

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



308B

REVIEWED BY EXECUTIVE OFFICE

DATE 1/17/13

Tina Grande

Departmental Concurrence

FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 26, 2012

SUBJECT: SPECIFIC PLAN NO. 336, SUBSTANTIAL CONFORMANCE NO. 1, CHANGE OF ZONE NO. 7715, PLOT PLAN NO. 09967 REVISION NO. 1, TENTATIVE TRACT MAP NO. 34552, and TENTATIVE TRACT MAP NO. 34553 – Applicant: Pulte Homes Corporation – Engineer/Representative: Hunsaker & Associates Irvine, Inc. – Fifth/Fourth Supervisorial District - Location: Northerly of Avenue 20, southerly of Avenue 18, westerly of Bubbling Wells Road, and easterly of Palm Drive – 478 Gross Acres - Zoning: Specific Plan (SP) - **REQUEST:** The **Specific Plan Substantial Conformance** proposes several minor changes to Specific Plan No. 336 (Desert Dunes/ Solera). **Change of Zone No. 7715** proposes to 1) modify the approved Specific Plan Zoning Ordinance specifically as it relates to the drainage features and the recreation facility; 2) revise the zoning boundaries for the project; 3) formalize all the Planning Area Boundaries. **Plot Plan No. 09967 Revision No. 1** proposes modifications to an approved and constructed golf course and related clubhouse complex. More specifically the revision proposes improvements to the existing golf course clubhouse and surrounding improvements, including parking lots and actual golf course layout in two phases. Phase 1 proposes modifications to the existing golf course to accommodate the surrounding proposed residential development (Solera at Desert Dunes Specific Plan) including access road crossings, grading for flood control improvements and the renovation of the existing golf course clubhouse facilities and parking areas. Phase 2 proposes demolition and construction of a new golf course clubhouse facility and parking areas. **Tentative Track Map No. 34552** is a Schedule A subdivision of 165.5 Gross Acres into 437 Single-Family Residential Lots, 3 Open Space Lots, 1 Open Space/Flood Control Facility Lot, 3 Water Quality Feature Lots, 2 Storm Drain Easement Lots, 3 Landscaping Lots, 1 Sewer Easement Lot and 1 Bicycle Easement Lot. **Tentative Track Map No. 34553** proposes a Schedule A subdivision of 207.6 Gross Acres into 896 Single-

Carolyn Syms Luria

Carolyn Syms Luria
Planning Director

Initials:
CSL:mm

- | | | | | |
|-----------------|-------------------------------------|---------|-------------------------------------|--------|
| Dep't Recomm.: | <input checked="" type="checkbox"/> | Consent | <input checked="" type="checkbox"/> | Policy |
| Per Exec. Ofc.: | <input type="checkbox"/> | Consent | <input checked="" type="checkbox"/> | Policy |

Prev. Agn. Ref. | **District:** 5/4 | **Agenda Number:**

16-4

The Honorable Board of Supervisors

Re: SPECIFIC PLAN NO. 336, SUBSTANTIAL CONFORMANCE NO. 1, CHANGE OF ZONE NO. 7715, PLOT PLAN NO. 09967 REVISION NO. 1, TENTATIVE TRACT MAP NO. 34552, and TENTATIVE TRACT MAP NO. 34553

Page 2 of 2

Family Residential Lots, 1 Well Site Lot, 2 Water Quality Feature Lots, 3 Storm Drain Easement Lots, 1 Common Access Lot, 9 Landscaping Lots and 5 Open Space Lots.

RECOMMENDED MOTION:

CONSIDERATION of an **ADDENDUM TO ENVIRONMENTAL IMPACT REPORT NO. 445** based on the finding that all impacts were adequately analyzed pursuant to applicable legal standards, and while some changes and/or additions are necessary, none of the conditions described in California Code of Regulations Section 15162 exist;

APPROVAL of **CHANGE OF ZONE NO. 7715**, amending the Specific Plan Zoning Ordinance, revising the internal boundaries between the golf course and the Specific Plan, and formalizing the Planning Area Boundaries for all Planning Areas within the Specific Plan, based upon the findings and conclusions incorporated in the staff report;

APPROVAL of **TENTATIVE TRACT MAP NO. 34552**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report;

APPROVAL of **TENTATIVE TRACT MAP NO. 34553**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **PLOT PLAN NO. 09967 REVISED PERMIT NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

On December 19, 2012, the Riverside County Planning Commission voted to recommend approval of this project (Vote 5-0) with one provision outlined below in detail.

The original Specific Plan was approved without a General Plan Amendment. The original proposed Specific Plan was consistent with the underlying designation of Medium Density Residential (MDR) and remains so in this current proposal; however one small section of the plan was discussed extensively before the Planning Commission.

One small section where homes are proposed is in an Open Space Land Use Designation. More specifically, TR34552 includes 11 residential lots (lots 9 through 19) in an area designated Open Space - Recreation (OS-R). Residential uses are not consistent with the OS-R designation.

The applicant has indicated that the General Plan designations are not adopted by ordinance, or by legal description; therefore, there is room for interpretation on where the limits of the land use lines actually are. The Planning Commission has agreed with the applicant's interpretation and specifically made such an interpretation part of their recommendation for approval. As a result, Condition of Approval 20.Planning.2, which required that the 11 lots be removed from the map, would be deleted pursuant to the Planning Commission recommendation.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

DATE: December 26, 2012

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: SPECIFIC PLAN NO. 336, SUBSTANTIAL CONFORMANCE NO. 1, CHANGE OF ZONE NO. 7715, PLOT PLAN NO. 09967 REVISION NO. 1, TENTATIVE TRACT MAP NO. 34552, and TENTATIVE TRACT MAP NO. 34553

(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 <small>(Receive & File; EOT)</small> | <input checked="" type="checkbox"/> Set for Hearing <small>(Legislative Action Required; CZ, GPA, SP, SPA)</small> |
| <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 | (4th Dist) Desert Sun and Press Enterprise |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Mitigated Negative Declaration |
| <input type="checkbox"/> Place on Policy Calendar <small>(Resolutions; Ordinances; PNC)</small> | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input checked="" type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding <small>(GPIP)</small> | <input checked="" type="checkbox"/> Notify Property Owners <small>(app/agencies/property owner labels provided)</small> |
| | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(4th Dist) Desert Sun and Press Enterprise

Documents to be sent to County Clerk's Office for Posting:

Notice of Determination and Mit Neg Dec Forms
Fish & Game Receipt (CFG04332)

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

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

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

"Planning Our Future... Preserving Our Past"

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



FROM: TLMA - Planning Department

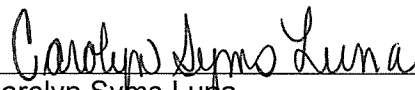
SUBMITTAL DATE:
December 26, 2012

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande
Departmental Concurrence

SUBJECT: SPECIFIC PLAN NO. 336, SUBSTANTIAL CONFORMANCE NO. 1, CHANGE OF ZONE NO. 7715, PLOT PLAN NO. 09967 REVISION NO. 1, TENTATIVE TRACT MAP NO. 34552, and TENTATIVE TRACT MAP NO. 34553 – Applicant: Pulte Homes Corporation – Engineer/Representative: Hunsaker & Associates Irvine, Inc. – Fifth/Fourth Supervisorial District - Location: Northerly of Avenue 20, southerly of Avenue 18, westerly of Bubbling Wells Road, and easterly of Palm Drive – 478 Gross Acres - Zoning: Specific Plan (SP) - **REQUEST:** The **Specific Plan Substantial Conformance** proposes several minor changes to Specific Plan No. 336 (Desert Dunes/ Solera). **Change of Zone No. 7715** proposes to 1) modify the approved Specific Plan Zoning Ordinance specifically as it relates to the drainage features and the recreation facility; 2) revise the zoning boundaries for the project; 3) formalize all the Planning Area Boundaries. **Plot Plan No. 09967 Revision No. 1** proposes modifications to an approved and constructed golf course and related clubhouse complex. More specifically the revision proposes improvements to the existing golf course clubhouse and surrounding improvements, including parking lots and actual golf course layout in two phases. Phase 1 proposes modifications to the existing golf course to accommodate the surrounding proposed residential development (Solera at Desert Dunes Specific Plan) including access road crossings, grading for flood control improvements and the renovation of the existing golf course clubhouse facilities and parking areas. Phase 2 proposes demolition and construction of a new golf course clubhouse facility and parking areas. **Tentative Track Map No. 34552** is a Schedule A subdivision of 165.5 Gross Acres into 437 Single-Family Residential Lots, 3 Open Space Lots, 1 Open Space/Flood Control Facility Lot, 3 Water Quality Feature Lots, 2 Storm Drain Easement Lots, 3 Landscaping Lots, 1 Sewer Easement Lot and 1 Bicycle Easement Lot. **Tentative Track Map No. 34553** proposes a Schedule A subdivision of 207.6 Gross Acres into 896 Single-


 Carolyn Syms Luna
 Planning Director

Initials:
CSL:mm

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

Prev. Agn. Ref.

District: 5/4

Agenda Number:

The Honorable Board of Supervisors

Re: SPECIFIC PLAN NO. 336, SUBSTANTIAL CONFORMANCE NO. 1, CHANGE OF ZONE NO. 7715, PLOT PLAN NO. 09967 REVISION NO. 1, TENTATIVE TRACT MAP NO. 34552, and TENTATIVE TRACT MAP NO. 34553

Page 2 of 2

Family Residential Lots, 1 Well Site Lot, 2 Water Quality Feature Lots, 3 Storm Drain Easement Lots, 1 Common Access Lot, 9 Landscaping Lots and 5 Open Space Lots.

RECOMMENDED MOTION:

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APPROVAL of **CHANGE OF ZONE NO. 7715**, amending the Specific Plan Zoning Ordinance, revising the internal boundaries between the golf course and the Specific Plan, and formalizing the Planning Area Boundaries for all Planning Areas within the Specific Plan, based upon the findings and conclusions incorporated in the staff report;

APPROVAL of **TENTATIVE TRACT MAP NO. 34552**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report;

APPROVAL of **TENTATIVE TRACT MAP NO. 34553**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **PLOT PLAN NO. 09967 REVISED PERMIT NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

On December 19, 2012, the Riverside County Planning Commission voted to recommend approval of this project (Vote 5-0) with one provision outlined below in detail.

The original Specific Plan was approved without a General Plan Amendment. The original proposed Specific Plan was consistent with the underlying designation of Medium Density Residential (MDR) and remains so in this current proposal; however one small section of the plan was discussed extensively before the Planning Commission.

One small section where homes are proposed is in an Open Space Land Use Designation. More specifically, TR34552 includes 11 residential lots (lots 9 through 19) in an area designated Open Space - Recreation (OS-R). Residential uses are not consistent with the OS-R designation.

The applicant has indicated that the General Plan designations are not adopted by ordinance, or by legal description; therefore, there is room for interpretation on where the limits of the land use lines actually are. The Planning Commission has agreed with the applicant's interpretation and specifically made such an interpretation part of their recommendation for approval. As a result, Condition of Approval 20.Planning.2, which required that the 11 lots be removed from the map, would be deleted pursuant to the Planning Commission recommendation.

KOB

Agenda Item No.: 3.4
Area Plan: Western Coachella Valley
Zoning District: Pass & Desert
Supervisory District: Fifth/ Fourth
Project Planner: Matt Straite
Planning Commission: December 19, 2012

CHANGE OF ZONE NO. 7715
SPECIFIC PLAN NO. 336 SUBSTANTIAL
CONFORMANCE NO. 1
TENTATIVE TRACT MAP NO. 34553
TENTATIVE TRACT MAP NO. 34552
PLOT PLAN NO. 09967 REVISED PERMIT NO.
1
ENVIRONMENTAL IMPACT REPORT NO. 455
ADDENDUM NO. 1
Applicant: Pulte Homes
Engineer/Representative: Hunsaker &
Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Specific Plan No. 336 (SP336 - Desert Dunes), Substantial Conformance No. 1 proposes to:

- 1) Transfer dwelling unit counts between all Planning Areas in Phases I through III and re-assign Planning Area 5 from Phase II to Phase III;
- 2) modify Planning Area acreage in all phases and maintain the overall residential density of 4.9 du/ac with a decrease in residential acreage from 314.5 acres to 314.2 acres;
- 3) modify acreage for all non-residential uses, including the recreation center, open space, drainage areas and streets, with a decrease in non-residential acreage from 453 acres to 447.3 acres;
- 4) reduce total project acreage from 478 acres to 471.9 acres;
- 5) adjust the acreage and boundaries of Planning Area Nos. 1-16, and maintain the 1,850 dwelling unit count approved under SP336;
- 6) re-locate the gravity sewer mains and sewer lift station site planned for the 24.6 acre parcel south of Avenue 20 and construct a regional sewer lift station on 0.50 acres west of Varner Road and Bubbling Wells Road in Cathedral City;
- 7) construct and maintain a flood control outlet facility on a portion of a 24.6 acre parcel south of Avenue 20, dedicating the remainder in open-space conservation for the Coachella Valley Multi-Species Habitat Plan (CVMSHCP);
- 8) re-locate and construct a water reservoir site from Dillon Road and Long Canyon Drive to five (5) acres on the northeast corner of Dillon Road and Rancho Road;
- 9) modify the Pedestrian Circulation Plan to match changes to internal streets; and
- 10) reduce the internal street rights-of-way from forty-one feet (41') to thirty-seven feet (37'), together with other minor modifications to the exhibits, text, and tables of Specific Plan No. 336.
- 11) Revise many other editorial aspects of the Specific Plan to make it consistent with more current Specific Plans processed by the County.

Tentative Tract Map No. 34552, The project is a Schedule A subdivision of 165.5 Gross Acres into 437 Single-Family Residential Lots, 3 Open Space Lots, 1 Open Space/Flood Control Facility Lot, 3 Water Quality Feature Lots, 2 Storm Drain Easement Lots, 3 Landscaping Lots, 1 Sewer Easement Lot and 1 Bicycle Easement Lot. There are two ways to state the density of the track. Taken as a whole, including the drainage areas and open space within the map, the density is 2.6 du/ac (437 lots and 165.5 acres). The second way to state it is to look at the density of the residential portions divided by the size of their planning areas from the SP, in which case their density would be 6.1 du/ac (437 lots and 71 acres total for PA's 6-10). This map will be part of Phase 2 of the project.

