

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*George A. Johnson · Agency Director*

**Planning Department**

*Ron Goldman · Planning Director*

**Memorandum**

**DATE:** 7/19/10  
**TO:** Planning Commission  
**FROM:** Matt Straite  
**RE:** Draft Zoning Ordinnace for Thermal 551 (Specific Plan 369)

**Commission:**

The attached Zoning Ordinance is still in draft form. A final version is planned to be completed prior to the Hearing, but was not available at the time the staff reports were printed. The attached Ordinance is provided for reference purposes only.

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ORDINANCE NO. 348.

AN ORDINANCE OF THE COUNTY OF RIVERSIDE  
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside Ordains as Follows:

Section 1. Section ~~XXXX~~ of Ordinance No. 348, and Official Zoning Plan Map No. ~~XXXX~~, as amended, are further amended by placing in effect in the Lower Coachella Valley District the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. ~~XXXX~~ Change of Zone Case No. 07481," which map is made a part of this ordinance.

Section 2. Article XVII of Ordinance No. 348 is amended by adding thereto a new Section ~~XXXX~~ to read as follows:

"Section ~~XXXX~~ SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 369.

a. Planning Areas 1 and 12.

(1) The uses permitted in Planning Area 1 of Specific Plan No. 369 shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348. No use, other than an agricultural use and any use incidental thereto permitted in Article XIII, Section 13.1 of Ordinance 348 shall be permitted within Planning Area 1 of Specific Plan No. 369 until such time as Map No. 298 of Coachella Valley Agricultural Preserve No. 62 has been diminished or disestablished in the planning area and any corresponding Williamson Act contract is no longer in effect for Planning Area 1.

Thereafter, the uses permitted in Planning Area 1 of Specific Plan No. 369 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(2), (3), (4), (5), (7).a, (7).b, (7).c, (7).d., (7).e,

(8), (9); Section 6.1.b.(2), (3), (4), (5); Section 6.1.c.(1); Section 6.1.d; and Section 6.1.e.(1), shall not be permitted. In addition, the uses permitted under Section 6.1.b shall include private recreational parks/areas.

(2) The uses permitted for Planning Area 12 of Specific Plan No. 369 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(2), (3), (4), (5), (7).a, (7).b, (7).c, (7).d., (7).e, (8), (9); Section 6.1.b.(2), (3), (4), (5); Section 6.1.c.(1); Section 6.1.d; and Section 6.1.e.(1) shall not be permitted. In addition, the uses permitted under Section 6.1.b shall include private recreational parks/areas.

(3) The development standards for agricultural uses and incidental uses thereto within Planning Area 1 of Specific Plan No. 369 shall be the same as those standards in Article XIII, Section 13.2 of Ordinance No. 348.

(4) The development standards for uses other than agricultural uses and incidental uses thereto within Planning Area 1 and the development standards for uses in Planning Area 12 of Specific Plan No. 369 shall be the same as those standards identified in Section 6.2 of Ordinance No. 348, except that the development standards set forth in Section 6.2.a, b, c, d, e(1), e(2), e(3), and e(4) shall be deleted and replaced with the following:

- A. The minimum lot size shall be 5,000 square feet. The minimum lot width shall be 50 feet.
- B. The front yard setback shall be a minimum of 15 feet. The minimum side yard distance between buildings shall be at least 10 feet, regardless of lot lines. Side yard setbacks shall be a minimum of 5 feet. Side yard setbacks on corner lots shall be a minimum of 10 feet. The rear yard setback shall be a minimum of 15 feet.
- C. The maximum building height shall be 35 feet.

- D. The maximum lot coverage shall be 60% for single story structure and 50% for two story units.
- E. A minimum of 200 square feet of private open space shall be provided. All dimensions for each private open space shall be a minimum of 8 feet.
- F. Any driveway shall be less than 3 feet in length or at least 18 feet in length; driveway lengths between 3 feet and 18 feet are not permitted.
- G. Encroachments for fireplaces, AC units and media centers shall not exceed more than 2 feet into the front, side, or rear setback. No AC units are permitted in front of the main residential building. Encroachments for balconies, porches, decks, and attached patio covers shall not exceed more than 7 feet into the front or rear setback. The side yard with gate access shall at all times maintain a 5 feet clearance regardless of encroachments.
- H. All playground equipment within Planning Areas 1 and 12 shall be shaded in accordance with the Shade Standards described in Section IV.E.3 of Specific Plan No. 369.

(5) If lots within Planning Areas 1 and 12 of Specific Plan No. 369 are developed with rear-loaded homes, the development standards for Planning Areas 1 and 12 shall be the same as those standards identified in Section 6.2 of Ordinance No. 348, except that the development standards set forth in Section 6.2.a, b, c, d, e(1), e(2), e(3), and e(4) shall be deleted and replaced with the following:

- A. The minimum front yard setback shall be 10 feet. The minimum rear yard setback to the garage shall be 3 feet. In addition, the minimum rear yard setback on the second floor shall be 3 feet for 50% of the

living area and 9 feet for the remaining 50% of the second story.

- B. Any driveway shall be less than 3 feet in length or at least 18 feet in length; driveway lengths between 3 feet and 18 feet are not permitted.
- C. Encroachments for balconies, porches, decks, and attached patio covers shall not exceed 5 feet into the rear or front setback.
- D. All other development standards for lots with rear-loaded homes in Planning Areas 1 and 12 shall be the same as the development standards for single-family detached homes in Planning Areas 1 and 12 as set forth in subsection a. (4) of this section.

(6) If lots within Planning Areas 1 and 12 of Specific Plan No. 369 are developed with paired Z-lot homes, the development standards for Planning Areas 1 and 12 of Specific Plan No. 369 shall be the same as those standards identified in Section 6.2 of Ordinance No. 348, except that the development standards set forth in Section 6.2.a, b, c, d, e(1), e(2), e(3), and e(4) shall be deleted and replaced with the following:

- A. The minimum front yard setback shall be 12 feet. The minimum corner side yard setback shall be 8 feet. The minimum side yard distance between structures shall be at least 10 feet. The minimum rear yard setback shall be 5 feet to the garage and 15 feet to the residential structure.
- B. There shall be a minimum 20 feet separation between the second stories of adjacent buildings.
- C. Encroachments for balconies, porches, decks, and attached patio covers shall not exceed more than 10 feet into the rear setback.
- D. Any driveway shall be less than 3 feet in length or at least 18 feet in length; driveway lengths between 3 feet and 18 feet are not permitted.

E. All other development standards for lots with paired Z-lot homes in Planning Areas 1 and 12 shall be the same as the development standards for single family detached homes in Planning Areas 1 and 12 as set forth in subsection a. (4) of this Section.

(7) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XIII of Ordinance No. 348 for agricultural uses and incidental uses thereto and Article VI of Ordinance No. 348 for all other uses.

b. Planning Areas 2, 5, 10, 11 and 18.

(1) The uses permitted in Planning Areas 2 and 18 of Specific Plan No. 369 shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348. No use, other than an agricultural use and any use incidental thereto permitted in Article XIII, Section 13.1 of Ordinance 348 shall be permitted within Planning Areas 2 and 18 of Specific Plan No. 369 until such time as Map No. 298 of Coachella Valley Agricultural Preserve No. 62 and Map No. 134 of Coachella Valley Agricultural Preserve No. 18 (applicable to Planning Areas 2 and 18 respectively) have been diminished or disestablished in the planning area and any corresponding Williamson Act contract is no longer in effect for the planning area.

Thereafter, the uses permitted in Planning Areas 2 and 18 of Specific Plan No. 369 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(2), (3), (4), (5), (7).a, (7).b, (7).c, (7).d., (7).e, (8), (9); Section 6.1.b.(2), (3), (4), (5); Section 6.1.c.(1); Section 6.1.d; and Section 6.1.e.(1), shall not be permitted. In addition, the uses permitted under Section 6.1.b shall include private recreational parks/areas.

(2) The uses permitted for Planning Areas 5, 10, and 11 of Specific Plan No. 369 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,

except that the uses permitted pursuant to Section 6.1.a.(2), (3), (4), (5), (7).a, (7).b, (7).c, (7).d., (7).e, (8), (9); Section 6.1.b.(2), (3), (4), (5); Section 6.1.c.(1); Section 6.1.d; and Section 6.1.e.(1), shall not be permitted. In addition, the uses permitted under Section 6.1.b shall include private recreational parks/areas.

(3) The development standards for agricultural uses and incidental uses thereto within Planning Areas 2 and 18 of Specific Plan No. 369 shall be the same as those standards in Article XIII, Section 13.2 of Ordinance No. 348.

(4) The development standards for uses other than agricultural uses and incidental uses thereto within Planning Areas 2, 5, 10, 11, and 18 of Specific Plan No. 369 shall be the same as those standards identified in Section 6.2 of Ordinance No. 348, except that the development standards set forth in Section 6.2.a, b, c, d, e(1), e(2), e(3), and e(4) shall be deleted and replaced with the following:

A. The minimum lot size shall be 7,200 square feet. The minimum lot width shall be 72 feet.

B. The front yard setback shall be a minimum of 15 feet. The minimum side yard distance between buildings shall be at least 15 feet. Side yards setbacks on corner lots shall be a minimum of 15 feet with a minimum setback of 5 feet on each side. The rear yard setback shall be a minimum of 20 feet. The minimum setback for garages shall be 15 feet. The minimum side-in garage setback shall be 15 feet.

C. Building height shall not exceed 35 feet.

D. The maximum lot coverage shall be 50% of any lot with a single-story dwelling and 40% of any lot with a two-story dwelling.

E. Encroachments for fireplaces, AC units and media centers shall not exceed more than 2 feet into the minimum front, side, or rear setback.

No AC units are permitted in front of the main residential building. Encroachments for balconies, porches, decks, and attached patio covers shall not exceed more than 12 feet into the minimum front or rear setback. The side yard with gate access shall at all times maintain a 5 feet clearance regardless of encroachments.

F. All playground equipment shall be shaded in accordance with the Shade Standards described in Section IV.E.3 of Specific Plan No. 369.

(5) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XIII of Ordinance No. 348 for agricultural uses and incidental uses thereto and Article VI of Ordinance No. 348 for all other uses.

c. Planning Areas 3 and 15

(1) The uses permitted in Planning Area 3 of Specific Plan No. 369 shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348. No use, other than an agricultural use and any use incidental thereto permitted in Article XIII, Section 13.1 of Ordinance 348 shall be permitted within Planning Area 3 of Specific Plan No. 369 until such time as Map No. 298 of Coachella Valley Agricultural Preserve No. 62 has been diminished or disestablished in the planning area and any corresponding Williamson Act contracts no longer in effect for the planning area.

Thereafter, the uses permitted in Planning Area 3 of Specific Plan No. 369 shall be the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 7.1.a.(2), (3), (4), (10), (11), (12); Section 7.1.b.(3), (5), (6), (7) and (9); and Section 7.1.c.(1) and (2) shall not be permitted. In addition, the uses permitted under Section 7.1.b shall include private recreational parks/areas.

(2) The uses permitted in Planning Area 15 of Specific Plan No. 369 shall be the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the



uses permitted pursuant to Section 7.1.a.(2), (3), (4), (10), (11), (12); Section 7.1.b.(3), (5), (6), (7) and (9); and Section 7.1.c.(1) and (2) shall not be permitted. In addition, the uses permitted under Section 6.1.b shall include private recreational parks/areas.

(3) The development standards for agricultural uses and incidental uses thereto within Planning Area 3 of Specific Plan No. 369 shall be the same as those standards in Article XIII, Section 13.2 of Ordinance No. 348.

(4) The development standards for uses other than agricultural uses and incidental uses thereto within Planning Area 3 and the development standards for uses in Planning Area 15 of Specific Plan No. 369 shall be the same as those standards identified in Article VII of Ordinance 348 except Sections 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following development standards:

- A. The minimum lot size shall be 4,500 square feet. The minimum lot width shall be 45 feet.
- B. The front yard setback shall be a minimum of 15 feet. The minimum corner side yard setback shall be 10 feet. All other side yard setbacks shall be 5 feet. The minimum side yard distance between structures shall be at least 10 feet. The minimum rear yard setback shall be 15 feet. The minimum garage setback shall be 18 feet.
- C. The maximum building height shall be 35 feet.
- D. The maximum lot coverage shall be 60% for single story buildings and 50% for two story buildings. Lot coverage includes, but is not limited to, garages, covered porches, and balconies.
- E. Encroachments for fireplaces, AC units and media centers shall not exceed more than 2 feet into the front, side, or rear setbacks. No AC

units shall be permitted in front of the structure. Encroachments for balconies, porches, decks, and attached patio covers shall not exceed 10 feet into the front or rear setback. The side yard with gate access shall at all times maintain a 5 foot clearance regardless of encroachments.

F. All playground equipment shall be shaded in accordance with the Shade Standards described in Section IV.E.3 of Specific Plan No. 369.

(5) If Planning Areas 3 and 15 of Specific Plan No. 369 are developed with rear-loaded homes, the development standards for Planning Areas 3 and 15 shall be the same as those standards identified in Article VII of Ordinance 348, except that the development standards set forth in Section 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

A. The minimum front yard setback shall be 10 feet. The minimum rear yard setback on the second floor shall be 3 feet for 50% of the living area and 9 feet for the remaining 50% of the second story.

B. Encroachments for balconies, porches, decks, and attached patio covers shall not exceed 5 feet into the rear setback.

C. Any driveway shall be less than 3 feet in length or at least 18 feet in length; driveway lengths between 3 feet and 18 feet are not permitted.

D. All other development standards for lots with rear-loaded homes in Planning Areas 3 and 15 shall be the same as the development standards for single-family detached homes in Planning Areas 3 and 15 as set forth in subsection c. (4) of this Section.

(6) If lots with Planning Areas 3 and 15 of Specific Plan No. 369 are developed

with paired Z-lot homes, the development standards for Planning Areas 1 and 12 of Specific Plan No. 369 shall be the same as those standards identified in Article VII of Ordinance 348, except that the development standards set forth in Section 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

- A. The minimum front yard setback shall be 12 feet. The minimum corner side yard setback shall be 8 feet. All other side yard setbacks shall be 5 feet. The minimum side yard distance between buildings shall be at least 10 feet.
- B. There shall be a minimum 20 feet separation between the second stories of adjacent buildings.
- C. Encroachments for balconies, porches, decks, and attached patio covers shall not exceed 5 feet into the rear setback.
- D. Any driveway shall be less than 3 feet in length or at least 18 feet in length. Driveway lengths between 3 feet and 18 feet are not permitted.
- E. All other development standards for lots with paired Z-lot homes in Planning Areas 3 and 15 shall be the same as the development standards for single family detached homes in Planning Areas 3 and 15 as set forth in subsection c. (4) of this Section.

