIA
RANCHO MIRAGE CA. 92270

APN: 670480056, ASMT: 670480056
LAWRENCE E ERICKSON, ETAL
501 E AVENIDA SAN JUAN
SAN CLEMENTE CA 91672



APN: 670480064, ASMT: 670480064
LAWRENCE F JARECKI, ETAL
233 VIA FIRENZA
RANCHO MIRAGE CA. 92270

APN: 670480049, ASMT: 670480049
MARVIN G LUSK, ETAL
246 VIA PADUA
RANCHO MIRAGE CA. 92270

APN: 670470052, ASMT: 670470052
LAWRENCE SHOEMAKER, ETAL
132 VIA TUSCANY
RANCHO MIRAGE CA. 92270

APN: 670250004, ASMT: 670250004
MELVA MARTINDALE
C/O SELZER EALY HEMPHILL & BLASDEL
69844 HIGHWAY 111 STE K
RANCHO MIRAGE CA 92270

APN: 670480051, ASMT: 670480051
LINDA C ORGILL, ETAL
242 VIA PADUA
RANCHO MIRAGE CA. 92270

APN: 670470008, ASMT: 670470008
META SUSAN TRIGIANO
94 VIA SAN MARCO
RANCHO MIRAGE CA. 92270

APN: 670480065, ASMT: 670480065
LISA M DEBENON
16360 ROSEWOOD ST
FOUNTAIN VALLEY CA 92708

APN: 670480046, ASMT: 670480046
MICHAEL B UNHJEM
3210 A 40TH AVE S
FARGO ND 58104

APN: 670480075, ASMT: 670480075
LORI H HIVNER
250 VIA MARTELLI
RANCHO MIRAGE CA. 92270

APN: 670480025, ASMT: 670480025
MICHAEL GRAUEL, ETAL
185 VIA MILANO
RANCHO MIRAGE CA. 92270

APN: 670480007, ASMT: 670480007
MARIA J MARQUEZ
121 VIA SOLARO
RANCHO MIRAGE CA. 92270

APN: 670480047, ASMT: 670480047
MIKE MOORE, ETAL
250 VIA PADUA
RANCHO MIRAGE CA. 92270

APN: 670480043, ASMT: 670480043
MARIO GARDNER
C/O RESORT PARKING SVCS
36665 BANKSIDE DR NO E
CATHEDRAL CY CA 92234

APN: 670470051, ASMT: 670470051
MILTON KRAUSE, ETAL
134 VIA TUSCANY
RANCHO MIRAGE CA. 92270

APN: 670230016, ASMT: 670230016
 PALM SPRINGS CEMETERY DIST
 69920 E RAMON RD
 CATHEDRAL CITY CA 92234

APN: 670480076, ASMT: 670480076
 RENEE E HAYER
 16450 COLEBRIDGE CT
 CHINO HILLS CA 91709

APN: 670220001, ASMT: 670220001
 PALM SPRINGS UNIFIED SCHOOL DISTRICT
 980 TAHQUITZ CANYON 202
 PALM SPRINGS CA 92262

APN: 670480010, ASMT: 670480010
 RIV PROP
 C/O LOUIE S NORWOOD
 268 N LINCOLN NO 12
 CORONA CA 92882

APN: 670480030, ASMT: 670480030
 PATRICIA J WARREN
 184 VIA MILANO
 RANCHO MIRAGE CA. 92270

APN: 670480031, ASMT: 670480031
 ROBERT E BROWN, ETAL
 182 VIA MILANO
 RANCHO MIRAGE CA. 92270

APN: 670470050, ASMT: 670470050
 PHILIP WESLEY YOUNG, ETAL
 120 VIA DEL SIGNORIA
 RANCHO MIRAGE CA. 92270

APN: 670480052, ASMT: 670480052
 RODOLFO GOMEZ, ETAL
 240 VIA PADUA
 RANCHO MIRAGE CA. 92270

APN: 670230014, ASMT: 670230014
 RAMON ROAD PARTNERS LTD
 P O BOX 1623
 PALM DESERT CA 92261

APN: 670480053, ASMT: 670480053
 ROGER M CASEY, ETAL
 238 VIA PADUA
 RANCHO MIRAGE CA. 92270

APN: 670480050, ASMT: 670480050
 REBECCA HYATT
 244 VIA PADUA
 RANCHO MIRAGE CA. 92270

APN: 670480044, ASMT: 670480044
 RON N RISTAINO, ETAL
 253 VIA MARTELLI
 RANCHO MIRAGE CA. 92270

APN: 670480026, ASMT: 670480026
 REBECCA J FLOOD WILSON, ETAL
 C/O MAURICE WILSON
 112 VIA TIBERIO
 RANCHO MIRAGE CA. 92270