**CHANGE OF ZONE NO. 7715, SPECIFIC PLAN NO. 336 SUBSTANTIAL CONFORMANCE NO. 1,
TENTATIVE TRACT MAP NO. 34553, TENTATIVE TRACT MAP NO. 34552, PLOT PLAN NO. 09967
REVISED PERMIT NO. 1**

Planning Commission Staff Report: December 19, 2012

Page 2 of 8

Tentative Tract Map No. 34553 proposes a Schedule A subdivision of 207.6 Gross Acres into 896 Single-Family Residential Lots, 1 Well Site Lot, 2 Water Quality Feature Lots, 3 Storm Drain Easement Lots, 1 Common Access Lot, 9 Landscaping Lots and 5 Open Space Lots. This map will be part of Phase 3 of the project. There are two ways to state the density of the tract. Taken as a whole, including the drainage areas and open space within the map, the density is 4.3 du/ac (896 lots and 207.6 acres). The second way to state it is to look at the density of the residential portions divided by the size of their planning areas from the SP, in which case their density would be 5.0 du/ac (896 lots and 176.6 acres total for PA's 5 and 11-16).

Plot Plan No. 09967 Revision No. 1 proposes modifications to an approved and constructed golf course and related clubhouse complex on a total of 177.87 acres. More specifically the revision proposes improvements to the existing golf course clubhouse and surrounding improvements, including parking lots and actual golf course layout in two phases. Phase 1 proposes modifications to the existing golf course to accommodate the surrounding proposed residential development (Solera at Desert Dunes Specific Plan) including access road crossings, grading for flood control improvements and the renovation of the existing golf course clubhouse facilities and parking areas. Phase 2 proposes demolition and construction of a new golf course clubhouse facility and parking areas.

Change of Zone No. 7715 proposes to 1) modify the approved Specific Plan Zoning Ordinance specifically as it relates to the drainage features and the recreation facility; 2) revise the zoning boundaries for the project; 3) formalize all the Planning Area Boundaries.

The Project is located near the City of Desert Hot Springs, northerly of Avenue 20, southerly of Avenue 18, westerly of Bubbling Wells Road, and easterly of Palm Drive.

ISSUES OF POTENTIAL CONCERN:

Fault: 50 foot set back

The project features an earthquake fault on the southwest corner of the project site. Pursuant to State requirements, the project has implemented a 50 foot setback from the fault for all structures.

Flood: Needs CLOMAR

The project site features natural drainage features that traverse the site north to south. As part of the Plot Plan revision, the limits of the flood plain and improvements to the flood plain will be changing from the previously approved version of the project. This change will require that Federal FEMA flood plain maps be revised prior to any grading on the site. Flood control improvements will be required on both the tract maps and the plot plan revision.

Gates

The project currently features an un-gated public golf course, with no residential units constructed. The Specific Plan has always proposed the community to be gated. The maps associated with this project will realign the entry to the golf course such that it will be behind the community gates, even though the golf course is intended to remain open to the public. The entrance from Palm Drive will feature a guard shack that will permit public entry to the golf course facility, similar to other residential golf facilities in the Coachella Valley including the Indian Hills golf course in the City of Indio.

**CHANGE OF ZONE NO. 7715, SPECIFIC PLAN NO. 336 SUBSTANTIAL CONFORMANCE NO. 1,
TENTATIVE TRACT MAP NO. 34553, TENTATIVE TRACT MAP NO. 34552, PLOT PLAN NO. 09967
REVISED PERMIT NO. 1**

Planning Commission Staff Report: December 19, 2012

Page 3 of 8

Ordinance 460 requirements for reservoir and sewer offsite

The project will require specific findings to alert the Planning Commission and the Board that offsite access will be required for required improvements. Ordinance 460, Section 3.2.J explains that the applicant shall attempt to secure any and all offsite land requirements in order to build all off site project requirements. In this case, significant offsite land is required for water tanks, street improvements, and sewer connections. The applicant has obtained conceptual consent from all involved parties (documents related to this are attached to the staff report). All environmental review required for the offsite improvements were included in the current environmental review. Part of the improvements for the project cross into the jurisdiction of Cathedral City. The improvements in the City will not require any entitlements from that City, just building and grading permits. They have indicated they have no concerns with the plans.

Easements

The SP does not include the golf course, yet the golf cart trails and paths meander in and out of the SP, and the tract maps. Additionally, water lines and streets for the SP and the tract maps cross the golf course. In all of these instances, easements have been required to assure maintenance and access have been addressed. The Golf Course will maintain the easements.

PA 5 and 13 street connection through the golf course

TR34553, Planning Area 5 (PA5), features a section that is essentially an island of homes surrounded by golf course. While this maximizes views it creates complications for access. The primary access for PA5 is from a main spine street, which presents no issues. However, the area requires secondary access. As designed, the secondary access is a small street that connects between PA5 and PA13, shown on the Phase 1 Plot Plan exhibit as detail A- North Loop Road Crossing. Staff has concerns with this connection because the street runs between a tee and a green, in the path of the drive for hole no. 4. This design puts vehicles and pedestrians in the path of golf ball moving at potentially dangerous speeds. In order to assure that the public health and safety of the future residents is addressed, the street has been designed as a one way street (eastbound from PA5 to PA13). Fire Department vehicles can travel both ways, but the public can only leave PA5 using this street. Additionally, the street will feature a gate on the PA5 side of the development that will open when triggered by pressure sensors in the pavement, no card access will be required. The idea is that the delay in the gate opening will act as a deterrent for everyday use and significantly limit the use of the secondary access. Planning staff and more importantly, the Fire Department supports this approach and contends the public's safety will be addressed; however, the Planning Department feels that a combination of berms and grade separated crossing would be more appropriate.

CVMSHCP area

An additional 'take' allocation has been granted by the Board of Supervisors for impacts in the Willow Hole Conservation area for the project's channel outlet south of 20th Avenue (Lot 438, TR34562). The Board of Supervisors has authorized the 'additional take' pursuant to the adopted rules within the Coachella Valley Multi-Species Habitat Conservation Plan. This area has been labeled accordingly on all exhibits.

General Plan consistency for 11 lots

The original Specific Plan was approved without a General Plan amendment. The first proposed Specific Plan was consistent with the underlying designation of Medium Density Residential (MDR) and remains so in this current proposal. The applicant is proposing small technical corrections to the zoning boundary of the SP; however, no change is proposed the General Plan designations of the SP or the designations of the golf course. Most of the minor technical corrections will add areas to the golf course. Those areas will remain in an MDR designation and golf/ open space uses are consistent with MDR.¹ However, the applicant is also proposing a small technical correction to the northern portion of Planning Area 6 (PA6).

This correction for PA 6 would address the difference between the current existing clubhouse access, and the eventual design of the project once it is gated. The golf course clubhouse currently takes access from Palm Drive. The existing driveway follows along the northern boundary of PA6, to the south of the existing driving range. As proposed in the plot plan revision included in this project, the access will come from a new gate house to the north of the existing access. As a result, the applicant is proposing to put residential lots on the current, existing, access. Thus, TR34552 includes 11 residential lots (lots 9 through 19) in the area of the proposed revision.

While staff has no issues with the small technical correction to the PA boundary, the General Plan Land Use designations present an issue. The existing access, where the 11 units are proposed, has a General Plan designation of Open Space- Recreation (OS-R). Residential uses are not consistent with the OS-R designation. The applicant has indicated that the General Plan designations are not adopted by ordinance, or by legal description; therefore, there is room for interpretation on where the limits of the Land Use lines actually are. They have expressed that an interpretation indicating that this is a minor interpretation of the Land Use boundary would be appropriate in this circumstance. Staff analyzed the possibility of the applicants proposed interpretation, but found the area too large to support. Staff has determined that the residential lots are inconsistent with the OS-R designation and recommends support of the project with the elimination of the 11 lots in question. This will create a single loaded street and will not require revisions of the map that would necessitate any further department review. A condition of approval, 20.Planning.2, has been included requiring that the map be revised after a board action.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development: Medium Density Residential (MDR) for the area of the SP. Open Space- Recreation (OS-R) for the golf course area (not part of the SP).
2. Surrounding General Plan Land Use (Ex. #5): Westerly and northerly is the City of Desert Hot Springs- Residential Visitor Serving (High Density)(R/VS-H), Rural: Rural Residential to the north (not within the City limits), Community Development: Medium Density Residential (CD:MDR) and Rural: Rural Residential to the

¹ Essentially the change will shift the demarcation line between the golf course and the residential areas. By doing so, small parts of the golf course will be in areas that have residential General Plan designations (Medium Density Residential [MDR]). These area's are simply grass and open space, not tee's, fairways or putting greens. Golf uses are consistent with the MDR designation, so this presents no compatibility concerns.

**CHANGE OF ZONE NO. 7715, SPECIFIC PLAN NO. 336 SUBSTANTIAL CONFORMANCE NO. 1,
TENTATIVE TRACT MAP NO. 34553, TENTATIVE TRACT MAP NO. 34552, PLOT PLAN NO. 09967
REVISED PERMIT NO. 1**

Planning Commission Staff Report: December 19, 2012

Page 5 of 8

- | | |
|-----------------------------------|---|
| 3. Existing Zoning (Ex. #2): | east, and Rural: Rural Residential and Rural Desert to the south. |
| 4. Surrounding Zoning (Ex. #2): | Specific Plan for those portions covered by the Specific Plan and Controlled Development Areas (W-2) for the golf course section. |
| 5. Existing Land Use (Ex. #1): | Westerly and northerly is the City of Desert Hot Springs, Controlled Development Areas (W-2) to the north (not in City limits), One Family Dwellings (R-1) and Controlled Development Areas (W-2) to the east, Controlled Development Areas (W-2) to the south. |
| 6. Surrounding Land Use (Ex. #1): | Vacant and golf course. |
| 7. Project Data: | Vacant and single family dwellings.
Total Acreage: 649.22
Total Proposed Lots: 1,333
Proposed Min. Lot Size: 5,000
Schedule: A |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

CONSIDERATION of an **ADDENDUM TO ENVIRONMENTAL IMPACT REPORT NO. 445** based on the finding that all impacts were adequately analyzed pursuant to applicable legal standards, and while some changes and/or additions are necessary, none of the conditions described in California Code of Regulations Section 15162 exist;

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7715**, amending the Specific Plan Zoning Ordinance, revising the internal boundaries between the golf course and the Specific Plan, and formalizing the Planning Area Boundaries for all Planning Areas within the Specific Plan, based upon the findings and conclusions incorporated in the staff report; and,

TENTATIVE APPROVAL of **TENTATIVE TRACT MAP NO. 34552**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report; and,

TENTATIVE APPROVAL of **TENTATIVE TRACT MAP NO. 34553**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report; and,

TENTATIVE APPROVAL of **PLOT PLAN NO. 09967 REVISED PERMIT NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The Specific Plan site is designated Community Development: Medium Density Residential (MDR) on the Western Coachella Valley Area Plan. The Land Use Plan proposing to clarify land use designations from "Residential" to Medium High Density Residential (MHDR) and "Open

**CHANGE OF ZONE NO. 7715, SPECIFIC PLAN NO. 336 SUBSTANTIAL CONFORMANCE NO. 1,
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Planning Commission Staff Report: December 19, 2012

Page 6 of 8

Space" to Open Space- Recreation (OS-R) as part of the Specific Plan Substantial Conformance. The Specific Plan was approved without using a General Plan Amendment, the underlying General Plan Land Use Designation was, and remains Medium Density Residential (MDR). The overall density of the Specific Plan is within the MDR 2-5 Du/Ac range. The revision of the Land Use in the Specific Plan is a minor clarification and not an increase in proposed density.

2. The boundary between the Specific Plan and the golf course is proposed to be revised as part of this project. The maps conform to modified lot lines. A Change of Zone is being proposed to change the Specific Plan boundary, which would normally be done with a General Plan Amendment, but in this case, a General Plan Amendment was not used to create the Specific Plan. The project is consistent with the existing Land Use designation subject to the conditions of approval.
3. The project requires offsite uses such as sewer and water lines, all of which are permitted in their respective Land Use Designations.
4. Parts of the golf course have a General Plan Land Use designation of Medium Density residential (MDR). The MDR areas do not contain active golf uses such as fairways, greens or tees, they are simply grass and open space. The golfers are not hitting golf balls across these areas, nor are they driving carts through them. These areas are consistent with the purposes of the MDR designation.
5. The golf course site is designated Open Space- Recreation (OS-R) for the golf course area (not part of the SP) on the Western Coachella Valley Area Plan.
6. One of the proposed uses within the project, residential parcels with a minimum of 5,000 square feet, is a permitted use in the Specific Plan.
7. One of the proposed uses within the project, golf course and club house, is consistent with the Open Space- Recreation (OS-R) designation.
8. The applications will require significant offsite land in order to connect the project to sewer service (as shown in the Specific Plan document and CEQA analysis). In accordance with Section 3.2.J. of Ordinance No. 460, the applicant has provided written assurances (copies of which are attached) from the owners of the properties underlying the off-site improvement/alignment (as shown on the Tentative Map and/or the SP) that sufficient right-of-way can and will be provided. In the event the above referenced property owners or their successors-in-interest does/do not provide to the Transportation Department and/or Flood Control District the necessary dedications, eminent domain proceedings may need to be instituted by the Riverside County Board of Supervisors.
9. The project site is surrounded by properties which are designated Residential Visitor Serving (High Density)(R/VS-H) by the City of Desert Hot Springs to the west and north, Rural: Rural Residential to the north (not within the City limits), Community Development: Medium Density Residential (CD:MDR) and Rural: Rural Residential to the east, and Rural: Rural Residential and Rural Desert to the south.

10. The zoning for the subject site is Specific Plan for those sections covered by the Specific Plan and Controlled Development Area (W-2) for the golf course area.
11. The proposed use, golf course, is a permitted use, subject to approval of a plot plan in Article XV Section 15.1.c(10) of Ordinance No. 348.
12. The proposed use, golf course, is consistent with the development standards set forth in the W-2 zone.
13. The project site is surrounded by properties which are zoned the City of Desert Hot Springs to the west and north, Controlled Development Areas (W-2) to the north (not in City limits), One Family Dwellings (R-1) and Controlled Development Areas (W-2) to the east, Controlled Development Areas (W-2) to the south.
14. Similar Residential uses have been constructed and are operating in the immediate project vicinity, and golf oriented residential communities are predominant in the region.
15. This project is located within a Criteria Area of the Coachella Valley Multiple Species Habitat Conservation Plan, and as such has been required to dedicate land to the Coachella Valley Conservation Commission (CVCC). This project fulfills those requirements.
16. This project is within the City Sphere of Influence of Desert Hot Springs.
17. The project does not propose any significant changes or introduce any significant environmental effects that will require major revisions to the previous EIR (for the Specific Plan) and the Mitigated Negative Declaration (for the Golf Course) as defined in CEQA guidelines section 15162
 - a. because the project footprint is similar to the original footprint (for the Specific Plan and the Plot Plan for the golf course); and,
 - b. the revised project (Specific Plan) proposes to construct fewer lots than the version of the project analyzed in the EIR.