(7) If lots within Planning Areas 3 and 15 of Specific Plan No. 369 are developed with cluster homes, the development standards for Planning Areas 3 and 15 shall be the same as those standards identified in Article VII of Ordinance 348, except that the development standards set forth in Section 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

- A. The minimum front yard setback shall be 10 feet. The minimum rear yard setback shall be 10 feet.

- B. There shall be a minimum 20 feet separation between the first stories of adjacent buildings. There shall be a minimum 30 feet separation between the second stories of adjacent buildings.
- C. Encroachments for balconies, porches, decks, and attached patio covers shall not exceed more than 5 feet into the rear setback.
- D. Any driveway shall be less than 3 feet in length or at least 18 feet in length; driveway lengths between 3 feet and 18 feet are not permitted.
- E. All other development standards for lots with cluster homes in Planning Areas 3 and 15 shall be the same as the development standards for single family detached homes in Planning Areas 3 and 15 as set forth in subsection (4) of this Section.

(8) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XIII of Ordinance No. 348 for agricultural uses and incidental uses thereto and Article VII of Ordinance No. 348 for all other uses.

d. Planning Area 4.

(1) The uses permitted in Planning Area 4 of Specific Plan No. 369 shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348. No use, other than an agricultural use and any use incidental thereto permitted in Article XIII, Section 13.1 of Ordinance 348 shall be permitted within Planning Area 4 of Specific Plan No. 369 until such time as Map No. 298 of Coachella Valley Agricultural Preserve No. 62 has been diminished or disestablished in the planning area and any corresponding Williamson Act contract is no longer in effect for Planning Area 4.

Thereafter, the uses permitted in Planning Area 4 of Specific Plan No. 369 shall be the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 7.1.a.(2), (3), (4), (10), (11), (12); Section 7.1.b.(3),

(5), (6), (7) and (9); and Section 7.1.c.(1) and (2) shall not be permitted. In addition, the uses permitted under Section 7.1.b shall include private recreational parks/areas.

(2) The development standards for agricultural uses and incidental uses thereto within Planning Area 4 of Specific Plan No. 369 shall be the same as those standards in Article XIII, Section 13.2 of Ordinance No. 348.

(3) If lots in Planning Area 4 of Specific Plan No. 369 are developed with paired Z-lot homes, the planning area development standards shall be the same as those identified in Article VII of Ordinance No. 348 except that the development standards set forth in Sections 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

- A. The minimum lot size shall be 3,600 square feet. The minimum lot width shall be 45 feet.
- B. The minimum front yard setback shall be 12 feet. The minimum corner side yard setback shall be 8 feet. All other side yards shall be at least 4 feet. The minimum rear yard setback shall be 5 feet to the garage and 10 feet to the main residential building. The garage setback from the front property line shall be 18 feet.
- C. The maximum structural height shall be 35 feet.
- D. The maximum lot coverage shall be 30%.
- E. Encroachments for fireplaces, AC units and media centers shall not exceed more than 2 feet into the front, side, or rear setbacks. Encroachments for balconies, porches, decks, and attached patio covers shall not exceed 5 feet into the front or rear setback. No AC units shall be permitted in front of the structure. The side yard with gate access shall at all times maintain a 5 feet clearance regardless of

encroachments.

- F. Any driveway shall be less than 3 feet in length or at least 18 feet in length; driveway lengths between 3 feet and 18 feet are not permitted.
- G. All playground equipment within Planning Area 4 shall be shaded in accordance with the Shade Standards described in Section IV.E.3 of Specific Plan No. 369.

(4) If lots in Planning Area 4 of Specific Plan No. 369 are developed with cluster homes, the planning area development standards shall be the same as those identified in Article VII of Ordinance No. 348 except that the development standards set forth in Section 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

- A. The minimum front yard setback shall be 10 feet. The minimum rear yard setback shall be 10 feet.
- B. There shall be a minimum 20 feet separation between the first stories of adjacent buildings. There shall be a minimum 30 feet separation between the second stories of adjacent buildings.
- C. Any driveway shall be less than 3 feet in length or at least 18 feet in length; driveway lengths between 3 feet and 18 feet are not permitted.
- D. All other development standards for lots with cluster homes in Planning Area 4 shall be the same as the development standards for paired Z-lot homes in Planning Area 4 as set forth in subsection d. (3) of this Section.

(5) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XIII of Ordinance No. 348 for agricultural uses and incidental uses thereto and Article VII of Ordinance No. 348 for all other uses.

e. Planning Areas 6, 16, and 17

(1) The uses permitted in Planning Areas 6, 16, and 17 of Specific Plan No. 369 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(2), (3), (4), (5); (7), (8), (9); Section 6.1.b. (3), (4), (5); Section 6.1.c.(1); Section 6.1.d; and Section 6.1.e.(1), shall not be permitted. In addition, the uses permitted under Section 6.1.b shall include private recreational parks/areas.

(2) If Planning Areas 6, 16, and 17 of Specific Plan No. 369 are developed with single family detached homes, the development standards for Planning Areas 6, 16, and 17 of Specific Plan No. 369 shall be the same as those standards identified in Section 6.2 of Ordinance No. 348, except that the development standards set forth in Section 6.2.a, b, d, e(1), e(2), e(3), and e(4) shall be deleted and replaced with the following:

A. The minimum lot size shall be 6,000 square feet. The minimum lot width shall be 60 feet.

B. The front yard setback shall be a minimum of 15 feet. The minimum side yard distance between building shall be at least 10 feet. Side yards setbacks on corner lots shall not be less than 10 feet. The rear yard setback shall not be less than 15 feet. All other side yard setbacks shall not be less than 5 feet. The minimum setback for garages shall be 18 feet. The minimum side-in garage setback shall be 15 feet.

C. The maximum building height shall be 35 feet.

D. The maximum lot coverage shall be 50% for single story buildings and 40% for two story buildings.

E. Encroachments for fireplaces, AC units and media centers shall not

exceed 2 feet into the minimum front, side, or rear setback. Encroachments for balconies, porches, decks, and attached patio covers shall not exceed 7 feet into the minimum front or rear setback. No AC units shall be permitted in front of the structure. The side yard with gate access shall at all times maintain a 5 feet clearance regardless of encroachments.

F. All playground equipment within Planning Areas 6, 16, and 17 shall be shaded in accordance with the Shade Standards described in Section IV.E.3 of Specific Plan No. 369.

(3) If lots within Planning Areas 6, 16, and 17 of Specific Plan No. 369 are developed with rear-loaded homes, the development standards for Planning Areas 6, 16, and 17 of Specific Plan No. 369 shall be the same as those standards identified in Section 6.2 of Ordinance No. 348, except that the development standards set forth in Section 6.2.a, b, d, e(1), e(2), e(3), and e(4) shall be deleted and replaced with the following:

A. The minimum front yard setback shall be 10 feet. The minimum rear yard setback on the second floor shall be 3 feet for 50% of the living area and 9 feet for the remaining 50% of the second story.

B. Any driveway shall be less than 3 feet in length or at least 18 feet in length. Driveway lengths between 3 feet and 18 feet are not permitted.

C. Encroachments for balconies, porches and decks shall not exceed 5 feet into the minimum rear setback.

D. All other development standard for lots with rear-loaded homes in Planning Areas 6, 16, and 17 shall be with the same as the development standards for single family detached homes in Planning Areas 6, 16, and 17 as set forth in subsection e. (2) above.



playground (4) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

f. Planning Areas 7 and 13.

(1) The uses permitted in ~~Planning Areas 7 and 13 of Specific Plan No. 369~~ shall be the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 7.1.a.(2), (3), (4), (10), (11), (12); Section 7.1.b.(2), (3), (7), (8); and Section 7.1.c.(1), (2) shall ~~not~~ be permitted. In addition, the uses permitted under Section 7.1.b shall include private recreational parks/areas.

(2) Planning Areas 7 and 13 of ~~Specific Plan No. 369~~ shall be developed with duplex, triplex, or townhomes. The development standards for uses in Planning Areas 7 and 13 of ~~Specific Plan No. 369~~ shall be the same as those identified in Article VII of Ordinance No. 348 except that the development standards set forth in Section 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

A. The minimum lot size shall be 5,000 square feet.

B. The front yard setback shall be a minimum of 15 feet. Side yards setback on corner lots shall be a minimum of 10 feet. All other side yard setbacks shall be a minimum of 5 feet. The rear yard setback shall be a minimum of 15 feet.

C. The minimum building separation shall be 30 feet. Side yard setbacks between duplex, triplex, or townhomes structures shall be a minimum of 10 feet.

D. The maximum building height shall not exceed 35 feet.

E. Encroachments for fireplaces, AC units and media centers shall not exceed more than 2 feet into the yard setback. Encroachments for

balconies, porches, decks, and attached patio covers shall not exceed 5 feet into the front or rear setbacks. No AC units shall be permitted in front of the structure. The side yard with gate access shall at all times maintain a 5 feet clearance regardless of encroachments.

G. Any driveway shall be less than 3 feet in length or at least 18 feet in length; driveway lengths between 3 feet and 18 feet are not permitted.

H. All playground equipment within Planning Areas 7 and 13 shall be shaded in accordance with the Shade Standards described in Section IV.E.3 of Specific Plan No. 369.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VII of Ordinance No. 348.

g. Planning Areas 8 and 14

(1) The uses permitted in Planning Areas 8 and 14 of Specific Plan No. 369 shall be the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 7.1.a.(2), (3), (4), (10), (11), (12); Section 7.1.b.(2), (3), (4), (7), (8), and Section 7.1.c.(1) and (2) shall not be permitted. In addition, the uses permitted under Section 7.1.b shall include private recreational parks/areas.

(2) Planning Areas 8 and 14 of Specific Plan No. 369 shall be developed with cluster single family homes. The development standards for uses in Planning Areas 8 and 14 of Specific Plan No. 369 shall be the same as those identified in Article VII of Ordinance No. 348 except that the development standards set forth in Section 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

- A. The minimum lot size shall be 2,500 square feet.
- B. The front yard setback shall be a minimum of 10 feet for units not facing a shared driveway. Side yards setbacks on corner lots shall be

a minimum of 10 feet. All other side yard setbacksThe rear yard setback shall be a minimum of 10 feet.

C. The minimum building separation (front to front – first story) shall be 20 feet. The minimum building separation (front to front – second story) shall be 30 feet. The minimum building separation (rear to rear) shall be 20 feet. The minimum building separation (side to side) shall be 10 feet. The minimum building separation (garage to garage) shall be 30 feet.

D. The maximum building height shall not exceed 35 feet.

E. Encroachments for fireplaces, AC units and media centers shall not exceed 2 feet into the minimum side setback. Encroachments for balconies, porches, decks, and attached patio covers shall not exceed 7 feet into the minimum front or rear setback. No AC units shall be permitted in front of the structure. The side yard with gate access shall at all times maintain a 5 foot clearance regardless of encroachments.

F. Any driveway shall be less than 3 feet in length or at least 18 feet in length; driveway lengths between 3 feet and 18 feet are not permitted.

G. All playground equipment shall be shaded in accordance with the Shade Standards described in Section IV.E.3 of Specific Plan No.

369.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VII of Ordinance No. 348.

h. Planning Area 9.

(1) The uses permitted in Planning Area 4 of Specific Plan No. 369 shall be the

same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 7.1.a.(2), (3), (4), (10), (11), (12); Section 7.1.b.(3), (5), (6), and (7); and Section 7.1.c.(1) and (2) shall not be permitted. In addition, the uses permitted under Section 7.1.b shall include private recreational parks/areas.

(2) Planning Area 9 of Specific Plan No. 369 shall be developed with rear-loaded single family homes. The development standards for uses in Planning Area 9 of Specific Plan No. 369 shall be the same as those identified in Article VII of Ordinance No. 348 except that the development standards set forth in Section 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

- A. The minimum lot size shall be 3,600 square feet. The minimum lot width shall be 45 feet.
- B. The front yard setback shall be a minimum of 10 feet. The separation between structures shall not be less than 10 feet. Side yards setbacks on corner lots shall be a minimum of 10 feet. All other side yard setbacks shall be a minimum of 5 feet. The minimum rear yard setback on the second floor shall be 3 feet for 50% of the building and 9 feet for the remaining 50% of the second story.
- C. The maximum building height shall not exceed 35 feet.
- D. The maximum lot coverage shall be 65% for single story structures and 50% for two story structures.
- E. There shall be a 20 foot separation between the second stories of adjacent buildings.
- F. There shall be 50 square feet of landscaping at the T-intersection of a private alley or where an alley abuts a trail connection.
- G. Encroachments for fireplaces, AC units and media centers shall not

exceed 2 feet into the minimum side setback. Encroachments for balconies, porches, decks, and attached patio covers shall not exceed 7 feet into the minimum front or rear setback. No AC units shall be permitted in front of the structure. The side yard with gate access shall at all times maintain a 5 foot clearance regardless of encroachments.

- H. Any driveway shall be less than 2 feet in length or at least 18 feet in length; driveway lengths between 3 feet and 18 feet are not permitted.
- I. All playground equipment shall be shaded in accordance with the Shade Standards described in Section IV.E.3 of Specific Plan No. 369.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VII of Ordinance No. 348.

i. Planning Areas 19, 20, 21, 23A, 23B, 23C, 23D, 23E, 23F, 23G, 24A, 24B, 24C, 24D, 24E, 25A, 25B, and 28.

(4) The uses permitted in Planning Areas 23B, 23C, 23D, and 24C of Specific Plan No. 369 shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348. No use, other than an agricultural use and any use incidental thereto permitted in Article XIII, Section 13.1 of Ordinance 348 shall be permitted within Planning Areas 23B, 23C, 23D, and 24C of Specific Plan No. 369 until such time as Map No. 298 of Coachella Valley Agricultural Preserve No. 62 and Map No. 132 of Coachella Valley Agricultural Preserve No. 18 (applicable to Planning Areas 23B, 23C, and 24C, and applicable to 23D, respectively) have been diminished or disestablished in the planning area and any corresponding Williamson Act contract is no longer in effect for the planning area.