APN: 670230006, ASMT: 670230006
 SCC RANCHO MIRAGE
 C/O SUN CAL CO
 2392 MORSE AVE
 IRVINE CA 92614

APN: 670470042, ASMT: 670470042
SHAWNA MCNEILL
104 VIA DEL SIGNORIA
RANCHO MIRAGE CA. 92270

APN: 670480027, ASMT: 670480027
TERRY L LAHN
110 VIA TIBERIO
RANCHO MIRAGE CA. 92270

APN: 670240005, ASMT: 670240005
SOUTHERN PACIFIC TRANSPORTATION CO
SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102

APN: 670470007, ASMT: 670470007
THOMAS A CONNORS, ETAL
96 VIA SAN MARCO
RANCHO MIRAGE CA. 92270

APN: 673320001, ASMT: 673320001
STARWOOD RANCHO MIRAGE ACQUISITION
C/O EPROP TAX DEPT 206
P O BOX 4900
SCOTTSDALE AZ 85261

APN: 670480083, ASMT: 670480083
TUSCANY AT RANCHO MIRAGE
C/O PAM
74041 HIGHWAY 111
PALM DESERT CA 92261

APN: 670470005, ASMT: 670470005
STEVEN M ELLINGTON
68675 PANORAMA RD
CATHEDRAL CY CA 92234

APN: 670470060, ASMT: 670470060
TUSCANY AT RANCHO MIRAGE INC
68936 ADELINA
CATHEDRAL CY CA 92234

APN: 670470047, ASMT: 670470047
STEVEN T ERICKSON, ETAL
114 VIA DEL SIGNORIA
RANCHO MIRAGE CA. 92270

APN: 670470058, ASMT: 670470058
TUSCANY AT RANCHO MIRAGE INC
C/O ENCLAVE GROUP
68936 ADELINA RD
CATHEDRAL CY CA 92234

APN: 670470053, ASMT: 670470053
SUZANNE OSUNA ARMSTRONG
130 VIA TUSCANY
RANCHO MIRAGE CA. 92270

APN: 670480087, ASMT: 670480087
TUSCANY AT RANCHO MIRAGE INC
C/O PALM DESERT ESCROW
74041 HIGHWAY 111
PALM DESERT CA 92261

APN: 670480048, ASMT: 670480048
TANYA L NIWA
C/O SCOTT NIWA
29 OAKMONT DR
RANCHO MIRAGE CA 92270

APN: 670220016, ASMT: 670220016
USA 670
UNKNOWN 01-18-90
0

APN: 673120024, ASMT: 673120024
USA AGUA CALIENTE BAND OF CAHUILLA INDIANS
C/O CONNIE MEDINA
5401 DINAH SHORE DR
PALM SPRINGS CA 92264

APN: 670470017, ASMT: 670470017
WALTER M ROBERTS, ETAL
95 VIA SAN MARCO
RANCHO MIRAGE CA. 92270

APN: 670480006, ASMT: 670480006
WESS JOHN MURDOUGH, ETAL
124 O SHOUGHNESY BLVD
SAN FRANCISCO CA 94127

APN: 670470041, ASMT: 670470041
WILLIAM G BOBERSKI, ETAL
102 VIA DEL SIGNORIA
RANCHO MIRAGE CA. 92270

City of Rancho Mirage
69-825 Highway 111
Rancho Mirage, CA 92270

City of Cathedral City
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234

Agua Caliente Band of Cahuilla Indians
Richard Milanovich, Chairperson
5401 Dinah Shore Drive
Palm Springs 92262

Palm Springs Unified School Dist.
980 E. Tahquitz Cyn. Way. Ste. #204
Palm Springs, CA 92262

Applicant / Owner:
SCC Rancho Mirage LLC
2392 Morse Ave
Irvine, CA 92614

Engineer:
Adkan Engineers
6820 Airport Drive
Riverside, CA 92504

**EXTRA LABELS FOR
TR32463**

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Carolyn Syms Luna · 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.