CONCLUSIONS:

1. The proposed subdivisions are in conformance with the Community Development: Residential (R) and Open Space (OS) Land Use Designations, as reflected on the Specific Plan Land Use Plan, and with all other elements of the Riverside County General Plan.
2. The proposed offsite requirements are consistent with their respective Land Use Designations and with all other elements of the Riverside County General Plan.
3. The proposed golf course and clubhouse revisions are in conformance with the Open Space-Recreation (OS-R) Land Use Designation, and with all other elements of the Riverside County General Plan.

**CHANGE OF ZONE NO. 7715, SPECIFIC PLAN NO. 336 SUBSTANTIAL CONFORMANCE NO. 1,
TENTATIVE TRACT MAP NO. 34553, TENTATIVE TRACT MAP NO. 34552, PLOT PLAN NO. 09967
REVISED PERMIT NO. 1**

Planning Commission Staff Report: December 19, 2012

Page 8 of 8

4. The proposed project is consistent with the Specific Plan (SP) and Controlled Development Areas (W-2) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
5. The proposed subdivisions are consistent with the Schedule A map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
6. The public's health, safety, and general welfare are protected through project design.
7. The proposed project is conditionally compatible with the present and future logical development of the area.
8. The proposed project will not have a significant effect on the environment.
9. The proposed project will not preclude reserve design for the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
 - b. A dam inundation area; or,
 - c. A high fire area.
3. The project site is located within:
 - a. A 100-year flood plain;
 - b. The city of City of desert Hot Springs sphere of influence;
 - c. The boundaries of the Desert Recreation District (DRD);
 - d. An area of moderate liquefaction; and
 - e. An area of high blowsand potential.
4. The subject site is currently designated as Assessor's Parcel Numbers 657490001, 657490002, 657490003, 657490004, 660040003.

MS

Y:\Planning Case Files-Riverside office\SP00336S1\PC Hearings\PP9967R1 TR34552 TR34553 CZ7715 SP336S1 Staff Report.docx

Date Prepared: 10/25/12

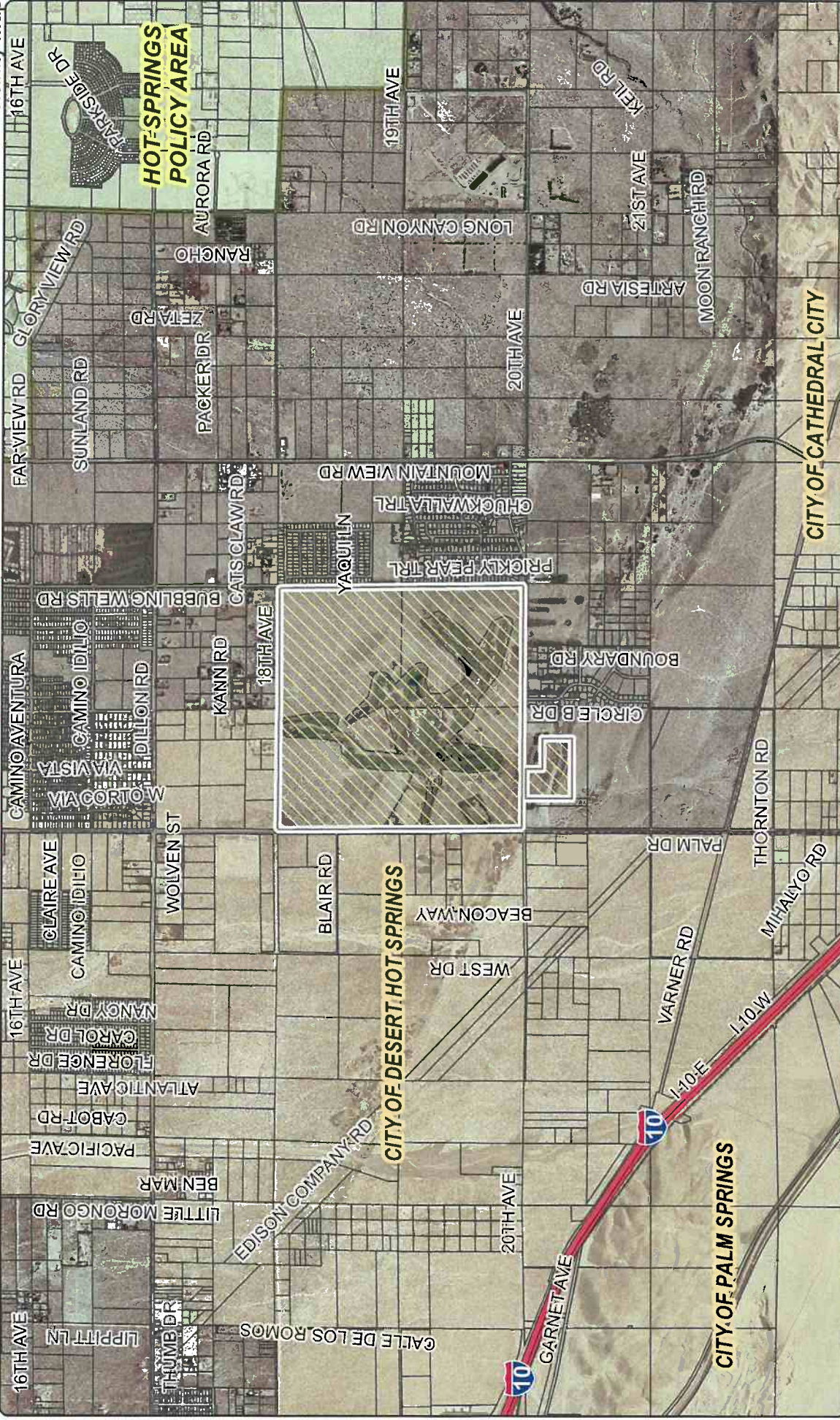
Date Revised: 12/04/12

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07715 SP336S1 TR34552 TR34553

Supervisor Benoit
 District 4

Date Drawn: 12/20/11
 Vicinity Map

VICINITY/POLICY AREAS



Zoning District: Pass & Desert
 Township/Range: T3SR5E
 Section: 17, 18

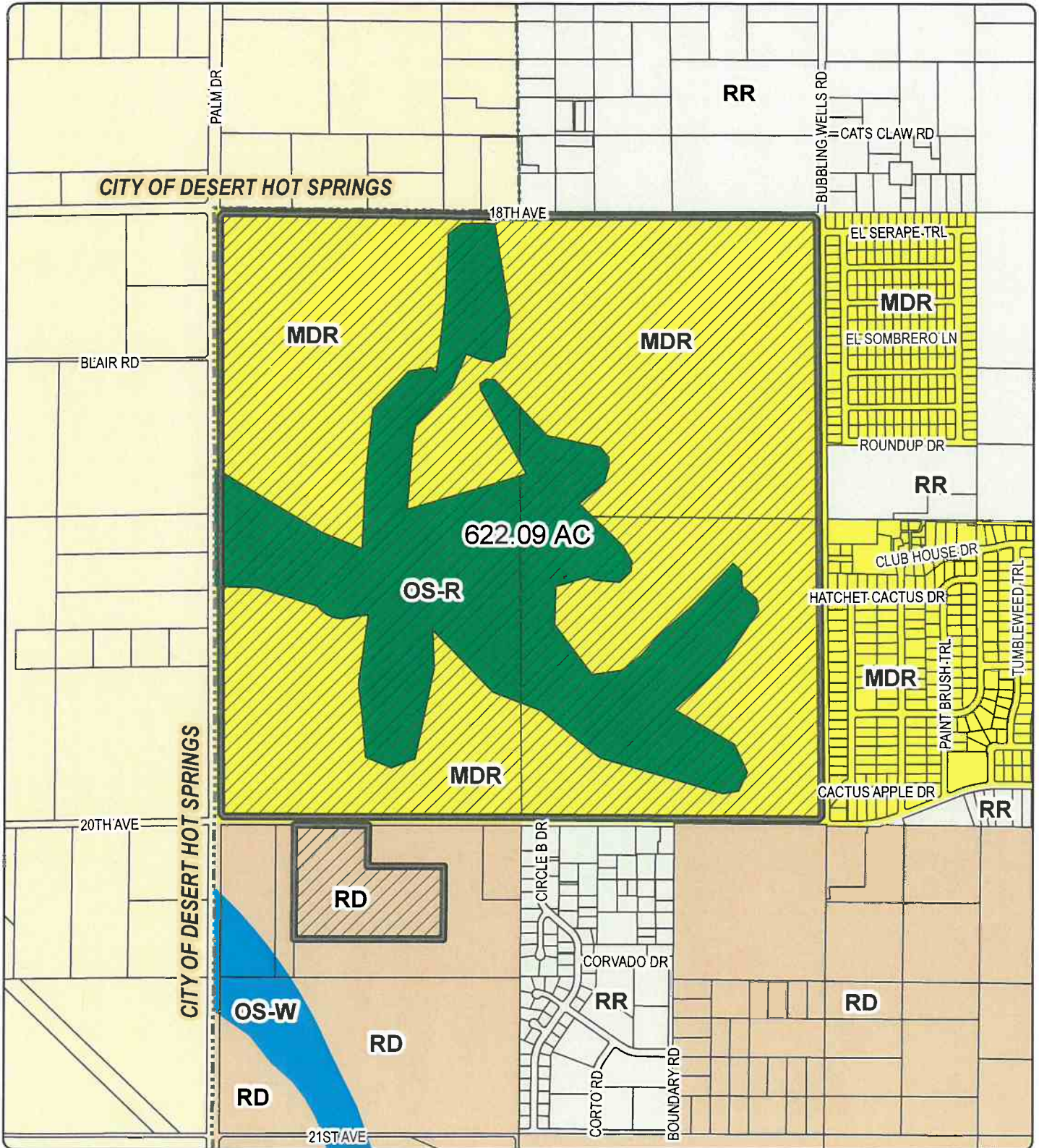
Assessors Bk. Pg. 657-46
 Thomas Bros. Pg. 727 A4
 Edition 2011

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

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07715 SP336S1 TR34552 TR34553
EXISTING GENERAL PLAN

Supervisor Benoit
 District: 4

Date Drawn: 12/20/11
 Exhibit 5



Zoning District: Pass & Desert
 Township/Range: T3SR5E
 Section: 17, 18

Assessors Bk. Pg. 657-46
 Thomas Bros. Pg. 727 A4
 Edition 2011



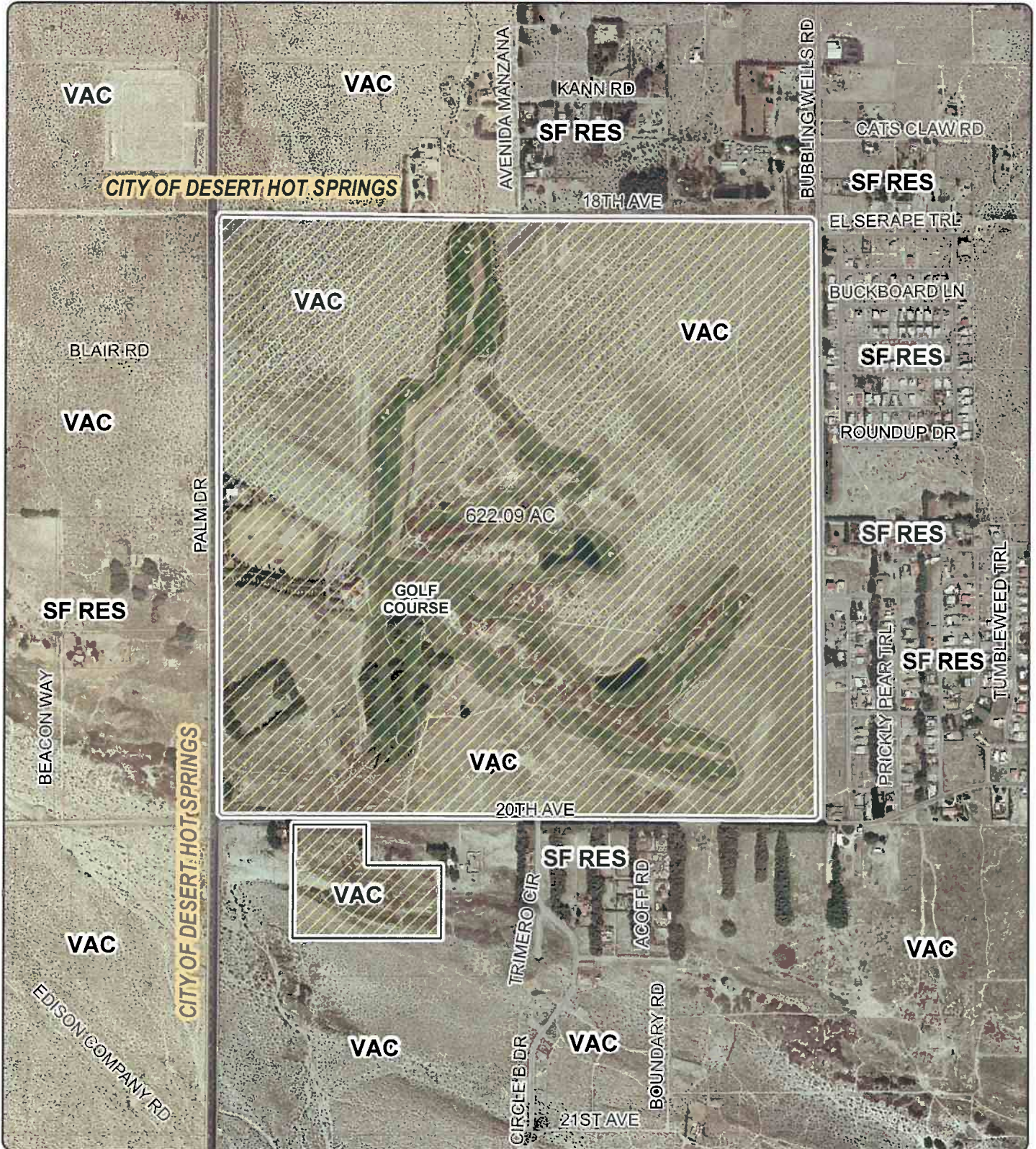
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RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07715 SP336S1 TR34552 TR34553