Thereafter, for Planning Areas 23B, 23C, 23D, and 24C of Specific Plan No. 369 the

uses permitted shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.1.a(1), (3); Section 8.1.b(1); and Section 8.1.c(1) shall not be permitted. In addition, the uses permitted under Section 8.100 shall include clubhouses, recreational parks/areas, detention basins, open space, paseos, irrigation storage ponds and related facilities, trails, pools, tot lots, bathrooms, spas, picnic areas, BBQ facilities, fitness centers, and other similar related uses.

(2) The uses permitted in Planning Areas 19, 20, 21, 23A, 23E, 23F, 23G, 24A, 24B, 24D, 24E, 25A, 25B and 28 of Specific Plan No. 369 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.1.a(1), (3), Section 8.1.b(1); and Section 8.1.c(1) shall not be permitted. In addition, the uses permitted under Section 8.100 shall include clubhouses, recreational parks/areas, detention basins, open space, irrigation storage ponds and related facilities, trails, paseos, pools, tot lots, bathrooms, spas, picnic areas, BBQ facilities, fitness centers, and other similar related uses.

(3) The development standards for agricultural uses and incidental uses thereto within Planning Areas 23B, 23C, 23D, and 24C of Specific Plan No. 369 shall be the same as those standards in Article XII of Section 13.2 of Ordinance No. 348.

(4) The development standards for uses other than agricultural uses and incidental uses thereto within Planning Areas 19, 20, 21, 23A, 23B, 23C, 23D, 23E, 23F, 23G, 24A, 24B, 24C, 24D, 24E, 25A, 25B, and 28 of Specific Plan No. 369 shall be the same as those standards identified in Section 8.101 of Ordinance No. 348. Additionally, the following development standard shall apply:

- A. All playground equipment shall be shaded in accordance with the Shade Standards described in Section IV.E.3 of Specific Plan No. 369.

(5) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XIII of Ordinance No. 348 for agricultural uses and incidental uses thereto and Article VIIIe of Ordinance No. 348 for all other uses.

i. Planning Areas 22 and 26.

(1) The uses permitted in Planning Areas 22 and 26 of Specific Plan No. 369 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.1.a(1), (3); Section 8.1.b(1); and Section 8.1.c(1) shall not be permitted. In addition, the uses permitted under Section 8.100 shall include public recreational parks/areas.

(2) The development standards for Planning Areas 22 and 26 of Specific Plan No. 369 shall be the same as those standards identified in Section 8.101 of Ordinance No. 348. Additionally, the following standards shall apply:

A. Sports fields and lawn areas may be lighted; however, lighting shall be directed in a manner that minimizes light pollution impacts on nearby residential units. Lighting of sports fields and lawn areas shall conform to the requirements of Riverside County Ordinance No. 655.

B. All playground equipment shall be shaded in accordance with the Shade Standards described in Section IV.E.3 of Specific Plan No. 369.

C. Drinking fountains and public restrooms shall be provided.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIIIe of Ordinance No. 348.

j. Planning Area 27.

(1) The uses permitted in Planning Area 27 of Specific Plan No. 369 shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348. No use,

other than an agricultural use and any use incidental thereto permitted in Article XIII, Section 13.1 of Ordinance 348 shall be permitted within Planning Area 27 of Specific Plan No. 369 until such time as Map No. 298 of Coachella Valley Agricultural Preserve No. 62 has been diminished or disestablished in the planning area and any corresponding Williamson Act contract is no longer in effect for the planning area.

Thereafter, for Planning Area 27 of Specific Plan No. 369 the uses permitted shall be the same as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.1.a(2), (3), (4), and (8); Section 8.1.b(1); and Section 8.1.c(1) shall not be permitted. In addition, the uses permitted under Section 8.100 shall include electrical substations, maintenance roads, and other related facilities and equipment.

(2) The development standards for agricultural uses and incidental uses thereto within Planning Area 27 of Specific Plan No. 369 shall be the same as those standards in Article XIII, Section 13.2 of Ordinance No. 348.

(3) If Planning Area 27 of Specific Plan No. 369 is developed with utility land uses, the development standards for such uses shall be the same as those standards identified in Section 8.101 of Ordinance No. 348, except that the development standards pursuant to Section 8.101.a, b, c, and e shall be deleted and replaced with the following:

- A. The maximum building height shall be 75 feet.
- B. There is no minimum lot size or front, side, or back minimum width requirements.

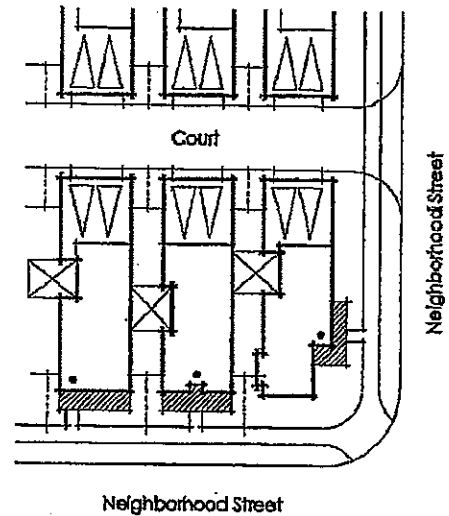
(4) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XIII of Ordinance No. 348 for agricultural uses and incidental uses thereto and Article VIII of Ordinance No. 348 for all other uses."



Section 3. Definitions. For the purpose of this ordinance, certain words and terms used herein are herewith defined. Definitions in this Section are in addition to those defined in Article XXI of Ordinance No. 348. When not inconsistent with the context, words used in the present tense include the future tense; words in the singular number include the plural number and words in the plural number include the singular number. The masculine gender includes the feminine and neuter gender. The word "shall" is always mandatory and not merely directory. The word "may" is permissive.

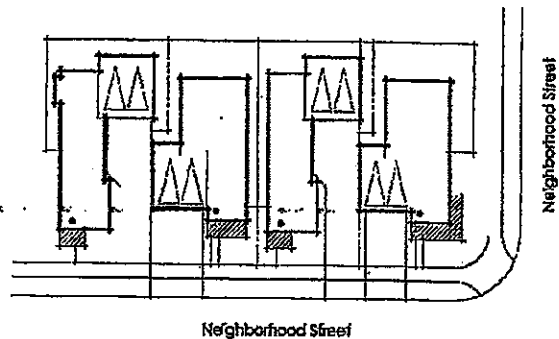
a. Rear Loaded Homes.

An attached or detached residential dwelling unit which features a vehicular entrance (driveway) to the back of the lot usually attached to an alley for a Rear Loaded Home all residences must face a street (see diagram)



b. Paired Z lot

A type of development which typically situates a detached single family structure so that at least one wall is on a property line; however, a

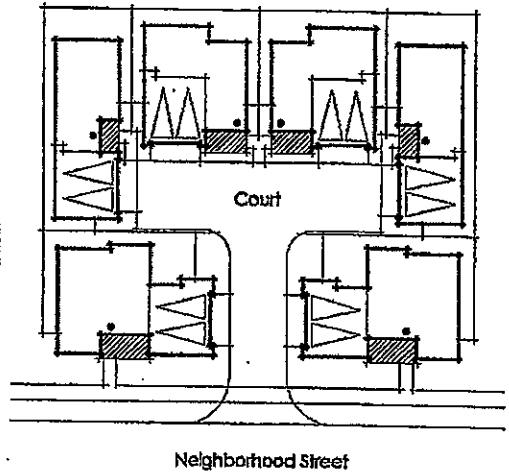


minimum set back between structures is required. Often this will include

reciprocal easements so that open space for one homeowner will be situated in another homeowners property. Alternatively the actual lot line may change to follow the proposed structure placement (see diagram).

c. Cluster Homes

A cluster home refers to a type of development which places several homes on one condominium lot, usually clustered around one common drive way or drive isle (see diagram)



Section 4. This ordinance shall take effect 30 days after its adoption.

**DRAFT**

BOARD OF SUPERVISORS OF THE COUNTY  
OF RIVERSIDE STATE OF CALIFORNIA

By:

Chairman, Board of Supervisors

ATTEST:

Clerk of the Board

By

Deputy

(SEAL)

\*\*THIS IS A DRAFT DOCUMENT AND IS SUBJECT TO CHANGE WITHOUT NOTICE\*\*

APPROVED AS TO FORM:

\_\_\_\_\_, \_\_\_\_\_, 2010

By: \_\_\_\_\_

**DRAFT**

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SP - CAUSE FOR REVOCATION

RECOMMND

The applicant 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 this SPECIFIC PLAN. The COUNTY will promptly notify the applicant of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 2 SP - Definitions

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 369 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 369, Amendment No. 2.

CHANGE OF ZONE = Change of Zone No. 7481.

GPA = Comprehensive General Plan Amendment No. 846.

EIR = Environmental Impact Report No. 504.

10. EVERY. 3 SP - SP Document

RECOMMND

Specific Plan No. 369 shall include the following:

a. Specific Plan Document, which shall include:

1. Board of Supervisors Specific Plan Resolution including the Mitigation Reporting/Monitoring Program
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.

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10. GENERAL CONDITIONS

10. EVERY. 3                      SP - SP Document (cont.)                      RECOMMND

6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Final Environmental Impact Report No. 504 Document, which must include, but not be limited to, the following items:

1. Mitigation Monitoring/Reporting Program.
2. Draft EIR
3. Comments received on the Draft EIR either verbatim or in summary.
4. A list of person, organizations and public agencies commenting on the Draft EIR.
5. Responses of the County to significant environmental point raised in the review and consultation process.
6. Technical Appendices

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

10. EVERY. 4                      SP - Ordinance Requirements                      RECOMMND

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

10. EVERY. 5                      SP - Limits of SP DOCUMENT                      RECOMMND

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan. Notwithstanding to above, the design guidelines and development standards of the SPECIFIC PLAN for hillside development and grading shall apply in place of more general County guidelines and standards.

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10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 2                    SP\*GSP-1 ORD. NOT SUPERSEDED                    RECOMMND.

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the California Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

10.BS GRADE. 3                    SP\*GSP-2 GEO/SOIL TO BE OBEYED                    RECOMMND

All grading shall be performed in accordance with the recommendations of the included -County approved- geotechnical/soils reports for this Specific Plan.

10.BS GRADE. 4                    SP-ALL CLEARNC'S REQ'D B-4 PMT                    RECOMMND

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

10.BS GRADE. 5                    SP\*-NO GRADING & SUBDIVIDING                    RECOMMND

If grading of the entire - or any portion there of - Specific Plan site is proposed, UNDER A SUBDIVISION OR LAND USE CASE ALREADY APPROVED FOR THIS SPECIFIC PLAN, at the same time that application for further subdivision of any of its parcels is being applied for, an exception to Ordinance 460, Section 4.5.B, shall be obtained from the Planning Director, prior to issuance of the grading permit (Ord. 460 Section 3.1). THIS EXCEPTION WILL NOT APPLY TO ANY CASE HAVING ONLY AN APPROVED SPECIFIC PLAN.

E HEALTH DEPARTMENT

10.E HEALTH. 1                    HAZMAT BUSINESS EMERGENCY PLAN                    RECOMMND

A business plan will be required for any facility that stores hazardous materials greater than 55 gallons, 200 cubic feet, or 500 pounds, or stores any acutely hazardous materials or extremely hazardous substances.

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10. GENERAL CONDITIONS

10.E HEALTH. 2 PREVENT ACCESS TO DRAIN

RECOMMND

It is noted that the Coachella Valley Stormwater Channel runs along the eastern side of the proposed development(s) delineated in Specific Plan#369. Bacterial monitoring of the water in this channel have shown that it does not meet the Recreational 1 standards for direct body contact activities such as swimming. Moreover, the location of this channel to the proposed development poses a potential drowning hazard.

Therefore, the reasonable measures must be taken by the responsible entity or entities for the Channel to ensure that the public is prevented from entering or gaining access to this Channel. Moreover, signs must be posted at reasonable locations around this Channel warning the public to not enter this restricted area.

FIRE DEPARTMENT

10.FIRE. 1 SP-#71-ADVERSE IMPACTS

RECOMMND

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

10.FIRE. 2 SP\*-#100-FIRE STATION

RECOMMND

Based on the adopted Riverside County Fire Protection Master Plan, one new fire station and/or engine company could be required for every 2,000 new dwelling units, and/or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to 1 fire station(s) MAY be needed to meet anticipated service demands. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities

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10. GENERAL CONDITIONS

10.FIRE. 2                    SP\*--#100-FIRE STATION (cont.)                    RECOMMND

to meet service demands through the regional intergrated fire protection response system.

10.FIRE. 3                    SP-#86-WATER MAINS                    RECOMMND

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance 460 and/or No.787, subject to the approval by the Riverside County Fire Department.

10.FIRE. 4                    SP-#101-DISCL/FLAG LOT                    RECOMMND

1) FLAG LOTS WILL NOT BE PERMITTED BY THE FIRE DEPARTMENT.

10.FIRE. 5                    SP-#47 SECONDARY ACCESS                    RECOMMND

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained through out any phasing.

10.FIRE. 6                    SUP-FUTURE                    RECOMMND

\*\*\* No Text Exists For This Condition \*\*\*

10.FIRE. 8                    SP-#95-HAZ FIRE AREA                    RECOMMND

The specific plan is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.

10.FIRE. 9                    SP-#96-ROOFING MATERIAL                    RECOMMND

All buildings shall be constructed with fire retardant roofing material as described in section 1503 of the Uniform Building Code. Any wood shingles or shakes shall have a Class B rating and shall be approved by the Fire Department prior to installation.



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10. GENERAL CONDITIONS

10.FIRE. 10 SP-#97-OPEN SPACE RECOMMND

Prior to approval of any development for lands adjacent to open space areas, a fire protection/vegetation management (fuel modification) plan shall be submitted to the Riverside County Fire Department for review and approval. The Homeowner's Association or appropriate management entity shall be responsible for maintaining the elements to the plan.

10.FIRE. 11 SP-#85-FINAL FIRE REQUIRE RECOMMND

Final fire protection requirements and impact mitigation measures will be determined when specific project plans are submitted.

10.FIRE. 13 SP-#101-DISCL/FLAG LOT RECOMMND

- 1) FLAG LOTS WILL NOT BE PERMITTED BY THE FIRE DEPARTMENT.
- 2) This project lies within the VERY HIGH FIRE HAZARD SEVERITY ZONE.
- 3) A fire fuel analysis of the open space/wildlands within and outside the project area may be required prior to submitting a fuel modification plan.

NOTICE:

The transferor of real property shall disclose to the transferee that this project lies within a VERY HIGH FIRE HAZARD area.