EA39616 Change of Zone No. 6987; Tentative Tract Map No. 32463
Project Title/Case Numbers

Jay Olivas
County Contact Person

951-955-3200
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

SCC Rancho Mirage
Project Applicant

Address

Northerly of Avenue 66, easterly of Jackson Street, southerly of Avenue 62
Project Location

Change of Zone from W-2-20 to R-1, Tentative Tract Map to divide 80 acres into 206 residential lots with common open space.
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, 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: _____

DM/rj
Revised 8/25/2009
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA39616 ZCFGCFG03094 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Carolyn Syms Luna · Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Change of Zone No. 6987; Tentative Tract Map No. 32463

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: Jay Olivas Title: Project Planner Date: June 10, 2010

Applicant/Project Sponsor: SCC Rancho Mirage Date Submitted: June 7, 2004

ADOPTED BY: Board of Supervisors

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 Jay Olivas at 951-955-3200.

Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA39616 ZCFG3095

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1006388

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: SCC/RANCHO MIRAGE, LLC \$17.25
paid by: CK 055468
paid towards: CFG03094 CALIF FISH & GAME: DOC FEE
CFG FOR EA39616 (TR32463)
at parcel #:
appl type: CFG3

By _____ Jun 09, 2010 14:16
SBROSTRO posting date Jun 09, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$17.25

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * I0903004

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: SCC/RANCHO MIRAGE, LLC \$1,993.00
paid by: CK 00003278
paid towards: CFG03094 CALIF FISH & GAME: DOC FEE
CFG FOR EA39616 (TR32463)
at parcel #:
appl type: CFG3

By _____ Dec 03, 2009 11:17
JCMITCHE posting date Dec 03, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,993.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * I0402662

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: SCC/RANCHO MIRAGE, LLC \$64.00
paid by: CK 2001
paid towards: CFG03094 CALIF FISH & GAME: DOC FEE
CFG FOR EA39616 (TR32463)
at parcel #:
appl type: CFG3

By _____ Jun 07, 2004 10:08
DARIAS posting date Jun 07, 2004

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

The Honorable Board of Supervisors

Re: **CHANGE OF ZONE NO. 6987 / TENTATIVE TRACT MAP NO. 32463**

Page 2 of 2

#3; based upon the findings and conclusions incorporated in the staff report; pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 32463**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND: The project was heard by the Planning Commission on July 14, 2010. The change of zone and tentative tract map were recommended to be approved. There have been extensive comments from the City of Rancho Mirage since the site is located within the City of Rancho Mirage Sphere of Influence Policy. Two recent letters from the City dated June 16, 2010 and July 1, 2010 (attached) have raised issues including recommending that a Specific Plan be required for this area and also that the land be annexed into the City prior to any development of the land. The land divider has also responded with two different letters dated July 12, 2010 with one letter addressed to the Planning Commission and one letter addressed to the Planning Staff (attached.) Staff has attempted to address these concerns as there have been numerous meetings with the City and County staff and land divider over an approximate period of six years since this proposed map was first filed with the County in 2006. Staff has also met with County Counsel to address comments received. While the Rancho Mirage Sphere of Influence Policy area recommends a potential Specific Plan, it is not absolutely required to do so and there is also extensive Agua Caliente Tribal Land in the area which may inhibit a potential Specific Plan. The land divider has also demonstrated compliance with City and County residential development standards as indicated by the proposed Design Manual (Exhibit M) including minimum lot size (9,000 – 21,400 square foot lots), project density of 2.58 D.U./Ac., maximum 30% lot coverage, and matching street improvements which are consistent with City standards which supports potential approval of the tentative map.

Staff also has received comments from the Agua Caliente Band of Cahuilla Indians including a letter dated January 11, 2008 referencing the Tribal Habitat Conservation Plan and mitigation fees. As of this writing (7/22/10), in review with County Counsel, the land was verified to be private fee land and would be subject to the County's Coachella Valley Multispecies Habitat Conservation Plan (CVMSHCP) mitigation fees which would not be subject to any tribal mitigation fees.

Staff has mailed the hearing notice to the Palm Springs Unified School District which owns land immediately adjacent to the project site to the west, but no recent comments on the proposed tentative tract map have been received from the school district. An original comment letter dated June 21, 2004 has been included in the Board Packet.

Staff recommends approval of the project based on extensive review and meetings with the City and land divider, plus the proposed tentative map meets or exceeds city and county residential development standards for subdivisions.