Supervisor Benoit
 District 4

LAND USE

Date Drawn: 12/20/11
 Exhibit 1

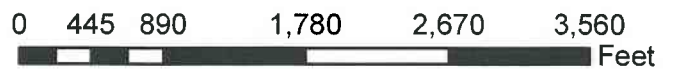


Zoning District: Pass & Desert
 Township/Range: T3SR5E
 Section: 17, 18



Assessors Bk. Pg. 657-46
 Thomas Bros. Pg. 727 A4
 Edition 2011

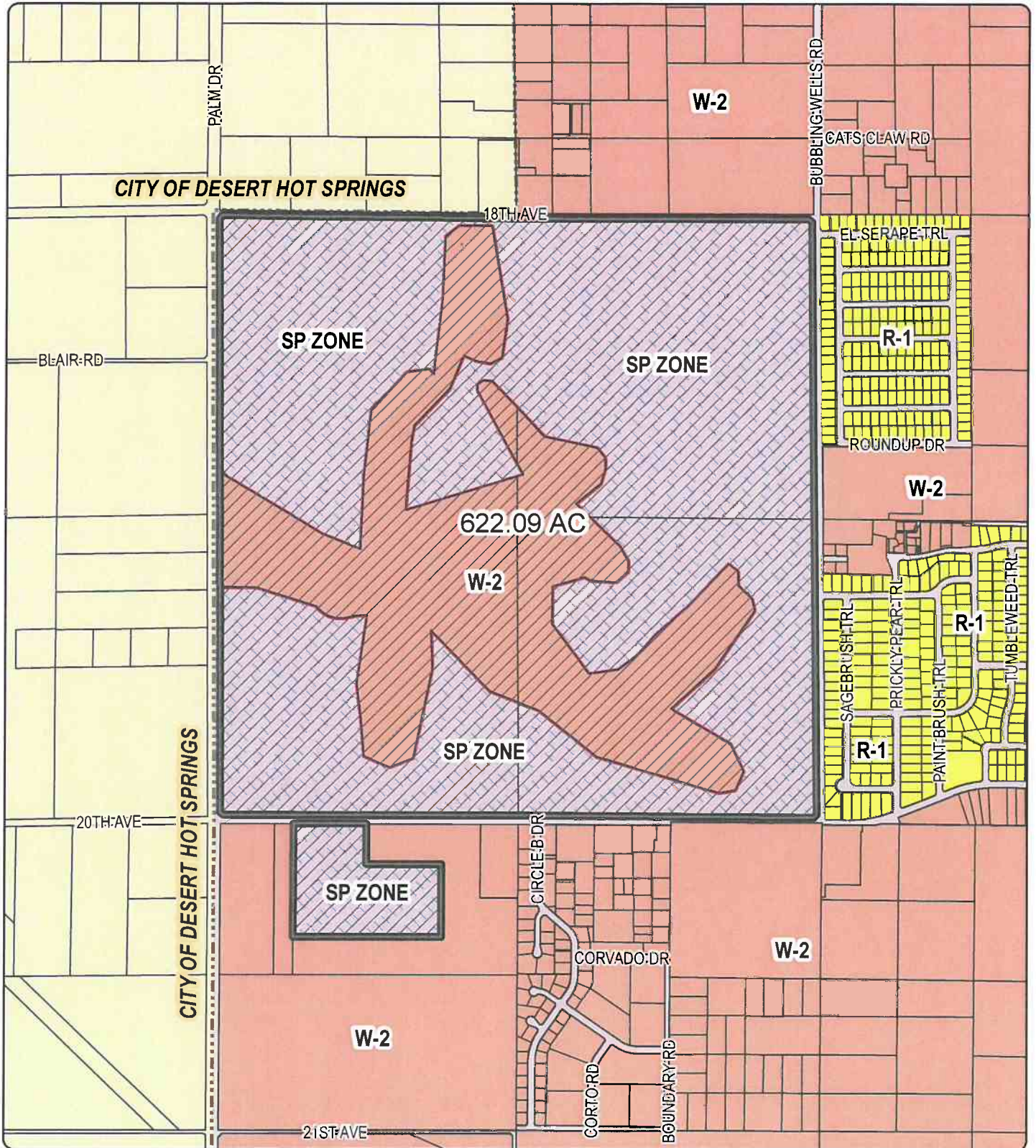
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RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07715 SP336S1 TR34552 TR34553
PROPOSED ZONING

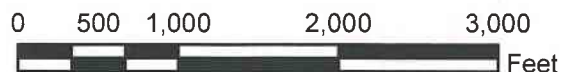
Supervisor Benoit
 District 4

Date Drawn: 12/20/11
 Exhibit 3



Zoning District: Pass & Desert
 Township/Range: T3SR5E
 Section: 17, 18

Assessors Bk. Pg. 657-46
 Thomas Bros. Pg. 727 A4
 Edition 2011



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

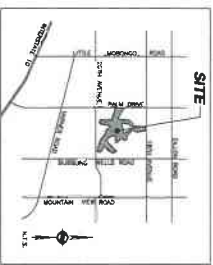
PLOT PLAN AMENDMENT EXHIBIT DESERT DUNES GOLF COURSE



NOTES

1. DRAINAGE LAND USE, GOLF COURSE, SWIMMING POOL, & CLUB HOUSE FACILITY
2. EXISTING LOT LINES AND LOT DIMENSIONS. OTHER (OTHER PLANNED EXTENSION)
3. ZONING MAPS PROVIDED BY COCONINO COUNTY PLANNING DEPARTMENT (CPD)
4. STATE SERVICE PROVIDED BY COCONINO COUNTY WATER DISTRICT (CWSD)
5. DISTRICT SERVICE PROVIDED BY COCONINO COUNTY PLANNING DEPARTMENT (CPD)
6. DISTRICT SERVICE PROVIDED BY COCONINO COUNTY PLANNING DEPARTMENT (CPD)
7. ALL DISTRICTS SHALL BE COMPLETED BY THE DEVELOPER'S FINAL COUNTY SUBMITTANCE
8. ALL DISTRICTS SHALL BE COMPLETED BY THE DEVELOPER'S FINAL COUNTY SUBMITTANCE
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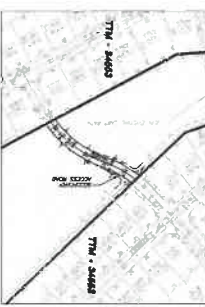
VICINITY MAP



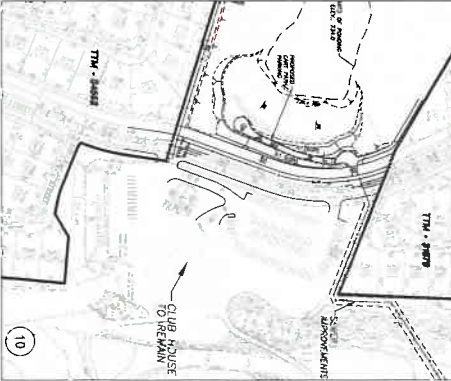
DETAIL A - NORTH LOOP ROAD CROSSING



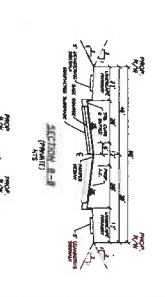
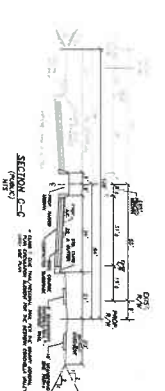
DETAIL B - SECONDARY ACCESS FROM PA 5



DETAIL C - LOOP ROAD ADJACENT TO GOLF CLUB HOUSE



STREET SECTIONS



LEGEND

- PROPOSED BOUNDARY
- EXISTING BOUNDARY
- RECORD BOUNDARY
- NO RECORD LOT LINES OR RECORD LINES ADJACENT TO THIS LOT

PREPARED FOR:
PALTE HOMES/
DEB WEBB
100 TECHNOLOGY DRIVE
PHOENIX, AZ 85016
PHONE: (602) 823-3700
FAX: (602) 823-3701

PREPARED BY:
HUBBARD & ASSOCIATES
1000 N. CENTRAL AVENUE
PHOENIX, AZ 85004



January 12, 2012

**PHASE 1
PLOT PLAN AMENDMENT
EXHIBIT (PP09967R1)
DESERT DUNES GOLF COURSE
(ORIGINAL PLOT PLAN NO. 9867 APPROVED 1/18/88)**

LANDSCAPE MATERIAL SCHEDULE

Trees	Item	Quantity	Size	Plant Factor	Comments
TREES	Chaparral (various)	8	24" Bx	Low / 2	
	Live Oaks	6	24" Bx	Low / 2	
	Orange trees	5	24" Bx	Low / 2	
	Desert Ironwood	54	24" Bx	Low / 2	
	Desert Museum Palo Verde	48	24" Bx	Low / 2	
	Prosopis juliflora	5	24" Bx	Low / 2	
	Prosopis juliflora	5	24" Bx	Low / 2	
	Prosopis juliflora	5	24" Bx	Low / 2	
	Prosopis juliflora	5	24" Bx	Low / 2	
	Prosopis juliflora	12	24" Bx	Low / 2	

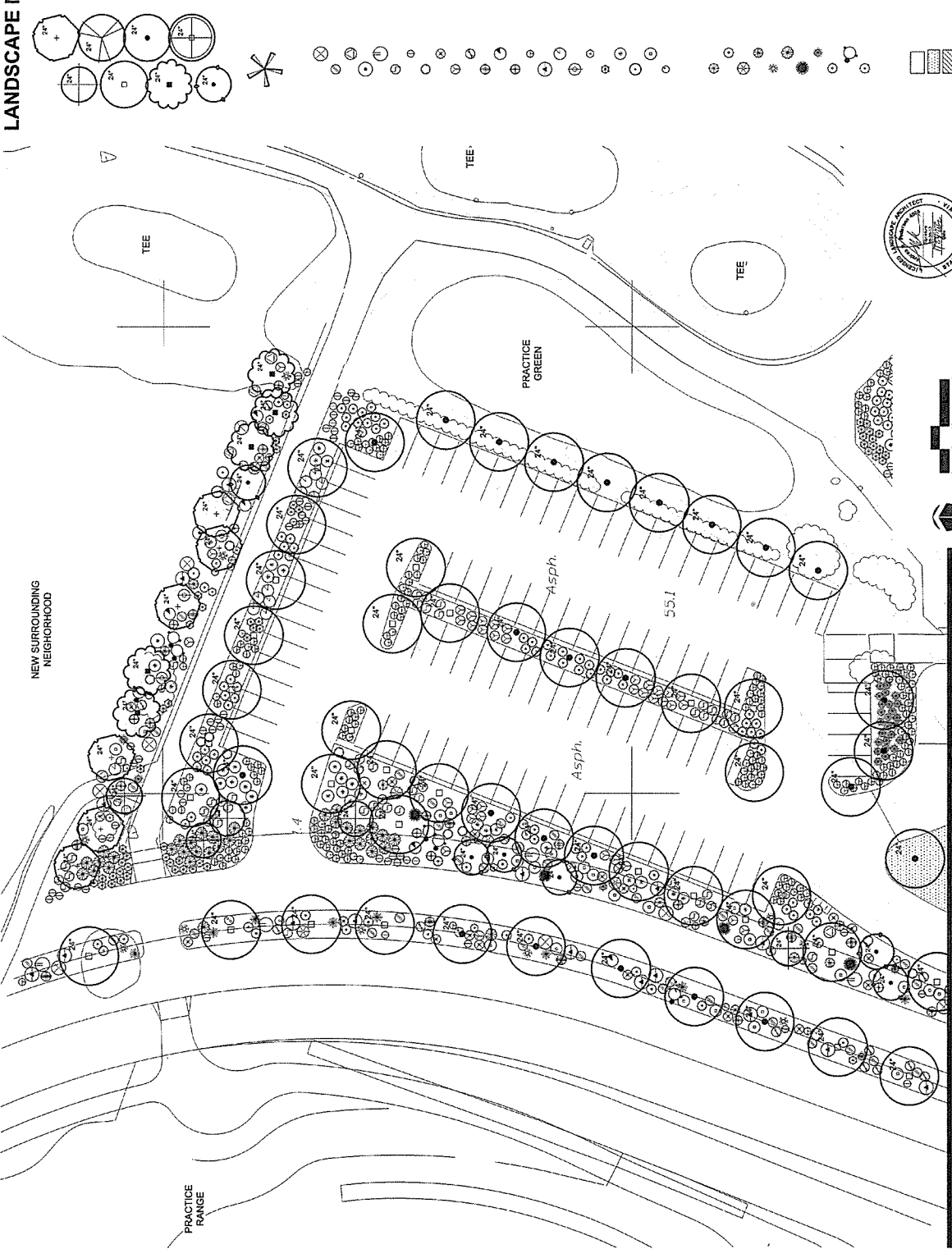
Palms	Item	Quantity	Size	Plant Factor	Comments
PALMS	Phoenix	7	20" BTI	Low / 2	

Shrubs & Groundcover	Item	Quantity	Size	Plant Factor	Comments
SHRUBS & GROUNDCOVER	Acacia greggii	14	6 gal.	Low / 2	
	Acacia greggii	100	6 gal.	Low / 2	
	Acacia greggii	39	6 gal.	Low / 2	
	Acacia greggii	2	6 gal.	Low / 2	
	Acacia greggii	79	6 gal.	Low / 2	
	Acacia greggii	252	6 gal.	Low / 2	
	Acacia greggii	35	6 gal.	Low / 2	
	Acacia greggii	79	6 gal.	Low / 2	
	Acacia greggii	73	6 gal.	Low / 2	
	Acacia greggii	19	6 gal.	Low / 2	
	Acacia greggii	38	6 gal.	Low / 2	
	Acacia greggii	13	6 gal.	Low / 2	
	Acacia greggii	16	6 gal.	Low / 2	
	Acacia greggii	579	6 gal.	Low / 2	
	Acacia greggii	43	6 gal.	Low / 2	
	Acacia greggii	12	6 gal.	Low / 2	
	Acacia greggii	7	6 gal.	Low / 2	
	Acacia greggii	37	6 gal.	Low / 2	
	Acacia greggii	272	6 gal.	Low / 2	
	Acacia greggii	98	6 gal.	Low / 2	
	Acacia greggii	55	6 gal.	Low / 2	
	Acacia greggii	20	6 gal.	Low / 2	
	Acacia greggii	9	6 gal.	Low / 2	

Accents	Item	Quantity	Size	Plant Factor	Comments
ACCENTS	Agave schottlandii	31	6 gal.	Low / 2	
	Agave schottlandii	16	6 gal.	Low / 2	
	Agave schottlandii	19	6 gal.	Low / 2	
	Agave schottlandii	5	6 gal.	Low / 2	
	Agave schottlandii	22	6 gal.	Low / 2	
	Agave schottlandii	35	6 gal.	Low / 2	
	Agave schottlandii	37	6 gal.	Low / 2	
	Agave schottlandii	48	6 gal.	Low / 2	
	Agave schottlandii	305	6 gal.	Low / 2	
	Agave schottlandii	13	6 gal.	Low / 2	
	Agave schottlandii	70	6 gal.	Low / 2	