10.FIRE. 14 SP-#87-OFF-SET FUNDING RECOMMND

The fiscal analysis for this project should identify a funding source to off-set the shortage between the existing county structure fire tax and the needed annual operation and maintenance budget equal to approximately \$100.00 per dwelling unit and 16c per square foot for retail, commercial and industrial.

PLANNING DEPARTMENT

10.PLANNING. 3 SP - MAINTAIN AREAS & PHASES RECOMMND

All planning area and phase numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment or

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10. GENERAL CONDITIONS

10.PLANNING. 3 SP - MAINTAIN AREAS & PHASES (cont.) RECOMMND

specific plan substantial conformance accompanied by a revision to the complete specific plan document.

10.PLANNING. 4 SP - NO P.A. DENSITY TRANSPER RECOMMND

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process.

In this SPECIFIC PLAN, each Planning Area (PA) has a "Target" unit count. Each PA also has a Land Use Designation Range. The Target unit count is a carefully created estimate used to create a total dwelling unit number for the entire SPECIFIC PLAN. However, the target for each PA does not limit the number of dwelling units in a PA. A PA is permitted to build over the Target density so long as the PA total unit count does not exceed the top of its Land Use Designation range. In no case shall the SPECIFIC PLAN maximum total permitted residential dwelling units (2,354) be exceeded."

10.PLANNING. 5 SP - GEO02008 RECOMMND

County Geologic Report (GEO) No. 2008, submitted for this project (SP00369) was prepared by Neblett & Associates, Inc. and is entitled: "Preliminary Geologic and Geotechnical Investigation, Proposed 600+/- Acre Residential Development, Thermal Area, Riverside County, California, Project No. 457-000-03", dated March 5, 2004.

In addition Neblett & Associates submitted the following reports entitled:

"Preliminary Summary Report, Geotechnical Evaluation of Conceptual Plan, Thermal 551 Project at 58th , Polk, 60th And Fillmore, Coachella, California, Project No. 457-000-11", dated December 12, 2006.

"Supplemental Engineering Geologic Study, Thermal 551 Project, Additional Planning Area PA-18 (Dunlap Parcels), and Projectwide Evaluation of Tile Underdrains - Thermal 551 Site, Thermal Area of Coachella Valley, California, Project No. 457-000-10" dated September 1, 2008.

"Response to Review Comments, Thermal 551 Project, Coachella, California, Project No. 457-000-03" dated September 1, 2008.

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10. GENERAL CONDITIONS

10. PLANNING. 5 SP - GEO02008 (cont.)

RECOMMEND

"Response to Review Comments #2, Thermal 551 Project (Specific Plan 00369), Coachella, California, Project No. 457-000-03" dated January 29, 2008.

These additional reports are now included as part of GEO 2008.

GEO No. 2008 concluded:

1. Based on site mapping, aerial photo review and literature research there is no evidence of active faulting trending toward or crossing this site. Therefore the potential for this site to be affected by surface fault rupture is considered low.

2. The undocumented fill material, disturbed ground and existing weak and compressible near surface soils present on this site are unsuitable in their present condition to support any new fills or proposed structures.

3. There is a high potential for this site to be affected by seismically induced liquefaction relative to the high groundwater levels underlying this site.

4. With the exception of strong seismic shaking and related liquefaction, the potential for this site to be affected by other secondary seismic hazards such as seiche/tsunami, seismically induced landsliding or subsidence, ground lurching, or seismically induced flooding is considered low.

5. This site is underlain by an existing tile drain system installed in the past to help control high groundwater levels and related saltation problems associated with former agricultural activities. It was determined that these drain lines were well backfilled, structurally capable of supporting the proposed improvements and should be retained as a measure to control future groundwater levels which will assist in the mitigation of liquefaction.

In addition these drains will help prevent the development of a "salt" crust related to evapotranspiration of landscape water.

GEO No. 2008 recommended:

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10. GENERAL CONDITIONS

10.PLANNING. 5

SP - GEO02008 (cont.) (cont.)

RECOMMND

1.All undocumented fill, topsoil, and potentially compressible near surface soils should be removed to expose native soils exhibiting an in-place relative compaction of at least 85% as determined by ASTM Test Method D1557. After approval of the removal bottoms, these areas to receive fill should be scarified to a depth of at least 8-inches, brought to 2-3% above optimum moisture content and compacted to a minimum of 90% of the maximum dry density as determined by ASTM D1557 and verified by field density testing prior to placing any fill. It should be anticipated that the overexcavation bottoms will be in close proximity to the groundwater surface which may result in pumping or heaving of the underlying saturated soils and measures to stabilize these areas prior to placing fill (such as a gravel layer or reinforcement with a geotextile fabric) should be incorporated as necessary.

2.The removed soils may be reused as fill soils provided they are cleaned of organics and other deleterious materials. All fill soils should be placed in lifts not exceeding 6-inches in thickness, moisture conditioned to above optimum moisture content and compacted to a minimum of 90% of the maximum dry density as determined by ASTM D 1557 and verified by field density testing.

3.Any future underground utility lines which intercept the existing tile drain system should be evaluated on a case-by-case basis to determine if they will interfere with or assist the performance of the existing tile drains. All underground utilities which may potentially provide for enhanced groundwater control should be incorporated into the existing system so as to provide additional control of the groundwater levels beneath this site. Any interference of a newly installed utility or any other underground installation (i.e. swimming pools, basements, etc.) with the existing tile drains should be addressed in such a way as to maintain the functionality of the tile drain system.

4.The site is located within a seismically active area of Southern California and should be ~~expected to experience~~ strong seismic shaking during the life time of the proposed project. All structures should be designed in accordance with the provisions of the latest edition of the California Building Code (CBC 2007) for a site classified as Site Class D.

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10. GENERAL CONDITIONS

10.PLANNING. 5

SP - GEO02008 (cont.) (cont.) (cont.)

RECOMMEND

5.The finished building pads should be tested for expansive soils subsequent to the completion of grading to confirm the expansion potential of the fill soils for structural design purposes.

6.There is the potential for this site to experience as much as 6-7 inches of seismically induced liquefaction related settlement related to a seismic event on nearby faults. All structures should be designed as needed to mitigate the effects of this possible settlement. Measures may include post tensioned slab-on-grade foundation systems, mat foundations or enhanced reinforcement of conventional foundation systems as addressed in the most recent version of the recently adopted California Building Code (CBC 2007).

GEO No. 2008 satisfies the requirement for a Geologic/Seismic Study for Planning /CEQA purposes. GEO No. 2008 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 6

SP - IF HUMAN REMAINS FOUND

RECOMMEND

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

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10. GENERAL CONDITIONS

10.PLANNING. 6

SP - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

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. 7

SP - INADVERTANT ARCHAEO FIND

RECOMMND

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

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

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

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.

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10. GENERAL CONDITIONS

10.PLANNING. 7                    SP - INADVERTANT ARCHAEO FIND (cont.)                    RECOMMND

10.PLANNING. 8                    SP - CVWD COMPLIANCE (3)                    RECOMMND

Prior to approval of a permanent encroachment permit for outlets discharging into the Coachella Valley Stormwater Channel (CVSC) the applicant shall provide written assurance to the County that all issues listed as "Prior to approval of a permanent encroachment permit for outlets discharging into the CVSC" in the letter from the Coachella Valley Water District (CVWD) dated September 28, 2009 have been addressed to the satisfaction of Coachella Valley Water District. Specifically the letter requests:

-The area/project will be required to be incorporated into the National Pollutant Discharge Elimination System permit and Waste Discharge Requirements for the discharge of stormwater in the Whitewater River Watershed, which is known as the MS4 Permit.

-The developer/applicant shall provide a letter from the land use authority for the project certifying that the project has been reviewed and determined to meet the requirements of the National Pollutant Discharge Elimination System permit and Waste Discharge Requirements for the discharge of stormwater in the Whitewater River Watershed, which is known as the MS4 Permit. This certification applies to requirements included in the Drainage Area Management Plan, Stormwater Management Plan, Stormwater Pollution Prevention Plan and Water Quality Management Plan described in the MS4 Permit and applicable to the project at the time of the application.

-CVWD requires the developer/applicant to implement control measures to the maximum extent practicable to prevent the discharge of non-stormwater generated runoff into the Coachella Valley Stormwater Channel. The developer/applicant shall repair and maintain the outlet structure and the channel to mitigate any condition of nuisance and/or damage to the outlet structure and the channel caused by the developer/applicant's discharge of non-stormwater as determined by CVWD. This maintenance and repair shall include, but not be limited to outlet concrete repairs, channel bottom scour repair, slope protection repair, vegetation clearing, ponded/nuisance water removal, etc. Failure to comply with these conditions of approval

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10. GENERAL CONDITIONS

10.PLANNING. 8                    SP - CVWD COMPLIANCE (3) (cont.)                    RECOMMND

may result in CVWD revoking the permanent encroachment permit associated with the outlet and removal or sealing of the outlet.

10.PLANNING. 9                    SP - LC CONCEPT PLANTING PLAN                    RECOMMND

The County requires that all discretionary permits and/or approvals that include new and rehabilitated landscapes with a total landscape area equal to or greater than 2,500 square feet comply with the County's water efficient landscape standards contained in Ordinance No. 859. Prior to scheduling this case for a public hearing/action, a Conceptual Landscape Plan shall be submitted to and approved by the Planning Department. Applicants shall adhere to the following requirements:

Provide 2 sets of plans on 24" x 36" sheets at 20 scale that include a title block, north arrow, limit of work lines, hardscape features, graphic scale, street names, elevation drawings etc. The plan shall clearly depict concept designs and theme elements for the expected future final landscaping, shading, and parking plan (the final planting and irrigation plans would normally be submitted as a minor plot plan and approved prior to the issuance of building permits). For guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. No irrigation system information is required at the conceptual landscape phase.

Conceptual landscape plan shall also provide information on the size, number, genus, species, common name, spacing, plant factor, size, and symbol of trees, bushes and groundcover to be provided within landscaped areas and in other open space areas within the project. Top dressing(s) should be described, including the areas devoted to living groundcovers. All plants must be selected from the Riverside County California Friendly Plant List. Special features, such as rockwork, fencing, water features, recreational trails, MSCHP regulated areas, etc. shall be identified. The Conceptual Landscape Plan shall consider existing landscaping on adjacent and nearby properties and provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties.



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10. GENERAL CONDITIONS

10.PLANNING. 9

SP - LC CONCEPT PLANTING PLAN (cont.)

RECOMMND

If impacts to on-site or nearby biological resources require special treatments, the planting plans shall be reviewed and approved by a professional biologist from the County's official list.

If the project is in the Coachella Valley, the landscape architect shall coordinate with the Riverside County Agricultural Commissioner's for a current list of quarantine plant materials. The number for the Agricultural Commissioner's office is 760-863-8291.

The Conceptual Landscape Plan shall be prepared in a professional manner by a California Licensed Landscape Architect.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1

SP - 90 DAYS TO PROTEST

RECOMMND

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

30. PRIOR TO ANY PROJECT APPROVAL

E HEALTH DEPARTMENT

30.E HEALTH. 1

USE - LEA REMEDIATION

RECOMMND

The following condition must be addressed "PRIOR TO GRADING PERMIT ISSUANCE" for grading activities not related to, required for, or in conjunction with, implementation of the approved landfill closure plan. Because the proponent is proposing water infiltration protective system as required by the CRDEH and DTSC, this condition is not intended to preclude, delay or prevent issuance of a grading permit for grading activities necessary to implement the approved landfill closure plan, whether such required grading activity is within the landfill site or within adjacent

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30. PRIOR TO ANY PROJECT APPROVAL

30.E HEALTH. 1 USE - LEA REMEDIATION (cont.)

RECOMMND

portions of the project site. The grading plan and permit issued for the landfill site closure grading activity may include grading for infrastructure improvements within the landfill footprint and/or adjacent to the landfill footprint. Infrastructure improvements include roadways, water lines, sewer lines and dry utilities.

30.E HEALTH. 1 SP\* - CVWD WATER AND SEWER

RECOMMND

A "will serve" letter from Coachella Valley Water District for potable water and sanitary sewer must be submitted to Environmental Health Department prior to issuance of a SAN53.

30.E HEALTH. 1 USE - FOOD PLANS REQD

RECOMMND

The following condition must be addressed "PRIOR TO BUILDING PERMIT ISSUANCE".

A total of three complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current Local and State Laws.

30.E HEALTH. 2 USE\* - POOL PLANS REQUIRED

RECOMMND

The following condition must be addressed "PRIOR TO BUILDING PERMIT ISSUANCE".

A set of three complete plans for each public/semi public swimming pool must be submitted and approved by Disrtict Environmental Services.

30.E HEALTH. 2 LEA CLEARANCE REQUIRED

RECOMMND

The developer must address the following:

- a) Provide a copy of the Remedial Action Plan to the County of Riverside, Local Enforcement Agency (LEA) for review.
- b) Provide design plans to the LEA for review for the park area that incorporates the landfill.

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30. PRIOR TO ANY PROJECT APPROVAL

30.E HEALTH. 4 USE- ABANDON WELLS & SEPTIC

RECOMMND

The following condition must be addressed "PRIOR TO GRADING PERMIT ISSUANCE".

Any existing wells, not including groundwater monitoring wells, and/or septic systems be properly abandoned under permit from Environmental Health Dept. prior to issuance of a grading permit.

During the grading activity, it is the developer's responsibility to ensure the structural integrity and protection of any existing groundwater monitoring wells.

EPD DEPARTMENT

30.EPD. 1 SP - BUOW AND NESTING BIRDS

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, grading permit, etc.), the following conditions shall be placed on the implementing project:

Prior to issuance of any grading permit a nesting bird survey is required between February 1st and August 31st. No grading or site preparation shall occur between February 1st and August 31st unless a qualified biologist, currently holding an MOR with the County, conducts a nesting bird survey. The results of the survey shall be submitted to EPD for review and approval prior to issuance of any grading permit. Nesting birds are protected by federal Migratory Bird Treaty Act (MBTA). If nesting activity is observed, California Department of Fish and Game (CDFG) & USFWS shall be contacted in order to establish proper buffers.

Documentation of the installation of buffers and consultation with CDFG shall be provided to EPD prior to initiating grading activities. This condition only applies if a grading permit is sought between Feb 1st and Aug 31st.

If you have any questions please contact EPD directly at 951-955-6892.

Within 30-days prior to the issuance of a grading permit, a pre-construction presence/absence clearance survey for burrowing owl is required. This survey must be conducted by a qualified biologist currently holding an MOU with the

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 1 SP - BUOW AND NESTING BIRDS (cont.)