Miscellaneous	Item	Quantity	Size	Plant Factor	Comments
MISCELLANEOUS	Decorative Gravel	73,977 S.F.	2" Max		
Decorative Gravel	5,349 S.F.	1/2" - 3/4" (4" Max)			
Decorative Gravel	203 S.F.	1/2" - 3/4" (4" Max)			

DATE: 01/23/12
 W R G
 D E B I N G I N G

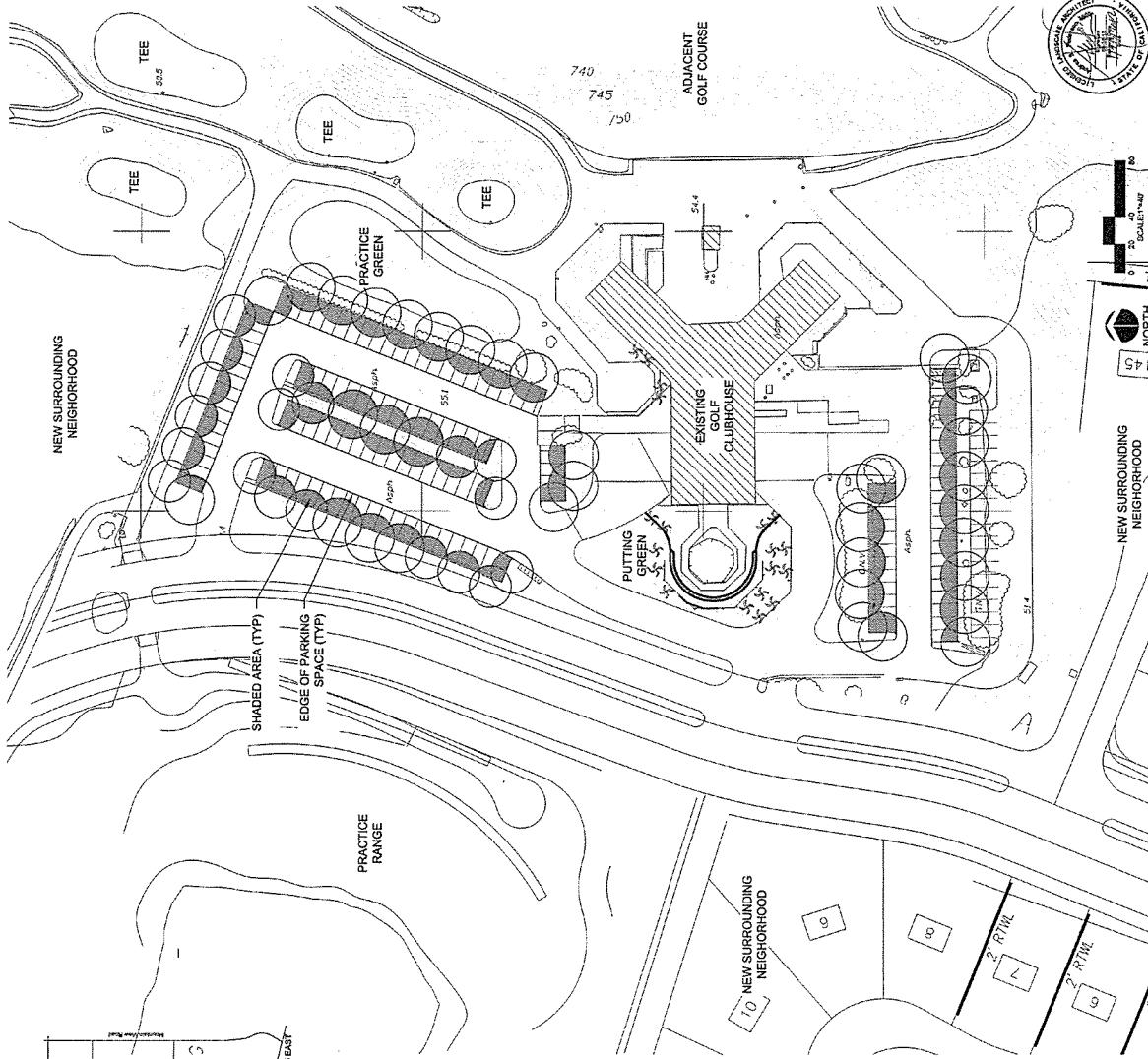
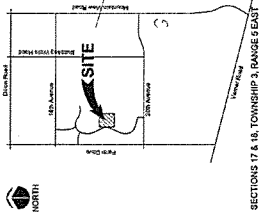


Desert Dunes Golf Clubhouse

PULTE / DEL WEBB

PHASE 1 LANDSCAPE PLAN (SHEET L-2)

VICINITY MAP



DATE: 01/23/12
W R G
D E B I N G

Desert Dunes Golf Clubhouse

PULTE / DEL WEBB

PHASE 1 SHADING CALCULATION (SHEET L-4)

18TH AVENUE

20TH AVENUE

PALM DRIVE

BUBBLING WELLS ROAD

TTM - 34553

TTM - 31879

TTM - 34552

PLOT PLAN AMENDMENT EXHIBIT DESERT DUNES GOLF COURSE

NOTES

1. THIS PLAN IS A PLOT PLAN AMENDMENT TO THE ORIGINAL PLOT PLAN FOR THE CLUB HOUSE FACILITY, DESERT DUNES GOLF COURSE, PHASE 2, CLUB HOUSE FACILITY, TTM - 34553, 18TH AVENUE, PALM DRIVE, BUBBLING WELLS ROAD, AND 20TH AVENUE, IRVINE, CALIFORNIA 92618.
2. GENERAL PLAN LAND USE DESIGNATION: 09-2 (OPEN SPACE RECREATION).
3. THIS PLAN IS A PLOT PLAN AMENDMENT TO THE ORIGINAL PLOT PLAN FOR THE CLUB HOUSE FACILITY, DESERT DUNES GOLF COURSE, PHASE 2, CLUB HOUSE FACILITY, TTM - 34553, 18TH AVENUE, PALM DRIVE, BUBBLING WELLS ROAD, AND 20TH AVENUE, IRVINE, CALIFORNIA 92618.
4. WATER SERVICE PROVIDED BY CONCHULA VALLEY WATER DISTRICT (CWMD).
5. SEWER SERVICE PROVIDED BY CONCHULA VALLEY WATER DISTRICT (CWMD).
6. GAS SERVICE PROVIDED BY SOUTHERN CALIFORNIA GAS COMPANY (SCG).
7. ELECTRIC SERVICE PROVIDED BY SOUTHERN CALIFORNIA Edison COMPANY (SCE).
8. TELEPHONE SERVICE PROVIDED BY SOUTHERN CALIFORNIA Edison COMPANY (SCE).
9. CABLE SERVICE PROVIDED BY THE WARNER CABLE.
10. ALL DRAINAGE SHALL BE CONSISTENT WITH THE REQUIREMENTS OF THE CALIFORNIA WATER CONTROL BOARD (CWB) AND THE CALIFORNIA WATER CONTROL BOARD (CWB) AND THE CALIFORNIA WATER CONTROL BOARD (CWB).
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20. ALL DRAINAGE SHALL BE CONSISTENT WITH THE REQUIREMENTS OF THE CALIFORNIA WATER CONTROL BOARD (CWB) AND THE CALIFORNIA WATER CONTROL BOARD (CWB) AND THE CALIFORNIA WATER CONTROL BOARD (CWB).

VICINITY MAP



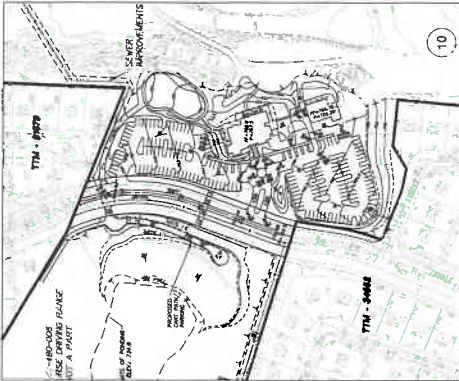
DETAIL A - NORTH LOOP ROAD CROSSING



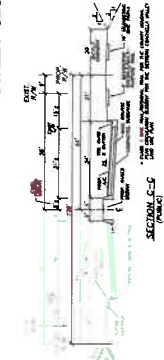
DETAIL B - SECONDARY ACCESS FROM PA 5



DETAIL C - LOOP ROAD ADJACENT TO GOLF CLUB HOUSE



STREET SECTIONS



LEGEND

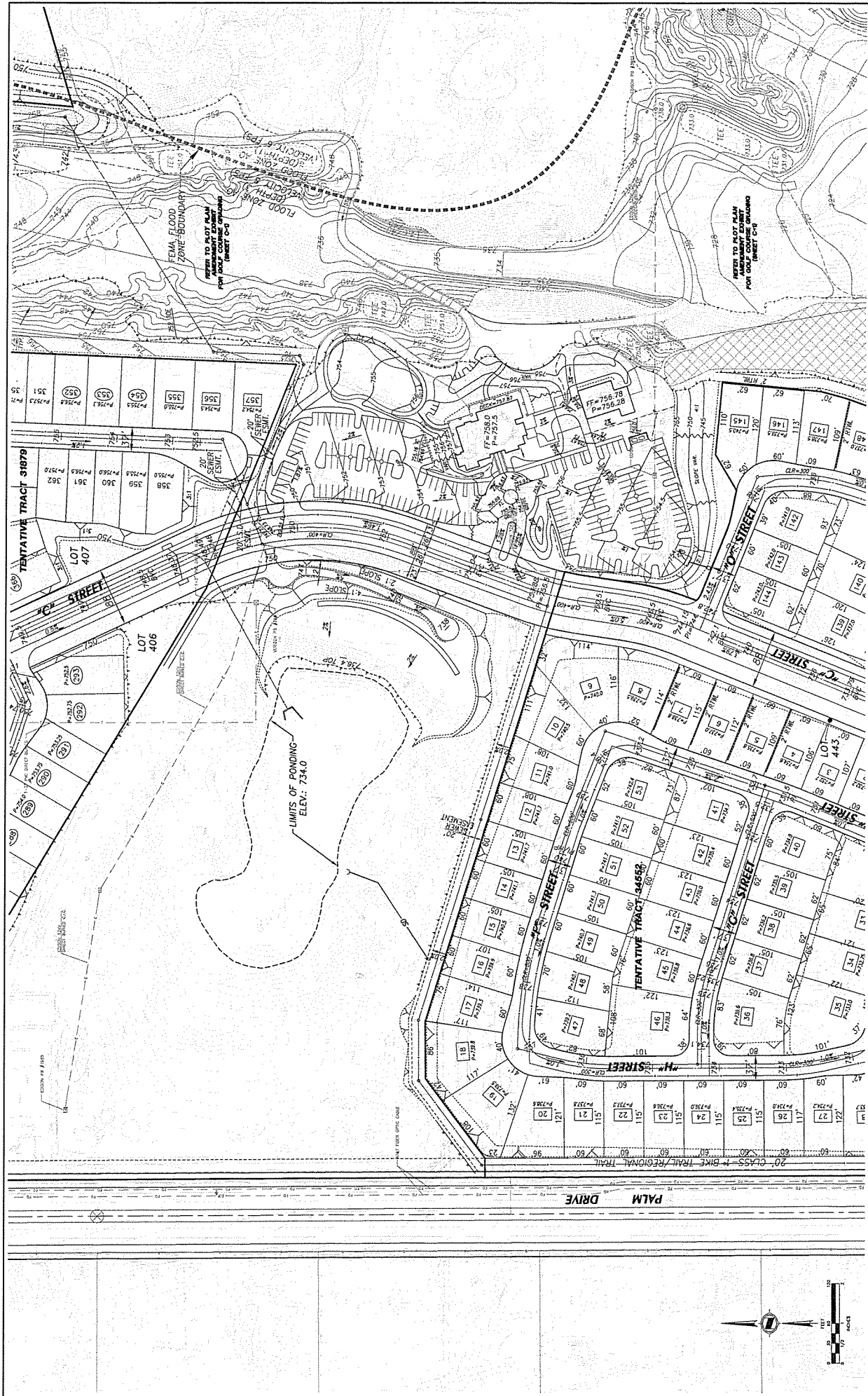
- PROPOSED BOUNDARY
- EXISTING BOUNDARY
- RECORD BOUNDARY
- NO ADJACENT BOUNDARY
- LINE ADJUSTMENT UNLESS NOTED

PREPARED BY:
H&A
 HUSKAR & ASSOCIATES
 10000 S. TULSA AVE., SUITE 100
 IRVINE, CALIFORNIA 92618
 PHONE: (949) 823-3700
 FAX: (949) 823-3701

PHASE 2
PLOT PLAN AMENDMENT
EXHIBIT (PP09967R1)
DESERT DUNES GOLF COURSE
 (ORIGINAL PLOT PLAN NO. 9987 APPROVED 1/19/88)



January 12, 2012



**DESERT DUNES GOLF COURSE
PHASE 2
SITE PLAN - NEW CLUBHOUSE
PLOT PLAN AMENDMENT (PP09567R) SHEET C-3**

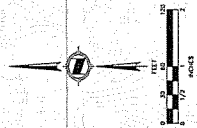
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PREPARED FOR: **PLANNING & ASSOCIATES**
 1101 W. 11th St., Suite 100, Phoenix, AZ 85007
 TEL: (602) 442-0111

PREPARED BY: **PLANNING & ASSOCIATES**
 1101 W. 11th St., Suite 100, Phoenix, AZ 85007
 TEL: (602) 442-0111

ZONING COUNTY: 118
 PARCEL TOTALS: 118
 PARCELS: 118
 PROPOSED PARCEL TOTALS: 118
 * PROPOSED TOTALS: 118

* ACREAGE OF 10' STALLE PER GOLF COURSE
 * ACREAGE OF 10' STALLE PER GOLF COURSE
 * ACREAGE OF 10' STALLE PER GOLF COURSE



LANDSCAPE MATERIAL SCHEDULE



TREES	Quantity	Size	Plant Factor	Comments
California Fan Palm / Spanish Fan Palm	1	24" DBH	Low	
Live Oak / Silver Cholla / White	18	24" DBH	Low	
English Olive / Blueberry	18	24" DBH	Low	
Orange Blossom	18	24" DBH	Low	
Plumeria / Orange Blossom / Orange / Mexican Pink Yucca	48	24" DBH	Low	
Prunus / Japanese Blueberry	48	24" DBH	Low	
Pine / Monterey Cypress	18	24" DBH	Low	
Yucca / Yucca	8	24" DBH	Low	
Yucca / Yucca	18	24" DBH	Low	

PLANTS	Quantity	Size	Plant Factor	Comments
Prostrate Mesquite / Low Palm	15	22" DBH	Low	

IRRIGATORS & CONTROLS	Size	Quantity	Plant Factor
Almond 1/2" x 1/2"	5 gal	20	Low
California Sprinkler	5 gal	120	Low
California Sprinkler	5 gal	13	Low
California Sprinkler	5 gal	2	Low
California Sprinkler	5 gal	13	Medium
California Sprinkler	5 gal	27	Low
California Sprinkler	5 gal	200	Low
California Sprinkler	1 gal	48	Low
California Sprinkler	5 gal	88	Low
California Sprinkler	5 gal	100	Low
California Sprinkler	1 gal	18	Low
California Sprinkler	1 gal	41	Low
California Sprinkler	5 gal	17	Low
California Sprinkler	5 gal	13	Low
California Sprinkler	5 gal	477	Low
California Sprinkler	1 gal	44	Low
California Sprinkler	5 gal	36	Low
California Sprinkler	5 gal	28	Low
California Sprinkler	1 gal	443	Medium
California Sprinkler	5 gal	88	Medium
California Sprinkler	5 gal	78	Very Low
California Sprinkler	5 gal	18	Low
California Sprinkler	5 gal	18	Low

IRRIGATORS	Size	Quantity	Comments
Almond 1/2" x 1/2"	5 gal	33	Low
California Sprinkler	5 gal	18	Low
California Sprinkler	5 gal	27	Low
California Sprinkler	5 gal	6	Low
California Sprinkler	5 gal	14	Medium
California Sprinkler	5 gal	80	Low
California Sprinkler	5 gal	49	Low
California Sprinkler	5 gal	29	Low
California Sprinkler	1 gal	200	Medium
California Sprinkler	1 gal	13	Low
California Sprinkler	1 gal	83	Low

MATERIALS	Size	Quantity	Comments
Concrete Header	6"	85,596 S.F.	Field Verify L/F
Interlocking Concrete	7" Min	15,232 S.F.	Field Verify L/F



DATE: 01/23/12
 W R G
 DESIGNING

Desert Dunes Golf Clubhouse

PULTE / DEL WEBB

PHASE 2 ILLUSTRATIVE LANDSCAPE PLAN

SHADING CALCULATIONS

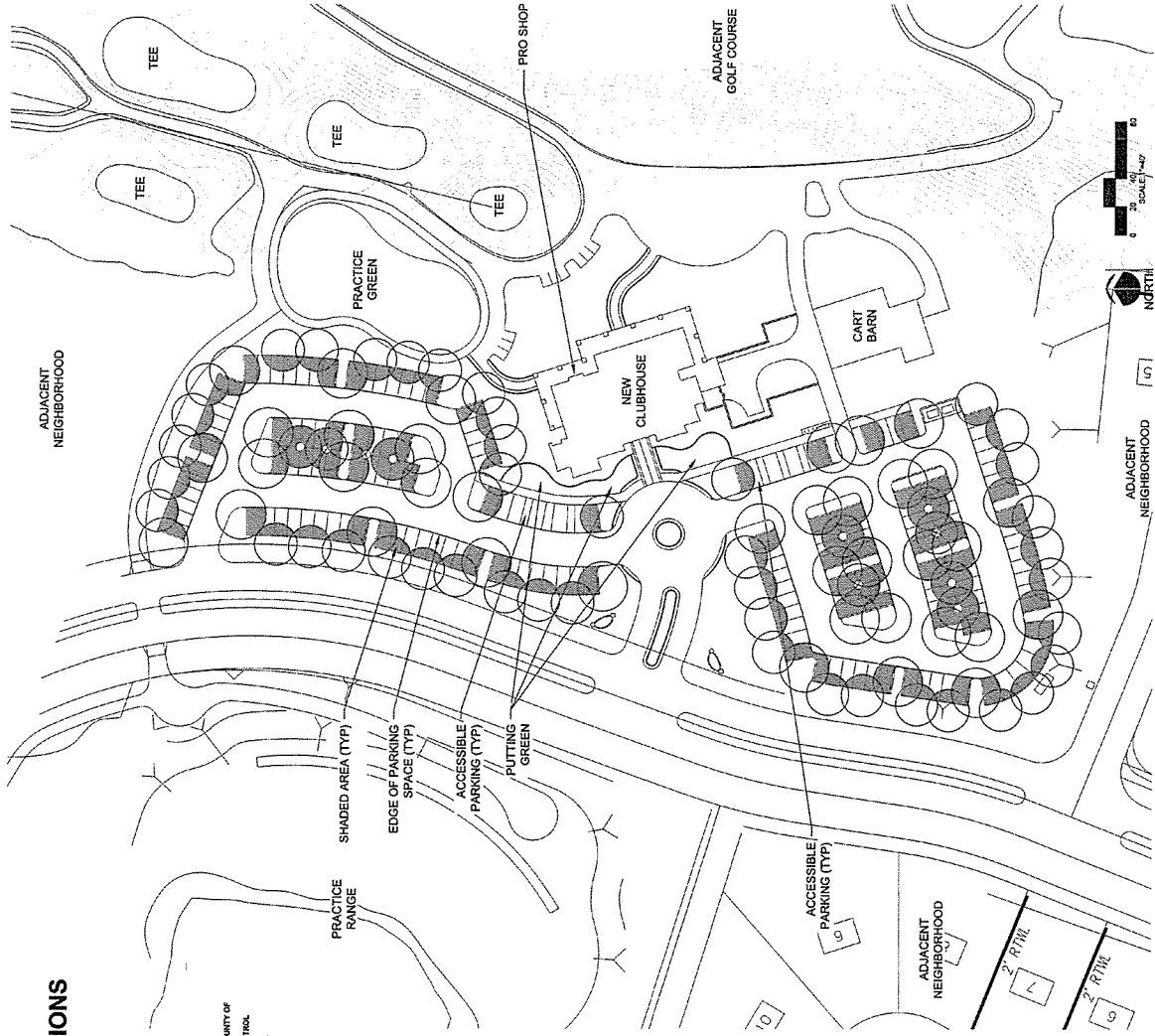
Parking Space Area (Shaded Only): 30,008 S.F.

Required Area (50%): 15,224 S.F.

Provided Shade Area (50%): 15,009 S.F.

NOTES:

1. LANDSCAPE CONFORMS TO ORDINANCE NO. 829 AND COUNTY OF MARICOPA CODE TO CITY FRIENDLY LANDSCAPING.
2. ALL SHADING DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PHOENIX LANDSCAPE CONTROL ORDINANCE NO. 457, SECTION 5314.1.
3. TREES WITHIN 4' FROM ANY HARDSCAPE SHALL BE INSTALLED FOR



DATE: 01/23/12

DESIGNING
W R G

PHASE 2 SHADING CALCULATION (SHEET L-4)

Desert Dunes Golf Clubhouse

PULTE / DEL WEBB



REAR ELEVATION



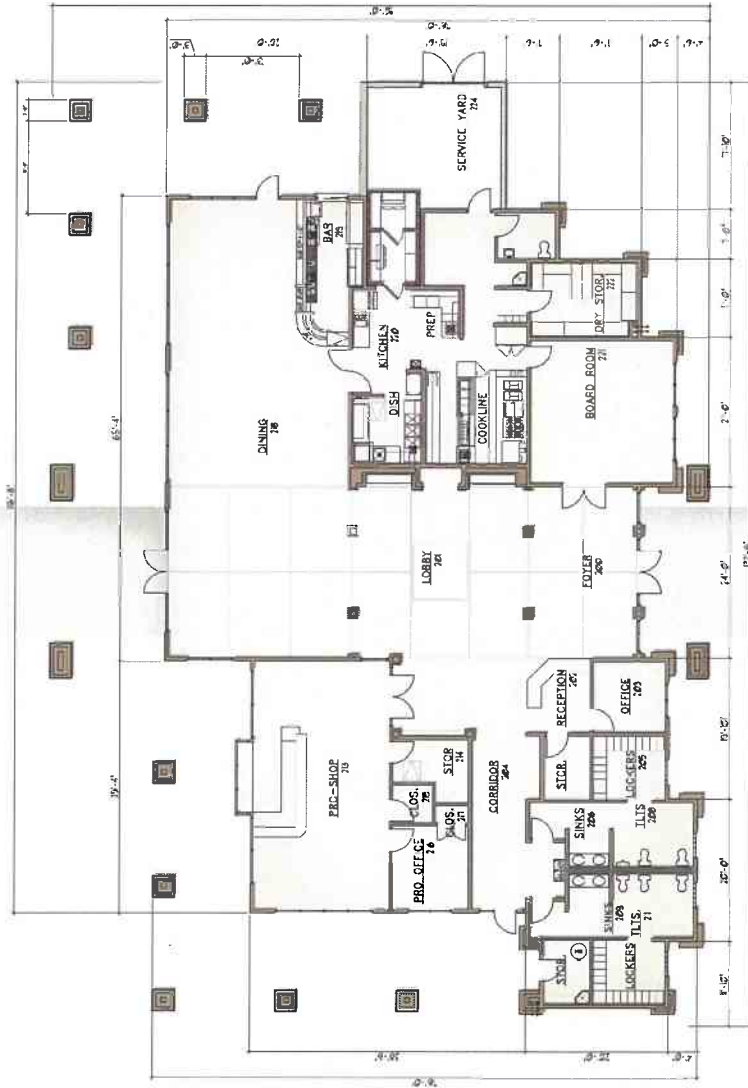
SIDE ELEVATION



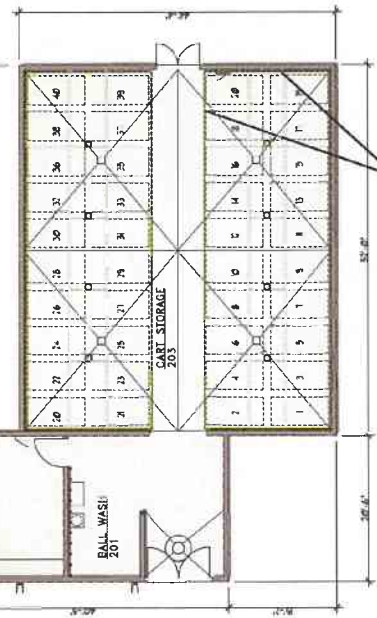
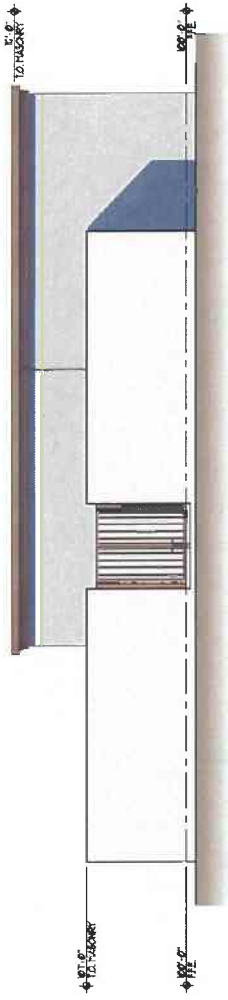
FRONT ELEVATION



SIDE ELEVATION

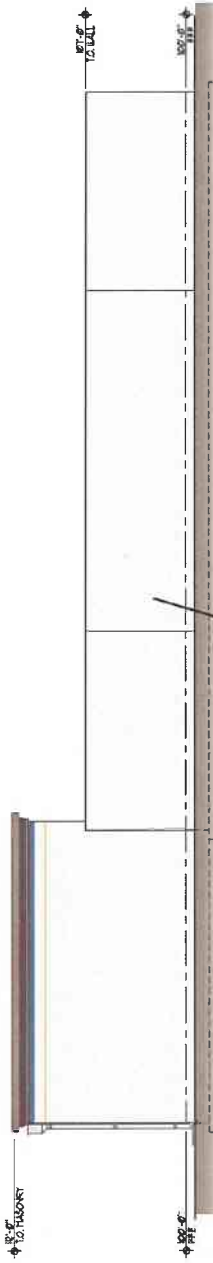


0 1' 2' 4'
 SCALE
 Scale: 1/8" = 1'-0"
 6,639 sf enclosed

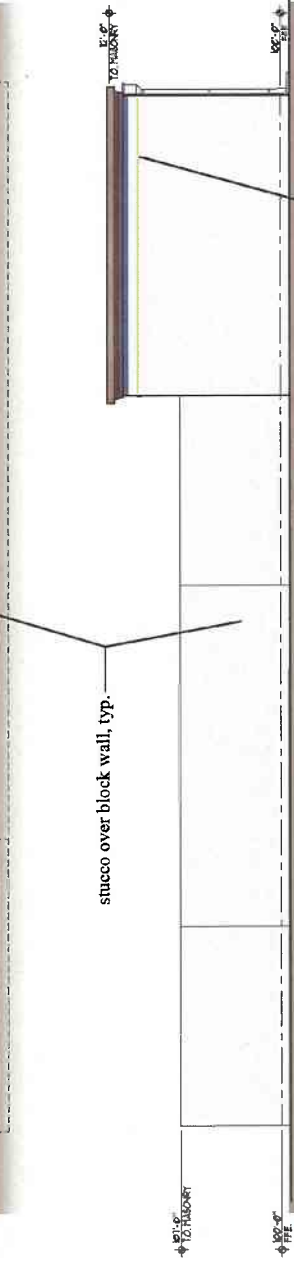


roof covering beyond wall

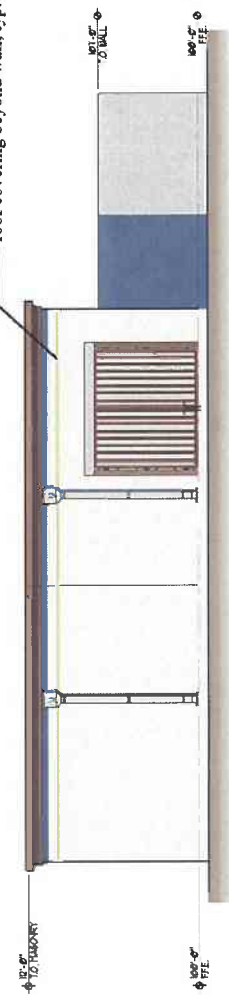
Scale: 1/8" = 1'-0"



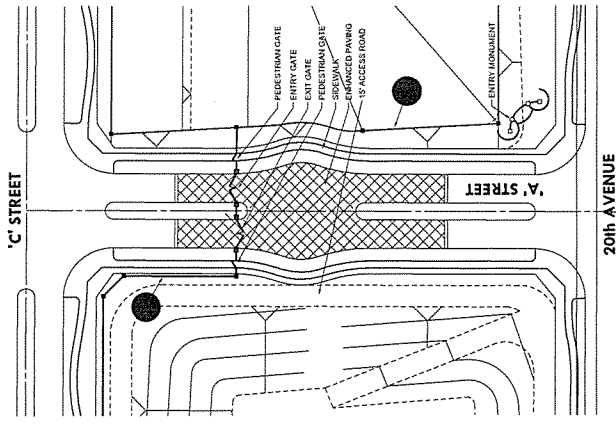
stucco over block wall, typ.