RECOMMND

County and report must be submitted to EPD for review and approval. If the grading permit is not obtained within 30-days of the survey a new survey shall be required and submitted to EPD for review. This survey requirement is valid during all months of the year and is required before issuance of any grading permit.

PLANNING DEPARTMENT

30.PLANNING. 1 SP - M/M PROGRAM (GENERAL)

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures."

30.PLANNING. 2. SP - NON-IMPLEMENTING MAPS

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval.

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE."

30.PLANNING. 4 SP - SUBMIT FINAL DOCUMENTS

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit,

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 4 SP - SUBMIT FINAL DOCUMENTS (cont.)

RECOMMND

plot plan, etc.), the following condition shall be placed on the implementing project:

"Fifteen (15) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

Building and Safety Department	1 copy
Department of Environmental Health	1 copy
Fire Department	1 copy
Coachella Valley Water District	1 copy
Transportation Department	1 copy
County Planning Department in Riverside	1 copy
City of Coachella	1 copy
Riverside County Planning Department in Desert	2 copies
Executive Office - CSA Administrator	2 copies
Clerk of the Board of Supervisors	1 copy

Any and all remaining documents shall be kept with the Planning Department in Riverside, or as otherwise determined by the Planning Director.

This condition cannot be DEFERRED or considered as NOT APPLICABLE."

30.PLANNING. 5 SP - PROJECT LOCATION EXHIBIT

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located. The exhibit shall also show all prior implementing projects within the SPECIFIC PLAN that have already been approved.

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED."

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30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 6 SP - ACOUSTICAL STUDY REQD

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, an acoustical study shall be submitted to the Planning Department and the Department of Environmental Health - Industrial Hygiene Division for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the Department of Environmental Health-Industrial Hygiene Division. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary. See EIR Mitigation Measures 4.13-2 and 3.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30. PLANNING. 10 SP - GEO STUDY REQUIRED

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a geological/geotechnical study shall be submitted to the Planning Department Engineering Geologist for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 12 SP - EA REQUIRED

RECOMMND

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject to CEQA. This condition may not be DEFERRED."

30.PLANNING. 13 SP \*- ADDENDUM EIR

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical information (i.e. traffic studies, updated biological studies, etc.) have been required by the Planning Department and/or other COUNTY land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if an ADDENDUM to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if an ADDENDUM to the EIR is not required."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 14

SP \*- SUPPLEMENT TO EIR

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that the new environmental impacts can be mitigated to below a level of significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUPPLEMENT to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUPPLEMENT to the EIR is not required."

30.PLANNING. 15

SP \*- SUBSEQUENT EIR

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that this implementing project may have a significant impact to the new environmental impacts that have arisen. Therefore, a SUBSEQUENT EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUBSEQUENT EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUBSEQUENT to the EIR is



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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15 SP \*- SUBSEQUENT EIR (cont.)  
not required."

RECOMMND

30.PLANNING. 16 SP - COMPLETE CASE APPROVALS

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR must have been approved, adopted, and certified by the Board of Supervisors, respectively.

This condition shall be considered as MET once the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR have been approved, adopted, and certified by the Board of Supervisors, respectively. This condition may not be DEFERRED."

30.PLANNING. 17 SP - AMENDMENT REQUIRED

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;
2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or
3. as determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 17            SP - AMENDMENT REQUIRED (cont.)            RECOMMND

includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

30.PLANNING. 18            SP - PARK AGENCY REQUIRED            RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map, or parcel map), the following condition shall be placed on the implementing project:

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the Desert Recreation District, shall be annexed into the Desert Recreation District or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

This condition shall be considered as NOT APPLICABLE if the Desert Recreation District is unwilling or unable to annex the property in question."

30.PLANNING. 20            SP \* - PA PROCEDURES            RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION in the case of land division applications (tentative parcel maps or tentative tract maps) or PRIOR TO BUILDING PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits):

"The planning area[s] for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define this [these] planning area[s]:

1. The project proponent has processed a FINAL CHANGE OF

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30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 20 SP \* - PA PROCEDURES (cont.)

RECOMMND

- ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s].
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

30. PLANNING. 21 SP - COMMON AREA MAINTENANCE

RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application:

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

- a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.
- b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.
- c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.
- d. The common areas to be maintained by the master

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21            SP - COMMON AREA MAINTENANCE (cont.)            RECOMMND

maintenance organization shall include, but not be limited to, the following: Detention basins, streetscapes, clubhouse area, irrigation storage pond screening, open spaces, trails and trail landscaping.

30.PLANNING. 22            SP \*- CC&R RES PUB COMMON AREA            RECOMMND

Prior to the approval of any implementing land division project (i.e. tract map or parcel map), the following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

"The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or 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 applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
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 Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

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

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30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 22

SP \*- CC&R RES PUB COMMON AREA (cont.)

RECOMMND

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 owners' 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. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. 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.

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

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30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 22 SP \*- CC&R RES PUB COMMON AREA (cont.) (cont. RECOMMND

or maintenance of the 'common area' established pursuant to this 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 by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

30. PLANNING. 23 SP \*- CC&R RES PRI COMMON AREA

RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

"The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;

2. A signed and notarized declaration of covenants, conditions and restrictions;

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 Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

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30.PLANNING. 23

SP \*- CC&R RES PRI COMMON AREA (cont.)

RECOMMND

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, c) provide for ownership of the common area by either the property owners' 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 Director 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 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 this 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 by the Office of County Counsel, the

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30.PLANNING. 23 SP \*- CC&R RES PRI COMMON AREA (cont.) (cont.RECOMMND

declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

30.PLANNING. 26 SP - GENERIC M/M PROGRAM RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR for mitigations required during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 30 SP \*- ENTRY MONUMENTATION RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

1. An entry monument shall be shown on the Exhibit \_\_\_\_.
2. The entry monument shall be in substantial conformance to the design guidelines of Planning Area \_\_\_\_ of the SPECIFIC PLAN, as shown on pages \_\_\_\_ to \_\_\_\_."

30.PLANNING. 31 SP - POST GRADING REPORT RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post



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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 31 SP - POST GRADING REPORT (cont.)

RECOMMND

grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreements with the qualified archaeologist/paleontologist/other were complied with."

30.PLANNING. 32 SP - SCHOOL MITIGATION

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO BUILDING PERMITS, impacts to the Coachella Valley Unified School District shall be mitigated in accordance with state law."

30.PLANNING. 33 SP - PALEO PRIMP & MONITOR

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

60.PLANNING CONDITION:

"This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

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30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 33

SP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. \* The County of Riverside must be consulted on the repository/museum to receive the fossil material and a written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps and references.
12. Procedures for reporting of findings.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 33 SP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP."

30.PLANNING. 34 SP - PALEO MONITORING REPORT RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

90.PLANNING CONDITION:

"PRIOR TO BUILDING FINAL INSPECTION:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 35 SP - CVWD COMPLIANCE (1)

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the applicant shall provide written assurance that all issues listed as "prior to implimenting project approval" in the letter from the Coachella Valley Water District dated Spetember 28, 2009 have been addressed to the satasfaction of Coachella Valley Water District. Specifically the letter requests:

-Obtain a Conditional Letter of Map Revision (CLOMAR) through the Federal Emergency Management Agency.

-Execute an agreement with the CVWD which shall include provisions outlined in the CVWD Ordinance No. 1234.

-Submit to the CVWD a flood control facility operations manual for review and approval.

-Grant flooding easments over the flood control facilities in a form and content reasonably acceptable to the CVWD.

-Submit final construction plans for all the proposed flood control facilities and a detailed hydrological and hydraulic design report for review and approval.

30.PLANNING. 36 SP - CVWD COMPLIANCE (2)

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on all implimenting projects:

"PRIOR TO BUILDING FINAL INSPECTION the applicant shall provide written assurance that all issues listed as "prior to occupancy" in the letter from the Coachella Valley Water District dated Spetember 28, 2009 have been addressed to the satasfaction of Coachella Valley Water District. Specifically the letter requests:

-Complete construction of on-site flood control facilities required to mitigate flood flows from the north and the concrete slope protection along the bank of the CVSC adjacent to the project. 8

-At the completion of the construction of the flood control facilities, submit for review and approval the "as-built"

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30.PLANNING. 36 SP - CVWD COMPLIANCE (2) (cont.)

RECOMMND

topography, construction drawings and engineering analysis to verify that the design capacity is adequate.

-Obtain a Letter of Map Revision (LOMR) through the Federal Emergency Management Agency, which removes the development from the special flood hazard area.

-Grant easements through the property for CVWD access to the Coachella Valley Stormwater Channel in a form and content reasonably acceptable to CVWD.

-Deed to CVWD ownership and maintenance of the constructed slope protection along the bank of the Coachella Valley Stormwater Channel. The developer should contact CVWD to obtain the standard acceptance documents."

TRANS DEPARTMENT

30.TRANS. 1 SP - SP369/TS CONDITIONS

RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

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

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

Harrison Street (NS) at:

Avenue 54 (EW)  
Airport Boulevard (EW)  
Avenue 62 (EW)  
Avenue 64 (EW)

Tyler Street (NS) at:

Avenue 54 (EW)  
Airport Boulevard (EW)

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30.TRANS. 1

SP - SP369/TS CONDITIONS (cont.)

RECOMMND

Avenue 62 (EW)

Polk Street (NS) at:  
Airport Boulevard (EW)  
Church Street (EW)  
Avenue 58 (EW)  
Avenue 59 (EW)  
Avenue 60 (EW)  
Avenue 62 (EW)

Project Driveway (Olive Street) (NS) at:  
Avenue 58 (EW)

Street "A" (NS) at:  
Avenue 59 (EW)

Orange Avenue (NS) at:  
Avenue 58 (EW)  
Street "A" (North) (EW)  
Avenue 59 (EW)  
Street "A" (South) (EW)  
Avenue 60 (EW)

Grapefruit Boulevard (NS) at:  
Airport Boulevard (EW)  
Main Street (EW)  
Church Street (EW)

Fillmore Street (NS) at:  
Grapefruit Boulevard (SR-111) (EW)  
Driveway "C" (EW)  
Driveway "A" (EW)  
Driveway "B" (EW)  
Avenue 60 (EW)  
Avenue 62 (EW)  
Avenue 64 (EW)

Pierce Street (NS) at:  
Avenue 62 (EW)

SR-86S (NS) at:  
Airport Boulevard (EW)

SR-86S Southbound Ramps (NS) at:  
Airport Boulevard (EW)

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30.TRANS. 1 SP - SP369/TS CONDITIONS (cont.) (cont.) RECOMMND

SR-86S Northbound Ramsp (NS) at:  
Airport Boulevard (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.

30.TRANS. 2 SP - SP369/TS IMPROVEMENTS RECOMMND

All roads shall be improved per the recommended General  
Plan or Specific Plan designation, as approved by the  
County Board of Supervisors, or as approved by the  
Transportation Department.

30.TRANS. 3 SP - SP369/TS CVAG TUMF RECOMMND

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

30.TRANS. 4 SP - SP369/TS REQUIRED RECOMMND

Site specific traffic studies will be required for all  
subsequent development proposals with the boundaries of  
Specific Plan No. 369 as approved by the Transportation  
Department. These subsequent traffic studies shall  
identify specific project impacts and needed roadway  
improvements to be constructed prior to each development  
phase.

30.TRANS. 5 SP - SP369/TS INSTALLATION RECOMMND

The Specific Plan proponent and all subsequent implementing  
projects within the Specific Plan shall be responsible for  
design and construction of traffic signals at the following  
intersections or as approved by the Transportation  
Department.

Phase 1 (2012)  
Polk Street (NS) at Airport Boulevard (EW)

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30.TRANS. 5 SP - SP369/TS INSTALLATION (cont.)

RECOMMND

Phase 2 (2014, 1,304th dwelling unit)  
SR-86S (NS) at Airport Boulevard (EW) (modification for  
lane addition and southbound right-turn overlap)

Polk Street (NS) at Avenue 59 (EW)

Phase 3 (2016, 1,714th dwelling unit)  
Fillmore Street (NS) at Grapefruit Boulevard (SR-111)

with no fee credit given for Traffic Signal Mitigation  
fees.

or as approved by the Transportation Department.

30.TRANS. 6 SP - SP369/TS GEOMETRICS PH1

RECOMMND

Prior to Building Permit Issuance of 1st Dwelling Unit in  
Phase 1 (2012)

The intersection of Polk Street (NS) and Airport Boulevard  
(EW) shall be improved to provide the following geometrics:

Northbound: one left turn lane, one right turn lane  
Southbound: N/A  
Eastbound: one through lane  
Westbound: one left turn lane, one through lane

The intersection of Polk Street (NS) and Avenue 59 (EW)  
shall be improved to provide the following geometrics:

Northbound: one through lane, one right turn lane  
Southbound: one left turn lane, one through lane  
Eastbound: N/A  
Westbound: one left turn lane, one right turn lane

The intersection of Street "A" (NS) and Avenue 59 (EW)  
shall be improved to provide the following geometrics:

Northbound: one left turn lane, one through lane  
Southbound: one left turn lane, one through lane  
Eastbound: one left turn lane, one through lane  
Westbound: one left turn lane, one through lane

The intersection of Orange Avenue (NS) and Street "A"  
(North) (EW) shall be improved to provide the following  
geometrics:



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30.TRANS. 6

SP - SP369/TS GEOMETRICS PHI (cont.)

RECOMMND

Northbound: one left turn lane, one through lane  
Southbound: one through lane  
Eastbound: one left turn lane, one right turn lane  
Westbound: N/A

The intersection of Orange Avenue (NS) and Avenue 59 (EW) shall be improved to provide the following geometrics:

Northbound: one left turn lane, one through lane  
Southbound: one left turn lane, one through lane  
Eastbound: one left turn lane, one through lane  
Westbound: one left turn lane, one through lane

The intersection of Orange Avenue (NS) and Street "A" (South) (EW) shall be improved to provide the following geometrics:

Northbound: one left turn lane, one through lane  
Southbound: one through lane  
Eastbound: one left turn lane, one right turn lane  
Westbound: N/A

The intersection of Orange Avenue (NS) and Avenue 60 (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, one through lane  
Westbound: one through lane

The intersection of Fillmore Street (NS) and Driveway "C" (EW) shall be improved to provide the following geometrics:

Northbound: one left turn lane, one through lane  
Southbound: one through lane  
Eastbound: one through lane  
Westbound: N/A

The intersection of Fillmore Street (NS) and Driveway "A" (EW) shall be improved to provide the following geometrics:

Northbound: one left turn lane, one through lane  
Southbound: one through lane  
Eastbound: one left turn lane, one right turn lane  
Westbound: N/A

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 6 SP - SP369/TS GEOMETRICS PH1 (cont.) (cont.) RECOMMND

The intersection of Fillmore Street (NS) and Driveway "B" (EW) shall be improved to provide the following geometrics:

Northbound: one left turn lane, one through lane  
Southbound: one through lane  
Eastbound: one left turn lane, one right turn lane  
Westbound: N/A

or as approved by the Transportation Department.