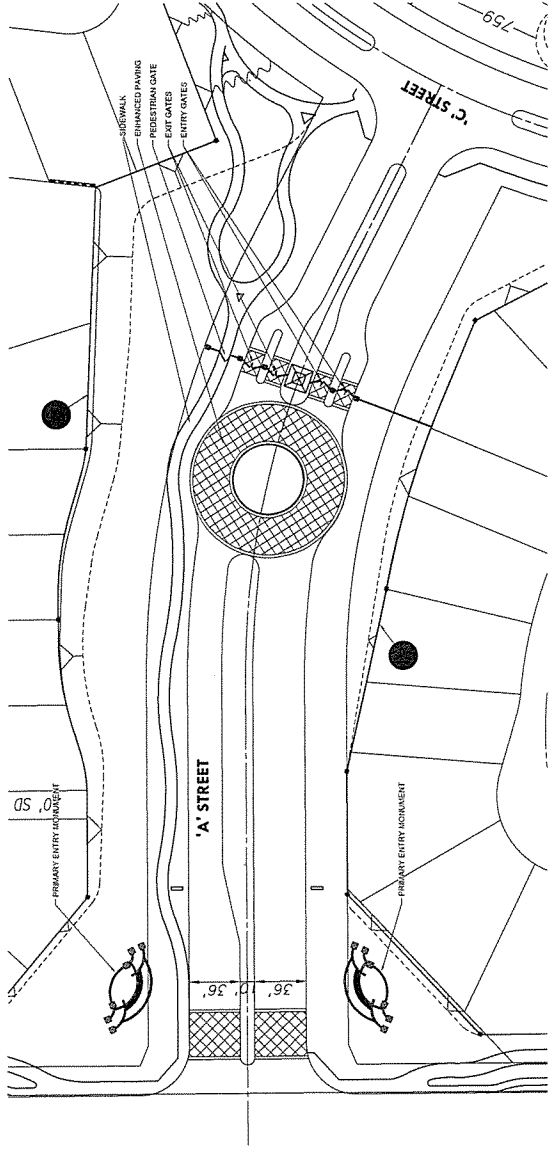
roof covering beyond wall, typ.



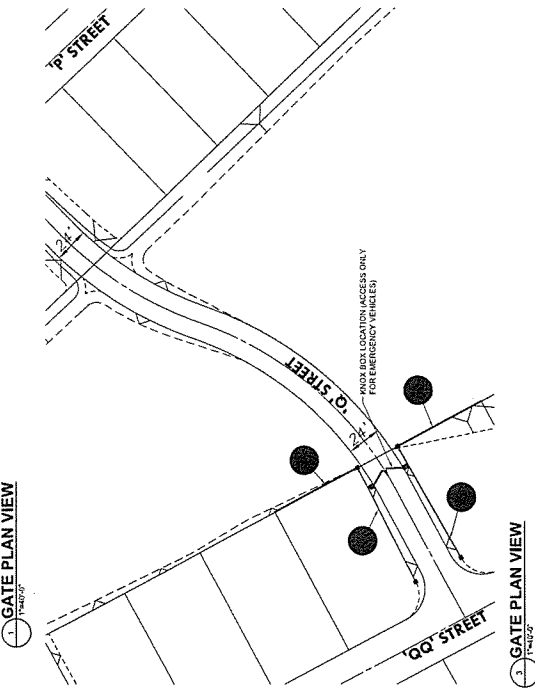
Scale: 1/8" = 1'-0"



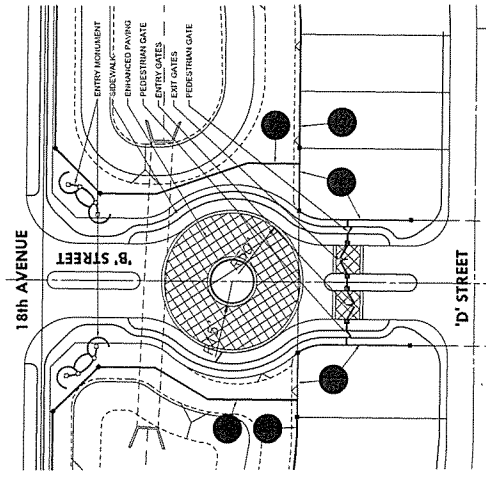
1. GATE PLAN VIEW
1"=40'



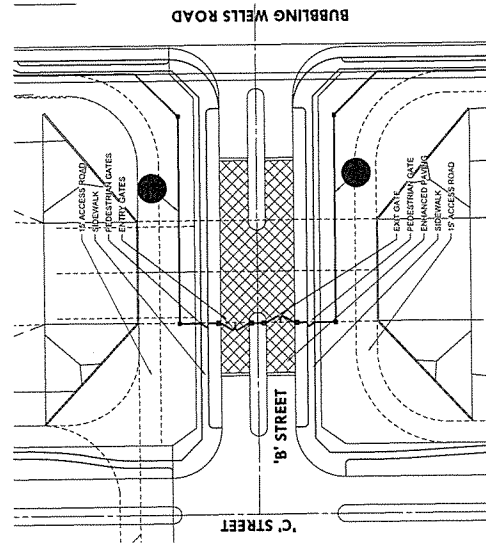
2. GATE PLAN VIEW
1"=40'



3. GATE PLAN VIEW
1"=40'



4. GATE PLAN VIEW
1"=40'



5. GATE PLAN VIEW
1"=40'

DESERT DUNES WALL PLAN

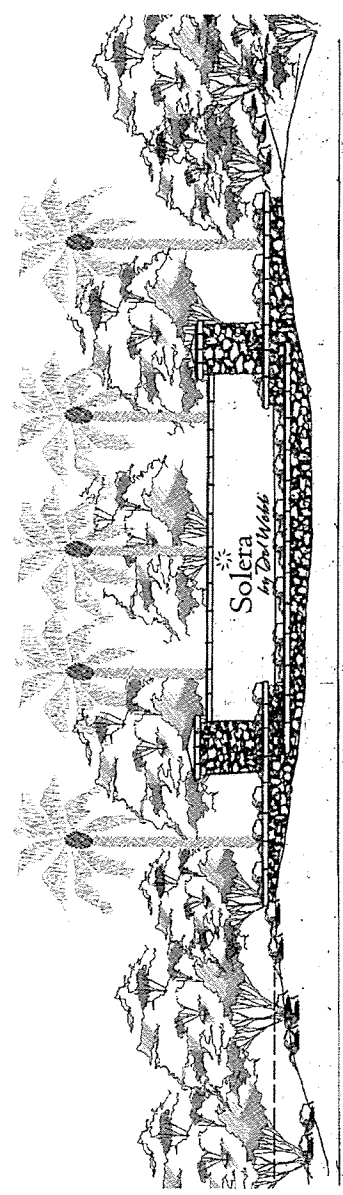
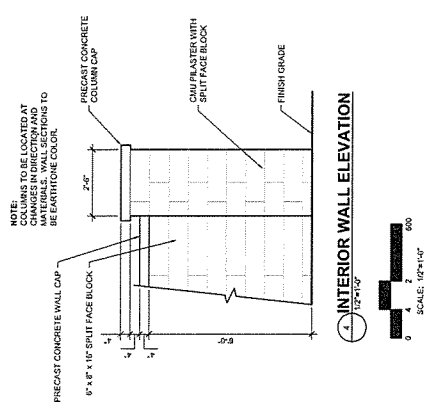
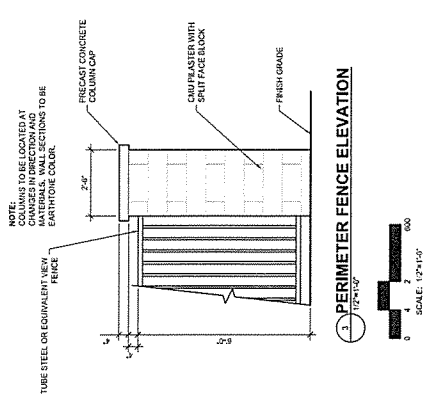
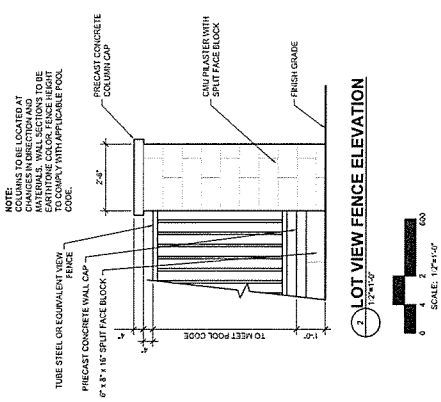
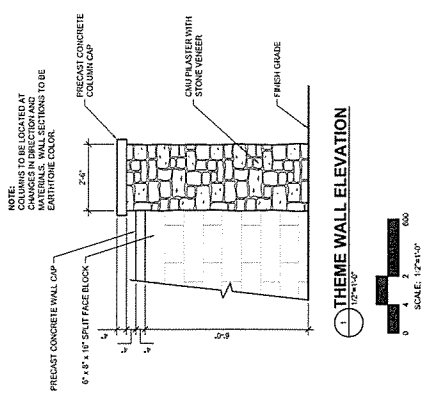
PULTE / DEL WEBB

DATE: 04/09/12



PHOENIX
1000 N. CENTRAL AVENUE, SUITE 200
TEL: (602) 972-5000 FAX: (602) 972-5000
www.cardnowall.com
ALLEN - PHOENIX - LOS ANGELES - DENVER

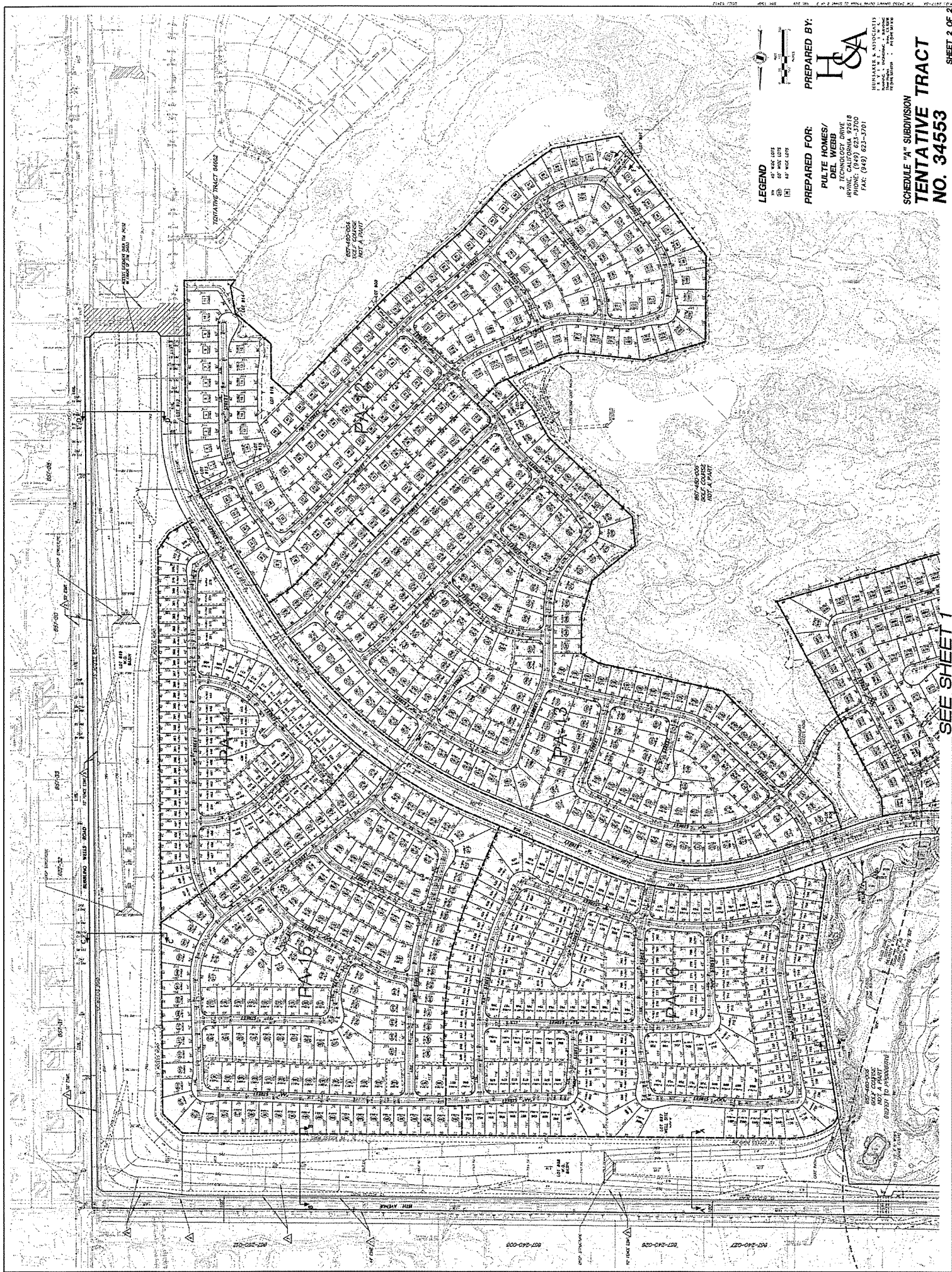




5. ENTRY MONUMENT ELEVATION
1/8" = 1'-0"

DESERT DUNES WALL PLAN

PULTE / DEL WEBB



LEGEND
 4" WIDE LOT
 8" WIDE LOT
 12" WIDE LOT

PREPARED FOR:
 PULTE HOMES/
 DEL WEBB
 2 TECHNOLOGY DRIVE
 IRVING, CALIFORNIA 92618
 PHONE (949) 623-3700
 FAX (949) 623-3701

PREPARED BY:
H&A
 HUNAKER & ASSOCIATES
 CIVIL ENGINEERS, ARCHITECTS
 10000 WILLOW CREEK DRIVE
 IRVING, CALIFORNIA 92618
 PHONE (949) 623-3700
 FAX (949) 623-3701

**SCHEDULE "A" SUBDIVISION
 TENTATIVE TRACT
 NO. 34553**

The following attached documents are included
in this staff report for purposes of complying with:

Ordinance No. 460

Section 3.2.j

No Recording Fee
Required Per
Government Code
Section 27383

DOC # 2006-0073955

01/31/2006 08:00A Fee:NC

Page 1 of 5

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

COACHELLA VALLEY WATER DISTRICT
Post Office.Box 1058
Coachella, California 92236

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GRANT OF EASEMENT / PIPELINE

Sewer

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,



GUIDITTA EQUITY TRUST

do es hereby grant to COACHELLA VALLEY WATER DISTRICT, a public agency of the State of California that certain real property in the County of Riverside State of California, described as follows:

EXHIBIT "A" AND EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Said pipeline and every part thereof shall, where it crosses Grantor's land, be confined to lands hereinabove described, and shall be so laid that not less than thirty inches of earth, measured from the outside of the pipe collar to the ground surface, shall cover said pipeline, except fixtures and appurtenances used or useful in the operation of said pipeline, which said fixtures and appurtenances may be any distance either below or above ground surface.