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

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

30.TRANS. 7 SP - SP369/TS GEOMETRICS PH2 RECOMMND

Prior to Building Permit Issuance of 1,304th Dwelling Unit

The intersection of Polk Street (NS) and Avenue 58 (EW) shall be improved to provide the following geometrics:

Northbound: one through lane  
Southbound: one left turn lane, one through lane  
Eastbound: N/A  
Westbound: one left turn lane, one right turn lane

The intersection of Project Driveway (Olive Street) (NS) and Avenue 58 (EW) shall be improved to provide the following geometrics:

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

The intersection of Orange Avenue (NS) and Avenue 58 (EW) shall be improved to provide the following geometrics:

Northbound: one left turn lane, one through lane  
Southbound: one through lane

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 7

SP - SP369/TS GEOMETRICS PH2 (cont.)

RECOMMND

Eastbound: one through lane  
Westbound: N/A

The intersection of SR-86S (NS) and Airport Boulevard (EW) shall be improved to provide the following geometrics:

Northbound: one left turn lane, two through lanes, one right turn lane  
Southbound: one left turn lane, two through lanes, one right turn lane with overlap  
Eastbound: one left turn lane, one through lane, one right turn lane  
Westbound: one left turn lane, one through lane, one right turn lane

Avenue 58 along project boundary shall provide half-width improvements with concrete curb-and-gutter, asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department in accordance with County Standard No. 94.

or as approved by the Transportation Department.

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

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

30.TRANS. 8

SP - SP369/TS GEOMETRICS PH3

RECOMMND

Prior to Building Permit Issuance of 1,714th Dwelling Unit

The intersection of Polk Street (NS) and Avenue 58 (EW) shall be improved to provide the following geometrics:

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

The intersection of Polk Street (NS) and Avenue 59 (EW) shall be improved to provide the following geometrics:

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 8

SP - SP369/TS GEOMETRICS PH3 (cont.)

RECOMMEND

Northbound: two through lanes, one right turn lane  
Southbound: two left turn lanes, two through lanes  
Eastbound: N/A  
Westbound: one left turn lane, one right turn lane  
NOTE: Appropriate improvements must be provided on  
eastbound Avenue 59 to accept the two southbound  
left turn lanes from Polk Street.

The intersection of Grapefruit Boulevard (SR-111) (NS) and  
Airport Boulevard (EW) shall be improved to provide the  
following geometrics:

Northbound: one left turn lane, one through lane, one  
right turn lane  
Southbound: one left turn lane, one through lane, one  
right turn lane  
Eastbound: one left turn lane, one through lane  
Westbound: one left turn lane, one through lane

The intersection of Fillmore Street (NS) and Grapefruit  
Boulevard (SR-111) (EW) shall be improved to provide the  
following geometrics:

Northbound: one left turn lane, one right turn lane  
Southbound: N/A  
Eastbound: one through lane, one right turn lane  
Westbound: one left turn lane, one through lane

Polk Street along project boundary shall provide full-width  
improvements with concrete curb-and-gutter, asphalt  
concrete paving; reconstruction; or resurfacing of existing  
paving as determined by the Transportation Department in  
accordance with County Standard No. 92. Within the  
limits of this condition parkway and sidewalk improvements  
will not be required on the westerly side of Polk Street.

or as approved by the Transportation Department.

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

Any off-site widening required to provide these geometrics

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 8 SP - SP369/TS GEOMETRICS PH3 (cont.) (cont.) RECOMMND  
shall be the responsibility of the landowner/developer.

30.TRANS. 9 SP - CREDIT/REIMBURSEMENT RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:  
[http://www.rctlma.org/trans/rbbd\\_contractbidding.html](http://www.rctlma.org/trans/rbbd_contractbidding.html).

90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

90.B&S. 1 BP - MSHCP FEE/ORDS 810 & 875 NOTAPPLY

Prior to the final inspection, applicants are required to pay the Riverside County Multiple Species Habitat Conservation Plan fees required by either Ordinance 810, Western MSHCP or Ordinance 875, Coachella Valley MSHCP.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1 SP - PARK PLANS REQ PA19 RECOMMND

PRIOR TO THE ISSUANCE OF THE 375th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department for the Clubhouse/park site designated as Planning Area 19. PA 19 is intended to be a private recreation center maintained by a Home Owners Association. The detailed plans shall conform with the design criteria in the SPECIFIC PLAN document for PA 19. The park plans need not be working drawings, but shall include landscape and

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 1            SP - PARK PLANS REQ PA19 (cont.)            RECOMMND

irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 2            SP - PARK CONST PA19            RECOMMND

PRIOR TO THE ISSUANCE OF THE 589th building permit within the SPECIFIC PLAN, the Clubhouse/park designated as Planning Area 19 shall be constructed and fully operable.

100.PLANNING. 3            SP - COUNT RES BUILD PERMITS            RECOMMND

This condition is applied to assist the Planning Department with tracking the build-out of the SPECIFIC PLAN by automatically counting all the issuance of all new residential building permits on the County's Land Management System which are electronically associated with the Specific Plan. Accordingly, this condition will not allow more than 2,354 residential building permits to be issued within the SPECIFIC PLAN.

100.PLANNING. 4            SP - PARK PLANS REQ PA22            RECOMMND

PRIOR TO THE ISSUANCE OF THE 1,552th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Desert Recreation District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 22, including an underpass crossing Ave. 59 as depicted on Figure IV-45 of the SPECIFIC PLAN. The detailed park plans shall conform with the design criteria in the SPECIFIC PLAN document for PA 22 and with the requirements of the Desert Recreation District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 5 SP - PARK CONST PA22

RECOMMND

PRIOR TO THE ISSUANCE OF THE 1,766th building permit within the SPECIFIC PLAN, the park designated as Planning Area 22 including an underpass crossing Ave. 59 as depicted on Figure IV-45 of the SPECIFIC PLAN shall be constructed and fully operable.

100.PLANNING. 6 SP - PARK PLANS REQ PA26

RECOMMND

PRIOR TO THE ISSUANCE OF THE 964th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Desert Recreation District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 26. The detailed park plans shall conform with the design criteria in the SPECIFIC PLAN document for PA 26 and with the requirements of the Desert Recreation District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 7 SP - PARK CONST PA26

RECOMMND

PRIOR TO THE ISSUANCE OF THE 1,178th building permit within the SPECIFIC PLAN, the park designated as Planning Area 26 shall be constructed and fully operable.

100.PLANNING. 8 SP - PARK PLANS REQ PA21

RECOMMND

PRIOR TO THE ISSUANCE OF THE 1,893th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Desert Recreation District, CVWD or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 21. The detailed park plans shall conform with the design criteria in the SPECIFIC PLAN document for PA 21 and with the requirements of the Desert Recreation District, CVWD or other entity set forth in the Planning Department's condition entitled "SP - Common Area

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 8 SP - PARK PLANS REQ PA21 (cont.)

RECOMMND

Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 9 SP - PARK CONST PA21

RECOMMND

PRIOR TO THE ISSUANCE OF THE 2,107th building permit within the SPECIFIC PLAN, the park designated as Planning Area 21 shall be constructed and fully operable.

100.PLANNING. 10 SP - CLASS 1 BIKE TRAIL PLANS

RECOMMND

PRIOR TO THE ISSUANCE OF THE 784th building permit within the SPECIFIC PLAN, detailed Class 1 Bike Trail plans shall be submitted to and approved by the Planning Department, CVWD and the Desert Recreation District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the Class 1 Bike Trail site designated in Figure IV-52 of the SPECIFIC PLAN. The detailed plans shall conform with the design criteria in the SPECIFIC PLAN document and with the requirements of the CVWD and the Desert Recreation District or entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 11 SP - CLASS 1 BIKE TRAIL CONST

RECOMMND

PRIOR TO THE ISSUANCE OF THE 1,568th building permit within the SPECIFIC PLAN, the Class 1 Bike Trail illustrated in Figure IV-52 of the SPECIFIC PLAN shall be constructed and fully operable.



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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 12 SP - PASEO PLANS PA24A,D&E

RECOMMND

PRIOR TO THE ISSUANCE OF THE 1,367th building permit within the SPECIFIC PLAN, detailed Paseo plans for Planning Areas 24A, 24D and 24E shall be submitted to and approved by the Planning Department and the Desert Recreation District as determined by the Director of Planning. The detailed Paseo plans shall conform with the design criteria in the SPECIFIC PLAN document, and the Riverside County Guide to California Friendly Landscaping. The plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 13 SP - PASEO CONST PA24A,D&E

RECOMMND

PRIOR TO THE ISSUANCE OF THE 1,581th building permit within the SPECIFIC PLAN, the Paseos designated as Planning Areas 24A, 24D and 24E shall be constructed and fully operable.

100.PLANNING. 14 SP - PASEO PLANS REQ PA24B

RECOMMND

PRIOR TO THE ISSUANCE OF THE 1,892nd building permit within the SPECIFIC PLAN, detailed Paseo plans for Planning Area 24B shall be submitted to and approved by the Planning Department and the Desert Recreation District as determined by the Director of Planning. The detailed Paseo plans shall conform with the design criteria in the SPECIFIC PLAN document, and the Riverside County Guide to California Friendly Landscaping. The plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 15 SP - PASEO CONST PA24B.

RECOMMND

PRIOR TO THE ISSUANCE OF THE 2,106th building permit within the SPECIFIC PLAN, the Paseo designated as Planning Area 24B shall be constructed and fully operable.

100.PLANNING. 16 SP - PASEO PLANS REQ PA24C

RECOMMND

PRIOR TO THE ISSUANCE OF THE 438th building permit within the SPECIFIC PLAN, detailed Paseo plans for Planning Area 24C shall be submitted to and approved by the Planning

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100.PLANNING. 16            SP - PASEO PLANS REQ PA24C (cont.)            RECOMMND

Department and the Desert Recreation District, as determined by the Director of Planning. The detailed Paseo plans shall conform with the design criteria in the SPECIFIC PLAN document, and the Riverside County Guide to California Friendly Landscaping. The plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 17            SP - PASEO CONST PA24C            RECOMMND

PRIOR TO THE ISSUANCE OF THE 652nd building permit within the SPECIFIC PLAN, the Paseo designated as Planning Area 24C shall be constructed and fully operable.

100.PLANNING. 18            SP - PARK PLANS REQ PA20            RECOMMND

PRIOR TO THE ISSUANCE OF THE 1,367th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Desert Recreation District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 21. The detailed park plans shall conform with the design criteria in the SPECIFIC PLAN document for PA 21 and with the requirements of the Desert Recreation District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 19            SP - PARK CONST PA20            RECOMMND

PRIOR TO THE ISSUANCE OF THE 1,581th building permit within the SPECIFIC PLAN, the park designated as Planning Area 20 shall be constructed and fully operable.

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 20 SP - PHASE 1 PERIM LANDS PLNS

RECOMMND

PRIOR TO THE ISSUANCE OF THE 391st building permit within the SPECIFIC PLAN, detailed detention/trail/park plans shall be submitted to and approved by the Planning Department and the County Service Area No. 125 or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the site designated as the Planning Area PA23B, 23C and 23D. The detailed plans shall conform with the design criteria in the SPECIFIC PLAN document and with the requirements of the County Service Area No. 125 or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 21 SP - PHASE 1 PERIM LANDS CONST

RECOMMND

PRIOR TO THE ISSUANCE OF THE 782nd building permit within the SPECIFIC PLAN, the detention/trails/park designated as Planning Areas 23B, 23C, and 23D shall be constructed and fully operable.

100.PLANNING. 22 SP - PHASE 2 PERIM LANDS PLANS

RECOMMND

PRIOR TO THE ISSUANCE OF THE 1470th building permit within the SPECIFIC PLAN, detailed detention/trail/park plans shall be submitted to and approved by the Planning Department and the County Service Area No. 125 or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the site designated as the Planning Area PA23E and 23F. The detailed plans shall conform with the design criteria in the SPECIFIC PLAN document and with the requirements of the County Service Area No. 125 or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 22 SP - PHASE 2 PERIM LANDS PLANS (cont.) RECOMMND

permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 23 SP - PHASE 2 PERIM LANDS CONST RECOMMND

PRIOR TO THE ISSUANCE OF THE 1,637th building permit within the SPECIFIC PLAN, the detention/trails/park designated as Planning Areas 23E and 23F shall be constructed and fully operable.

100.PLANNING. 24 SP - PHASE 3 PERIM LANDS PLANS RECOMMND

PRIOR TO THE ISSUANCE OF THE 2,008th building permit within the SPECIFIC PLAN, detailed detention/trail/park plans shall be submitted to and approved by the Planning Department and the County Service Area No. 125 or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the site designated as the Planning Area PA23A and 23G. The detailed plans shall conform with the design criteria in the SPECIFIC PLAN document and with the requirements of the County Service Area No. 125 or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 25 SP - PHASE 3 PERIM LANDS CONST RECOMMND

PRIOR TO THE ISSUANCE OF THE 2,156th building permit within the SPECIFIC PLAN, the detention/trails/park designated as Planning Areas 23A and 23G shall be constructed and fully operable.

**Straite, Matt**

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**From:** Dan Silver [dsilver1a@me.com]  
**Sent:** Thursday, August 12, 2010 12:06 PM  
**To:** Straite, Matt; Griffin, Chantell; Bowie, Desiree  
**Cc:** Johnson, George; Goldman, Ron; Meins, Damian; Syms Luna, Carolyn; Mehta-Cooper, Mitra; Lind, Katherine; Barnes, Olivia; Gialdini, Michael; Kuenzi, Darcy; Field, John; Stahovich, Dave  
**Subject:** Hearing Date August 18, 2010: Item 7.1 ~~SPECIFIC PLAN NO. 369~~, GENERAL PLAN AMENDMENT NO. 846 (LAND USE), GENERAL PLAN AMENDMENT NO. 889 (CIRCULATION), CHANGE OF ZONE NO. 7481

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Blue Category

Dear Mr. Straite, Ms. Griffin, and Ms. Bowie:

Please find comments on this project for the Commission. Could you please acknowledge receipt and let me know if these comments can be forwarded to the Commission?

Thank you very much,  
Dan

---

August 12, 2010

Riverside County Planning Commission  
4080 Lemon St  
Riverside, CA 92501

**RE: Item 7.1 SPECIFIC PLAN NO. 369, GENERAL PLAN AMENDMENT NO. 846 (LAND USE), GENERAL PLAN AMENDMENT NO. 889 (CIRCULATION), CHANGE OF ZONE NO. 7481 (Hearing Date August 18, 2010)**

Dear Chair and Members of the Commission:

The Endangered Habitats League (EHL) urges you to deny these General Plan Amendment applications for leapfrog development into an intact agricultural area. It is incomprehensible how 2,354 new units could be considered without first understanding the capacity of the *existing* County and municipal general plans to accommodate future population growth. And if there is a need for additional residential capacity, how does this site rank compared to other sites in terms of greenhouse gas emissions and vehicle miles traveled or other relevant planning factors?

The bottom line is that the County of Riverside has not provided – or at least has not made public – the most basic information that your Commission needs in order to do competent land use and transportation planning. That information is a capacity and absorption analysis for residential land supply. At a minimum, we ask you to demand this information before going further.

Sincerely,

Dan Silver

Dan Silver, Executive Director  
Endangered Habitats League  
8424 Santa Monica Blvd., Suite A 592  
Los Angeles, CA 90069-4267

213-804-2750  
[dsilverla@me.com](mailto:dsilverla@me.com)  
[www.ehleague.org](http://www.ehleague.org)

**LAND DEVELOPMENT COMMITTEE**  
**INITIAL CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: December 28, 2007

**TO:**

Transportation Dept.-Kevin Tsang  
Transportation Dept.-Majeed Farshad  
Environmental Health Dept.  
Flood Control Dist.  
Fire Department-Tony Fox  
Dept. of Bldg. & Safety (Grading)  
CVWD-Georgia Celehar

Co. Geologist  
Environmental Programs Dept.  
Archeology-Leslie Mouriquand  
Coachella Valley Rec. Parks Dist.-Mary Thiery  
Caltrans-Victoria Green  
Advance Planning-Josh Lee

**SPECIFIC PLAN NO. 369**– EA 41243 – Applicant: Brookfield California Land Holdings- Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG) (10 Acre Minimum), Community Development: Public Facilities (CD:PF) (less than .60 Floor to Area Ratio) and Community Development: Light Industrial (CD:LI) (.25 to .60 Floor to Area Ratio) – 612.1 Gross Acres – Location: Southerly of Avenue 57, Westerly of Fillmore Street, Northerly or Avenue 60 and Easterly of Polk St - Zoning: Heavy Agriculture- 20 Acre Minimum (A-2-20), Manufacturing Service Commercial (M-SC) – **REQUEST:** The Specific Plan proposes a master-planned community on 612.1 acres supporting traditional single-family residential, multi-family residential, and open space land uses including recreational parks and drainage areas. The Specific Plan proposes 2,354 residential dwelling units on 436.9 acres, a private clubhouse on 2.6 acres, a lake on 21.4 acres, and 105.3 acres of recreational park, open space, and retention basins. Two residential product types are proposed: traditional single-family residential homes with lot sizes ranging from 3,600 s.f. to 7,200 s.f., and attached single-family residential homes. In addition, the Specific Plan designates 1.0 acre for an electrical substation and 44.9 acres for major roadway improvements – Concurrent Cases: EIR504, GPA846, GPA889, CZ7481– APN(s): 757-200- (001, 002, 003), 757-210- (003, 004, 005, 015, 017, 018, 020, 021, 022, 023, 024, 025, 026, 027), 757-090- (007, 013, 020) .

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR Meeting on January 17, 2008**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/ conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Matt Straite**, Project Planner, at (951) 955-0545 or email at [mstraite@RCTLMA.org](mailto:mstraite@RCTLMA.org) / MAILSTOP# 1070.

**COMMENTS:**

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*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.*

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO TENTATIVELY CERTIFY AN ENVIRONMENTAL IMPACT REPORT**

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use and Subdivision Ordinance Nos. 348 460, before the RIVERSIDE COUNTY PLANNING COMMISSION to consider the project shown below:

**SPECIFIC PLAN NO. 369, GENERAL PLAN AMENDMENT NO. 846 (LAND USE), GENERAL PLAN AMENDMENT NO. 889 (CIRCULATION), CHANGE OF ZONE NO. 7481** – Intent to Adopt an Environmental Impact Report – Applicant: Brookfield California Land Holdings- Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG) (10 Acre Minimum), Community Development: Public Facilities (CD:PF) (less than .60 Floor to Area Ratio) and Community Development: Light Industrial (CD:LI) (.25 to .60 Floor to Area Ratio)– Location: Southerly of Avenue 57, westerly of Fillmore Street, northerly of Avenue 60 and easterly of Polk St – 612.1 Gross Acres - Zoning: Heavy Agriculture- 20 Acre Minimum (A-2-20), Manufacturing Service Commercial (M-SC) – **REQUEST:** The Specific Plan proposes a master-planned community on 612.1 acres supporting traditional single-family residential, multi-family residential, and open space land uses including recreational parks and drainage areas. The Specific Plan proposes 2,354 residential dwelling units, a 45.3 acre public park, a private clubhouse on 4 acres, a covered irrigation storage pond, and regional trails. The overall project density ranges from 2 to 14 du/ac. In addition, the Specific Plan designates 2.5 acre for an electrical substation and 46 acres for major roadway improvements. **General Plan Amendment no. 846 (Land Use)** proposes to amend the Riverside County General Plan Land Use Element as it applies to the 612.1-acre Project site by changing the land use designations from Agriculture (AG), Public Facility (PF) and Light Industrial (LI) to Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Open Space- Recreation (OS-R) and Open Space- Water (OS-W), as reflected on the proposed Land Use Plan. **General Plan Amendment No. 889 (Circulation)** proposes to amend the Circulation Element of the General Plan to 1) downgrade 58<sup>TH</sup> Avenue between Polk Street and Orange Avenue from a Major Highway (118' right-of-way) to a Secondary Highway (100' right-of-way), and 2) eliminate the segment of 58<sup>TH</sup> Avenue from Orange Avenue to Fillmore Street from the General Plan Circulation Element entirely. The **Change of Zone** proposes to change the site's zoning designation from Heavy Agriculture (A-2-20), and Manufacturing-Service Commercial (M-SC) to Specific Plan (SP) and to amend Ordinance No. 348 to incorporate the Specific Plan Zoning Standards – APN: 757-200- (001, 002, 003), 757-210- (003, 004, 005, 015, 017, 018, 020, 021, 022, 023, 024, 025, 026, 027). (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: August 18, 2010  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Matt Straite, Project Planner at 951-955-8631 or e-mail [mstraite@rcplma.org](mailto:mstraite@rcplma.org), or go to the County Planning Department's Planning Commission agenda web page at [www.tlma.co.riverside.ca.us/planning/pc.html](http://www.tlma.co.riverside.ca.us/planning/pc.html)

The Riverside County Planning Department has determined that the above-described project has the potential to have a significant effect on the environment and has prepared an environmental impact report. Environmental Impact Report No. 453, which identifies all significant environmental effects, has been prepared in conjunction with the above referenced applications that constitute the proposed project. The Planning Commission will consider the proposed project, and the environmental impact report, at the public hearing.

The case file for the proposed project, and the environmental impact report, may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may 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 this project is challenged in court, the issues may be limited to those 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:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Matt Straite P.O. Box 1409, Riverside, CA 92502-1409



**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 6/7/2010

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers SP00369 For

Company or Individual's Name Planning Department

Distance buffered ~~600~~ 1000'

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

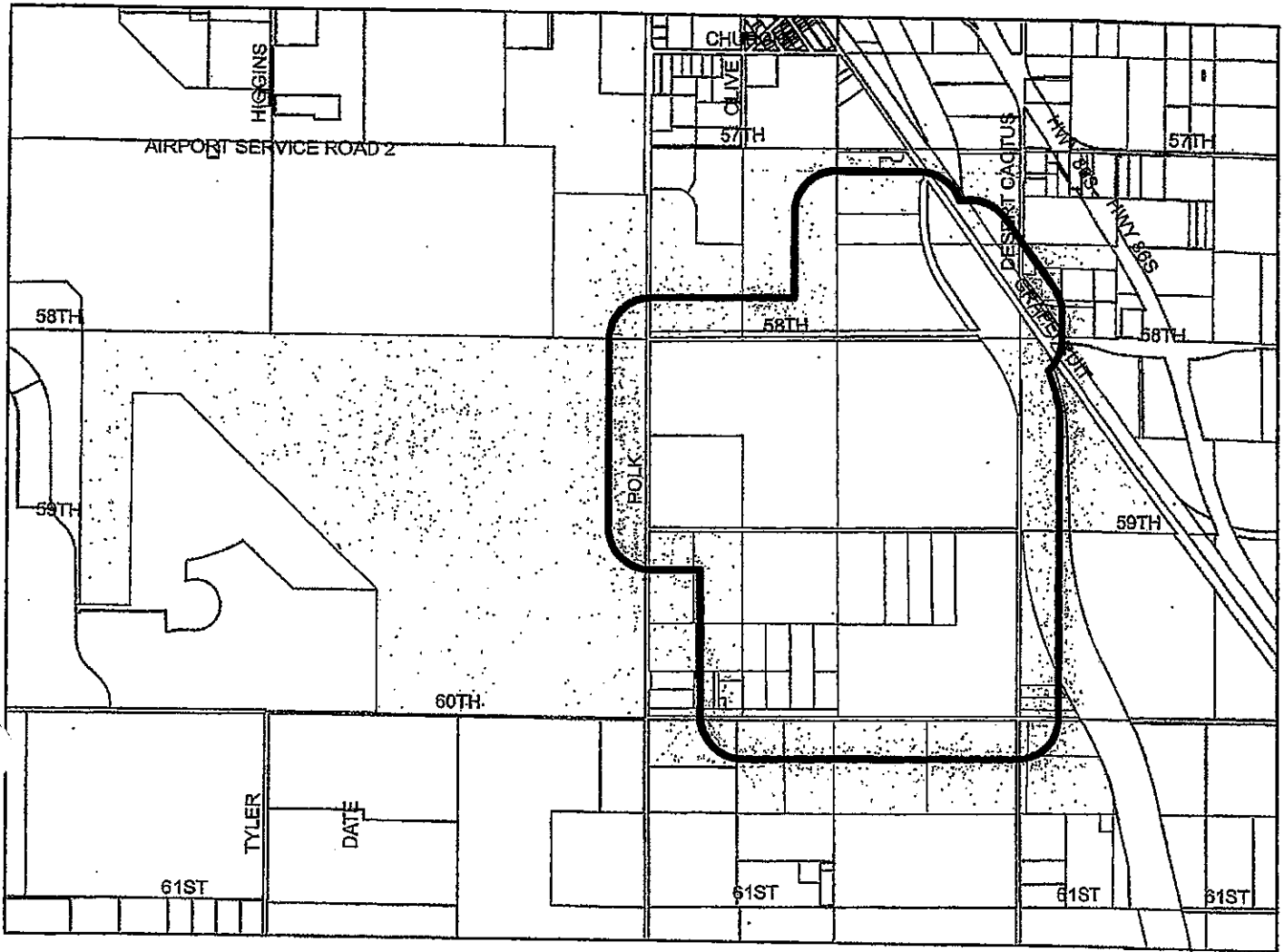
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

✓ 6/7/2010  
Expires 12/7/2010

## 600 feet buffer



### Selected Parcels

757-210-004	757-200-002	757-210-005	757-200-003	757-210-021	757-210-020	757-210-018	757-210-025	757-210-017	757-210-024
757-210-023	757-210-015	757-210-003	757-200-001	757-210-022	757-210-006	757-210-013	757-150-034	757-150-003	757-150-001
757-090-025	757-090-009	757-210-027	757-210-026	757-280-036	757-150-039	757-150-006	757-090-022	759-070-006	759-100-012
757-090-010	757-090-014	757-200-004	757-090-013	757-150-014	757-230-009	757-220-014	757-210-028	757-090-020	757-090-007
757-230-003	757-090-029	757-260-003	757-260-001	757-260-005	757-260-004	757-230-008	757-210-010	757-090-024	757-280-035
757-230-004	757-210-011	757-210-012	757-210-001	757-220-001	757-260-017	757-260-017	757-210-002	757-230-001	757-210-009
757-150-015	757-220-017	757-090-016	757-090-015	757-150-036	757-090-011	757-090-004			



2,700 1,350 0 2,700 Feet

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.

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Bend along line to  
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3RI EMPIRE  
P O BOX 490  
SAN JACINTO CA 92581

APN: 757150006, ASMT: 757150006  
COACHELLA VALLEY CITRUS INC  
C/O COZETTE DUNLAP  
16897 ALGONQUIN ST NO A  
HUNTINGTON BEACH CA 92649

APN: 757210006, ASMT: 757210006  
AIRPORT BOULEVARD PROP  
1570 LINDA VISTA DR  
SAN MARCOS CA 92069

APN: 757090022, ASMT: 757090022  
COCOPAH NURSERIES INC  
81880 ARUS AVE  
INDIO CA 92201

APN: 757210013, ASMT: 757210013  
ARMA JEAN LAWRENCE, ETAL  
C/O NAPOLEON THOMPSON  
46654 CARNATION CT  
INDIO CA 92201

APN: 759100012, ASMT: 759100012  
COUNTY OF RIVERSIDE  
3525 14TH ST  
RIVERSIDE CA 92501

APN: 757090009, ASMT: 757090009  
BELK HOLDINGS  
O BOX 24  
JACHELLA CA 92236

APN: 757210028, ASMT: 757210028  
CVCWD  
P O BOX 1058  
COACHELLA CA 92236

APN: 757210026, ASMT: 757210026  
BROOKFIELD CALIF LAND HOLDINGS  
C/O JOHN M STEWART  
1522 BROOKHOLLOW STE 1  
SANTA ANA CA 92705

APN: 757090007, ASMT: 757090007  
D D DUNLAP, ETAL  
16897 ALGONQUIN ST STE A  
HUNTINGTON BEACH CA 92649

APN: 757280036, ASMT: 757280036  
CHOCOLATE MOUNTAIN FARMS  
4215 S DAHLIA ST  
ENGLEWOOD CO 80113

APN: 757230003, ASMT: 757230003  
DAVID ZARAGOZA, ETAL  
59850 FILMORE ST  
THERMAL CA. 92274

APN: 757150039, ASMT: 757150039  
COACHELLA VALLEY CITRUS  
16897 ALGONQUIN NO A  
HUNTINGTON BEACH CA 92649

APN: 757090029, ASMT: 757090029  
DESERT ALLIANCE COMMUNITY EMPOWERMENT INC  
53990 ENTERPRISE WAY NO 1  
COACHELLA CA 92236

APN: 757260004, ASMT: 757260004  
ESERT HERB FARMS INC  
P O BOX 845  
THERMAL CA 92274

APN: 757210012, ASMT: 757210012  
NELSON THOMPSON, ETAL  
C/O PATRICIA NEAL  
27925 ROCKWOOD AVE  
MORENO VALLEY CA 92555

APN: 757230008, ASMT: 757230008  
EPIFANIO ROJAS, ETAL  
45210 DESERT VIEW CT  
LA QUINTA CA 92253

APN: 757210001, ASMT: 757210001  
NETWORK REAL ESTATE SERVICES INC  
C/O GARY JAMES SROKA  
326 VIA PROMESA  
SAN CLEMENTE CA 92673

APN: 757210010, ASMT: 757210010  
HUMBERTO GARCIA MARQUEZ, ETAL  
JAIME GARCIA  
87190 AVENUE 60  
THERMAL CA 92274

APN: 757220001, ASMT: 757220001  
OASIS DATE GARDENS  
P O BOX 757  
THERMAL CA 92274

APN: 757090024, ASMT: 757090024  
JOE A CHAVEZ  
P O BOX 28  
THERMAL CA 92201

APN: 757260017, ASMT: 757260017  
ONESIMO ARIAS, ETAL  
P O BOX 342  
THERMAL CA 92274

APN: 757280035, ASMT: 757280035  
MARJEN PROP  
C/O REG WHYTE  
R R 2  
COCHRANE AB CANADA T4C1A2 0

APN: 757210002, ASMT: 757210002  
RICHARD TOTTEN, ETAL  
87165 AVENUE 59  
THERMAL CA 92274

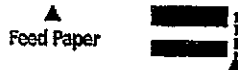
APN: 757230004, ASMT: 757230004  
MIGUEL V WILLIAMS  
P O BOX 1341  
THERMAL CA 92274

APN: 757230001, ASMT: 757230001  
ROBERT LOWER  
P O BOX 201  
THERMAL CA 92274

APN: 757210011, ASMT: 757210011  
NELSON HINCHEN  
C/O LONA STITT  
5723 7TH AVE  
S ANGELES CA 90043

APN: 757210009, ASMT: 757210009  
SAUL GARCIA, ETAL  
87190 AVENUE 60  
THERMAL CA 92274

easy, peel Labels  
Use Avery® Template 5162®



Bend along line to  
expose Pop-up Edge™



APN: 757150036, ASMT: 757150036  
SOUTHERN PACIFIC TRANSPORTATION CO  
1700 FARNAM ST 10TH FL S  
OMAHA NE 68102

APN: 757090004, ASMT: 757090004  
WM D YOUNG & SONS INC  
81880 ARUS AVE  
INDIO CA 92201

ATTN: Nate Picket  
CALTRANS District #8  
W. 4th St., 6th Floor  
Stop 728  
San Bernardino, CA 92401-1400

Coachella Valley  
Parks & Recreation District  
45-305 Oasis St.  
Indio, CA 92201-4337

Coachella Valley Water District  
85995 Avenue 52  
Coachella, CA 92236

Applicant/Owner:  
Brookfield California Land Holdings  
Attn: John Stewart  
1522 Brookhollow Dr., Ste. 1  
Santa Ana, CA 92705

Eng-Rep:  
T & B Planning Consultants, Inc.  
17542 East 17<sup>th</sup> St., Ste. 100  
Tustin, CA 92780

# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

### Planning Department

Ron Goldman · Planning Director

TO:  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

FROM: Riverside County Planning Department  
 4080 Lemon Street, 9th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

SPECIFIC PLAN NO. 369, GENERAL PLAN AMENDMENT NO. 846 (LAND USE), GENERAL PLAN AMENDMENT NO. 889 (CIRCULATION), CHANGE OF ZONE NO. 7481, ENVIRONMENTAL IMPACT REPORT NO. 504

Project Title/Case Numbers

Matt Straite  
County Contact Person

951-955-8631  
Phone Number

2007091030

State Clearinghouse Number (if submitted to the State Clearinghouse)

Brookfield California Land Holdings

Project Applicant

1552 Brookhollow Drive Suite 1 Santa Ana California  
Address

Southerly of Avenue 57, westerly of Fillmore Street, northerly of Avenue 60 and easterly of Polk St

Project Location

The Specific Plan proposes a master-planned community on 612.1 acres supporting traditional single-family residential, multi-family residential, and open space land uses including recreational parks and drainage areas. The Specific Plan proposes 2,354 residential dwelling units, a 45.3 acre public park, a private clubhouse on 4 acres, a covered irrigation storage pond, and regional trails. Eight residential product types are proposed ranging from 2 to 14 du/ac. In addition, the Specific Plan designates 2.5 acre for an electrical substation and 46 acres for major roadway improvements. The General Plan Amendment (Land Use) proposes to amend the Riverside County General Plan Land Use Element as it applies to the 612.1-acre Project site by changing the land use designations from Agriculture (AG), Public Facility (PF) and Light Industrial (LI) to Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Open Space- Recreation (OS-R) and Open Space- Water (OS-W), as reflected on the proposed Land Use Plan. General Plan Amendment (Circulation) proposes to amend the Circulation Element of the General Plan to 1) downgrade 58TH Avenue between Polk Street and Orange Avenue from a Highway (118' right-of-way) to a Secondary Highway (100' right-of-way), 2) eliminate the segment of 58TH Avenue from Orange Avenue to Fillmore Street the General Plan Circulation Element entirely, 3) add as Modified Collector Roads (88' right-of-way) Orange Ave between 60TH Avenue and 58TH Avenue, 59TH Avenue between Polk Street and Street "A" of Specific Plan No. 369, and Street "A" connecting at the north and south to Orange Avenue within Specific Plan No. 369, and 4) add as Collector Roads (74' right-of-way) Orange Ave extending from 58th Avenue to the northerly Specific Plan No. 368 boundary, and 59TH Avenue between Street "A" with Specific Plan No. 368 and a point approximately 700' easterly of Orange Avenue all as shown on "Figure 3-4 - Circulation Master Plan" within Environmental Impact Report No. 504. The Change of Zone proposes to change the site's zoning designation from Heavy Agriculture (A-2-20), and Manufacturing-Service Commercial (M-SC) to Specific Plan (SP) and to amend Ordinance No. 348 to incorporate the Specific Plan Zoning Standards. The Environmental impact Report analyzes the project's impact to the environment.

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. An Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,792.25 + \$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 adopted for the project.

This is to certify that the \*\*SELECT\*\*, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

Signature

Project Planner

Title

Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Please charge deposit fee case#: ZEA

ZCFG

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* R1004232

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: BROOKFIELD CALIFORNIA LAND HLDGS \$24.00  
paid by: CK 50226  
CALIFORNIA FISH AND GAME FOR EA41243  
paid towards: CFG04626 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Apr 20, 2010 16:32  
SBROSTRO posting date Apr 20, 2010

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$24.00

Overpayments of less than \$5.00 will not be refunded!



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* R0911654

4080 Lemon Street,  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: BROOKFIELD CALIFORNIA LAND HLDGS \$2,768.25  
paid by: CK 807423  
CALIFORNIA FISH AND GAME FOR EA41243  
paid towards: CFG04626 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Aug 13, 2009 14:28  
SBROSTRO posting date Aug 13, 2009

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,768.25

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* R0701343

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: BROOKFIELD CALIFORNIA LAND HLDGS \$64.00  
paid by: CK 00804300  
CALIFORNIA FISH AND GAME FOR EA41243  
paid towards: CFG04626 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Jan 24, 2007 13:02  
VDOMINGU posting date Jan 24, 2007

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**

George A. Johnson · Agency Director

**Planning Department**

Carolyn Syms Luna · Planning Director

**DATE: August 10, 2010**

**TO: Clerk of the Board of Supervisors**

**FROM: Planning Department - Riverside Office** *D.M.*

**SUBJECT: GENERAL PLAN AMENDMENT NO. 897 / CHANGE OF ZONE NO. 7706 – Intent to Adopt a Mitigated Negative Declaration**

(Charge your time to these case numbers)

**The attached item(s) require the following action(s) by the Board of Supervisors:**

- |   |  |
|---|--|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT)                   | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)        |
| <input type="checkbox"/> Labels provided If Set For Hearing                                     | <input checked="" type="checkbox"/> Publish in Newspaper:  |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (1st and 5th Dist) Press Enterprise  |
| <input type="checkbox"/> Place on Consent Calendar  | <input checked="" type="checkbox"/> Mitigated Negative Declaration   |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC)                | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP)                          | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided)   |
|   | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO                                    |

**Designate Newspaper used by Planning Department for Notice of Hearing:**  
(1st and 5th Dist) Press Enterprise

**Need Director's signature by** *8/17/10*

**Please schedule on the September 14, 2010 BOS Agenda**

**Documents to be sent to County Clerk's Office for Posting within five days:**

Notice of Determination and Mit Neg Dec Forms  
Fish & Game Receipt (CFG5038)

**Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.**

*file copy*  
*BUS sent 8-19-10*

Riverside Office · 4080 Lemon Street, 9th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

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



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
August 19, 2010

**SUBJECT: GENERAL PLAN AMENDMENT NO. 897 / CHANGE OF ZONE NO. 7706** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Kreedman Family No. 4. Limited Partnership – Engineer/Representative: Adkan Engineers - First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly of Van Buren Boulevard, easterly of Chicago Avenue, southerly of Hibiscus Avenue, and westerly of Ridgeway Avenue. – 2.81 Gross Acres - Zoning: Residential Agricultural - 1 Acre Minimum (R-A-1) - **REQUEST:** The General Plan Amendment proposes to amend the General Plan Foundation and land use designation from Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) on the southern 1.6 acres of an approximately 2.81 acre property. The Change of Zone proposes to change the site's zoning classification from Residential Agricultural - 1 Acre Minimum (R-A-1) to and Scenic Highway Commercial (C-P-S) on the southern 1.6 acres of an approximately 2.81 acre property - APN: 280-100-016.

**RECOMMENDED MOTION:**

The Planning Department recommended Approval; and,  
**THE PLANNING COMMISSION RECOMMENDS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41690**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

*Carolyn Syms Luna*  
\_\_\_\_\_  
Carolyn Syms Luna  
Planning Director

Initials:  
CSL:vc *D.M.*

(continued on attached page)

REVIEWED BY EXECUTIVE OFF

DATE \_\_\_\_\_  
Tina Grande  
Departmental Concurrence

Dep \_\_\_\_\_ n.: \_\_\_\_\_  
Per Exec. Ofc.: \_\_\_\_\_  
 Policy  
 Policy  
 Consent  
 Consent

**Prev. Agn. Ref.**

**District:** First

**Agenda Number:**

The Honorable Board of Supervisors

Re: **GENERAL PLAN AMENDMENT NO. 897 / CHANGE OF ZONE NO. 7706**

Page 2 of 2

**TENTATIVE APPROVAL** of **GENERAL PLAN AMENDMENT NO. 897** amending the Land Use Designation for the subject property from Rural Community: Very Low Density Residential (RC:VLDR) (1 Ac. Min.) to Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) land use designation on the southern 1.6 acres in accordance with Exhibit #5; and based on the findings and conclusions incorporated in the staff report; pending final adoption of the General Plan Amendment resolution by the Board of Supervisors, and,

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7702** amending the zoning classification for the subject property from Residential Agricultural – 1 Acre Minimum (R-A-1) to Scenic Highway Commercial (C-P-S) in accordance with Exhibit #2; and based on the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors.

**PLANNING COMMISSION  
MINUTE ORDER MAY 5, 2010  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. **AGENDA ITEM 7.1: GENERAL PLAN AMENDMENT NO. 897 / CHANGE OF ZONE NO. 7706** - Intent to Adopt a Mitigated Negative Declaration - Applicant: Kreedman Family No. 4 Limited Partnership - Engineer/Representative: Adkan Engineers - First Supervisorial District - Woodcrest Zoning District - The Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) - Location: Northerly of Van Buren Boulevard, easterly of Chicago Avenue, southerly of Hibiscus Avenue, and easterly of Ridgeway Avenue. - 2.81 Gross Acres - Zoning: Residential Agricultural - (1 Acre Minimum) (R-A-1) - **APN: 280-100-016** - (Legislative)

II. **PROJECT DESCRIPTION**

The General Plan Amendment proposes to amend the General Plan Foundation and land use designation from Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to Community Development: Commercial Retail (CD:CR) (0.20 - 0.35 Floor Area Ratio) on the southern 1.6 acres of an approximately 2.81 acre property. The Change of Zone proposes to change the site's zoning classification from Residential Agricultural - (1 Acre Minimum) (R-A-1) to and Scenic Highway Commercial (C-P-S) on the southern 1.6 acres of an approximately 2.81 acre property.

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: Jeff Horn, Ph: (951) 955-4641 or E-mail [jhorn@rctlma.org](mailto:jhorn@rctlma.org)

The following spoke in favor of the subject proposal:

Ed Adkison, Applicant's Representative

No one spoke 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 4-0 (Commissioner Zuppardo absent); recommended, with modifications, to the Board of Supervisors;

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41690**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**TENTATIVE APPROVAL** of **GENERAL PLAN AMENDMENT NO. 897** amending the Land Use Designation for the subject property from Rural Community: Very Low Density Residential (RC:VLDR) (1 Ac. Min.) to Community Development: Commercial Retail (CD:CR) (0.20 - 0.35 Floor Area Ratio) land use designation on the southern 1.6 acres in accordance with Exhibit #5; and based on the findings and conclusions incorporated in the staff report; and,

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7702** amending the zoning classification for the subject property from Residential Agricultural - 1 Acre Minimum (R-A-1) to Scenic Highway Commercial (C-P-S) in accordance with Exhibit #2; and based on the findings and conclusions incorporated in the staff report; and,

**PLANNING COMMISSION  
MINUTE ORDER MAY 5, 2010  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

**ADOPTION of the RESOLUTION RECOMMENDING ADOPTION of GENERAL PLAN AMENDMENT NO. 897 to the Board of Supervisors.**

**VI. CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at [cgriffin@rcilma.org](mailto:cgriffin@rcilma.org).