The Grant of Easement herein contained shall include the right to enter said premises, to survey, construct, reconstruct, lay, relay, maintain, operate, control, use and remove said pipeline, its fixtures, appurtenances, and to remove objects interfering with the construction, operation and maintenance thereof. The Grantor reserves the right to cultivate, occupy and use said premises for any purpose not inconsistent with the rights and privileges above granted and which will not interfere with or endanger said pipeline, its fixtures and appurtenances or the use thereof. The district shall use due care in the construction, operation and maintenance of said pipeline, its fixtures and appurtenances.

GUIDITTA EQUITY TRUST

GRANTOR

Dated: 10-24-04

By K.M. Holguin, Trustee
K. M. HOLGUIN, TRUSTEE

By _____

By _____

040511-2-001
040511-3-XXX
Doc. No. 040511-4-XXX
CVWD - 581

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

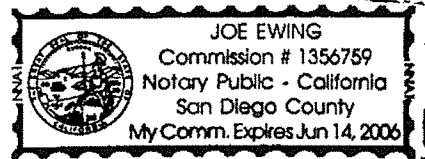
State of California
County of San Diego } ss.

On October 24 2004 before me, Joe Ewing, Notary Public
Date Name and Title of Officer (e.g., John Doe, Notary Public)

personally appeared K. M. Holguin
Name(s) of Signer(s)

personally known to me
 proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Joe Ewing
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant of Easement

Document Date: 10-24-2004 Number of Pages: _____

Signer(s) Other Than Named Above: NA

Capacity(ies) Claimed by Signer

Signer's Name: K.M. Holguin

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____

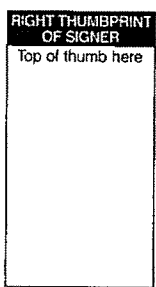


EXHIBIT "A"
LEGAL DESCRIPTION
SEWER LINE EASEMENT
SEWER EASEMENT TRACT MAP NO. 31879

STRIP "A"

THAT PORTION OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, BEING LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, INCLUDED WITHIN A STRIP OF LAND 30.00 FEET WIDE, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 11;

THENCE NORTH 00°26'28" WEST ALONG THE EASTERLY LINE OF SAID SECTION 11 A DISTANCE OF 15.00 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 15.00 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID SECTION 11, SAID POINT BEING THE **TRUE POINT OF BEGINNING**, OF THE HEREIN DESCRIBED CENTERLINE;

THENCE ALONG SAID PARALLEL LINE, SOUTH 89°13'15" WEST A DISTANCE OF 482.52 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 43.50 FEET NORTHEASTERLY OF THE NORTHEASTERLY LINE OF THE STATE RIGHT-OF-WAY KNOWN AS INTERSTATE 10, AS DESCRIBED IN A DOCUMENT RECORDED AUGUST 9, 1962, AS INSTRUMENT NO. 74944;

THENCE ALONG SAID PARALLEL LINE, NORTH 54°32'30" WEST A DISTANCE OF 5,877.50 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 45.00 FEET EASTERLY OF THE WESTERLY LINE OF SAID SECTION 11;

THENCE ALONG SAID PARALLEL LINE, NORTH 00°43'49" WEST A DISTANCE OF 276.94 FEET;

THENCE NORTH 54°34'44" WEST A DISTANCE OF 55.73 FEET TO THE WESTERLY LINE OF SAID SECTION 11, SAID POINT BEING THE **POINT OF TERMINATION** OF THE HEREIN DESCRIBED CENTERLINE, SAID POINT LYING 330.79 FEET NORTHERLY OF SAID STATE RIGHT OF WAY, AS MEASURED ALONG SAID WESTERLY LINE OF SECTION 11.



2096-0073955
01/31/2096 09:09
3 of 5

EXHIBIT "A"
LEGAL DESCRIPTION
SEWER LINE EASEMENT
SEWER EASEMENT TRACT MAP NO. 31879

THE SIDELINES OF SAID 30.00 FEET WIDE STRIP OF LAND SHALL BE LENGTHENED OR SHORTENED AS TO TERMINATE EASTERLY IN SAID EASTERLY LINE AND WESTERLY IN SAID WESTERLY LINE OF SAID SECTION 11, RESPECTIVELY.

SUBJECT TO EXISTING EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

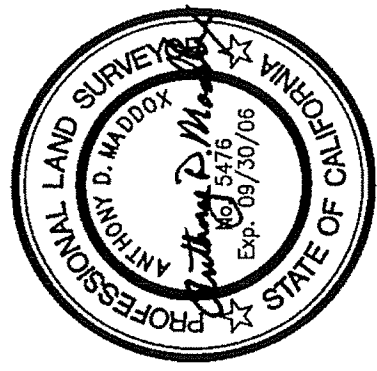
CONTAINING: 200,781 SQUARE FEET OR 4.609 ACRES, MORE OR LESS



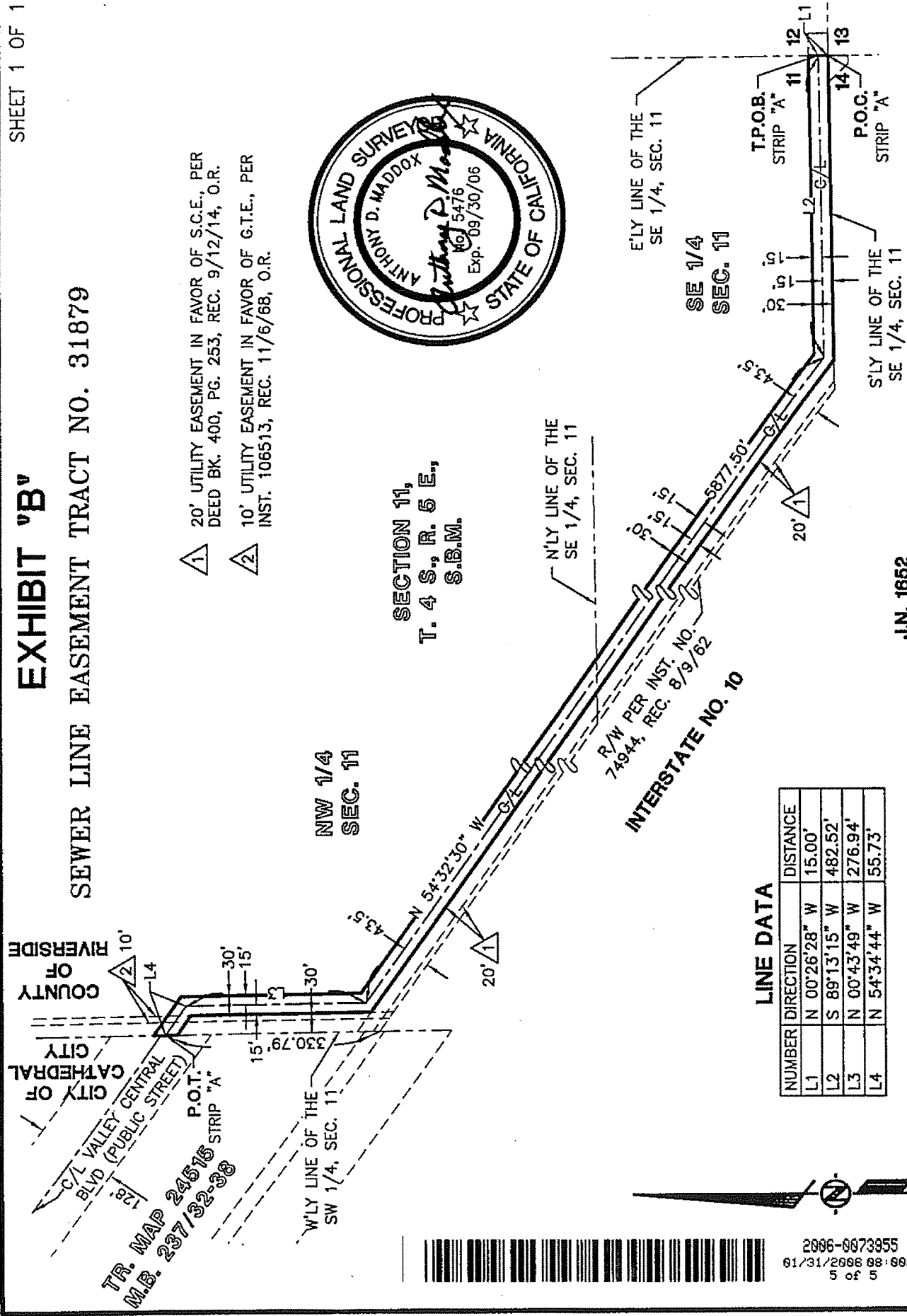
EXHIBIT 'B'

SEWER LINE EASEMENT TRACT NO. 31879

- 1. 20' UTILITY EASEMENT IN FAVOR OF S.C.E., PER DEED BK. 400, PG. 253, REC. 9/12/14, O.R.
- 2. 10' UTILITY EASEMENT IN FAVOR OF G.T.E., PER INST. 106513, REC. 11/6/68, O.R.



SECTION 11,
T. 4 S., R. 5 E.,
S.B.M.



LINE DATA

NUMBER	DIRECTION	DISTANCE
L1	N 00°26'28" W	15.00'
L2	S 89°13'15" W	482.52'
L3	N 00°43'49" W	276.94'
L4	N 54°34'44" W	55.73'

J.N. 1652

MSA CONSULTING, INC.
 MAINIERO, SMITH & ASSOCIATES, INC.
 PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
 34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
 TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893



1"=200'



2886-8873955
 01/31/2006 08:09A
 5 of 5

No Recording Fee
Required Per
Government Code
Section 27383

DOC # 2006-0073956

01/31/2006 08:00A Fee:NC

Page 1 of 5

Recorded in Official Records
County of Riverside

Larry W. Ward
Assessor, County Clerk & Recorder

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:



COACHELLA VALLEY WATER DISTRICT
Post Office Box 1058
Coachella, California 92236

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A	R	L				COPY	LONG	REFUND	NCHG	EXM

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GRANT OF EASEMENT / PIPELINE

Sewer

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,



THE ROBERT L. BOUGHTON, JR., TRUST DATED JUNE 26, 1976

do es hereby grant to COACHELLA VALLEY WATER DISTRICT, a public agency of the State of California that certain real property in the County of Riverside State of California, described as follows:

EXHIBIT "A" AND EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Said pipeline and every part thereof shall, where it crosses Grantor's land, be confined to lands hereinabove described, and shall be so laid that not less than thirty inches of earth, measured from the outside of the pipe collar to the ground surface, shall cover said pipeline, except fixtures and appurtenances used or useful in the operation of said pipeline, which said fixtures and appurtenances may be any distance either below or above ground surface.

The Grant of Easement herein contained shall include the right to enter said premises, to survey, construct, reconstruct, lay, relay, maintain, operate, control, use and remove said pipeline, its fixtures, appurtenances, and to remove objects interfering with the construction, operation and maintenance thereof. The Grantor reserves the right to cultivate, occupy and use said premises for any purpose not inconsistent with the rights and privileges above granted and which will not interfere with or endanger said pipeline, its fixtures and appurtenances or the use thereof. The district shall use due care in the construction, operation and maintenance of said pipeline, its fixtures and appurtenances.

THE ROBERT L. BOUGHTON, JR., TRUST DATED JUNE 26, 1976

GRANTOR

Dated 10-26-04

By Robert L. Boughton, Jr. trustee
ROBERT L. BOUGHTON, JR., TRUSTEE

By Robert L. Boughton, Jr. trustee

By _____

040511-2-002
040511-3-XXX
Doc. No. 040511-4-XXX
CVWD - 581

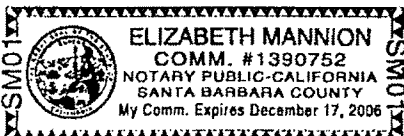
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Santa Barbara

On 10/26/04 before me, Elizabeth Mannion, Notary Public, personally appeared ROBERT BOUGHTON

personally known to me - OR proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal of this form to another document.

Description of Attached Document

Title or Type of Document: GRANT OF EASEMENT / PIPELINE
Document Date: 10/26/04 Number of Pages: ONE
Signer(s) Other Than Named Above: SAME

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer
- Title(s): _____
- Partner - Limited General
- Attorney-in-fact
- Trustee
- Guardian or Conservator
- Other: _____

right thumbprint

Signer is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer
- Title(s): _____
- Partner - Limited General
- Attorney-in-fact
- Trustee
- Guardian or Conservator
- Other: _____

right thumbprint

Signer is Representing: _____



EXHIBIT "A"
LEGAL DESCRIPTION
SEWER LINE EASEMENT
SEWER EASEMENT TRACT MAP NO. 31879

STRIP "A"

THAT PORTION OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, BEING LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, INCLUDED WITHIN A STRIP OF LAND 30.00 FEET WIDE, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 11;

THENCE NORTH 00°26'28" WEST ALONG THE EASTERLY LINE OF SAID SECTION 11 A DISTANCE OF 15.00 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 15.00 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID SECTION 11, SAID POINT BEING THE **TRUE POINT OF BEGINNING**, OF THE HEREIN DESCRIBED CENTERLINE;

THENCE ALONG SAID PARALLEL LINE, SOUTH 89°13'15" WEST A DISTANCE OF 482.52 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 43.50 FEET NORTHEASTERLY OF THE NORTHEASTERLY LINE OF THE STATE RIGHT-OF-WAY KNOWN AS INTERSTATE 10, AS DESCRIBED IN A DOCUMENT RECORDED AUGUST 9, 1962, AS INSTRUMENT NO. 74944;

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EXHIBIT "A"
LEGAL DESCRIPTION
SEWER LINE EASEMENT
SEWER EASEMENT TRACT MAP NO. 31879

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SUBJECT TO EXISTING EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

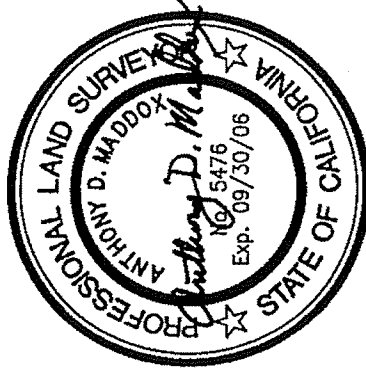
CONTAINING: 200,781 SQUARE FEET OR 4.609 ACRES, MORE OR LESS



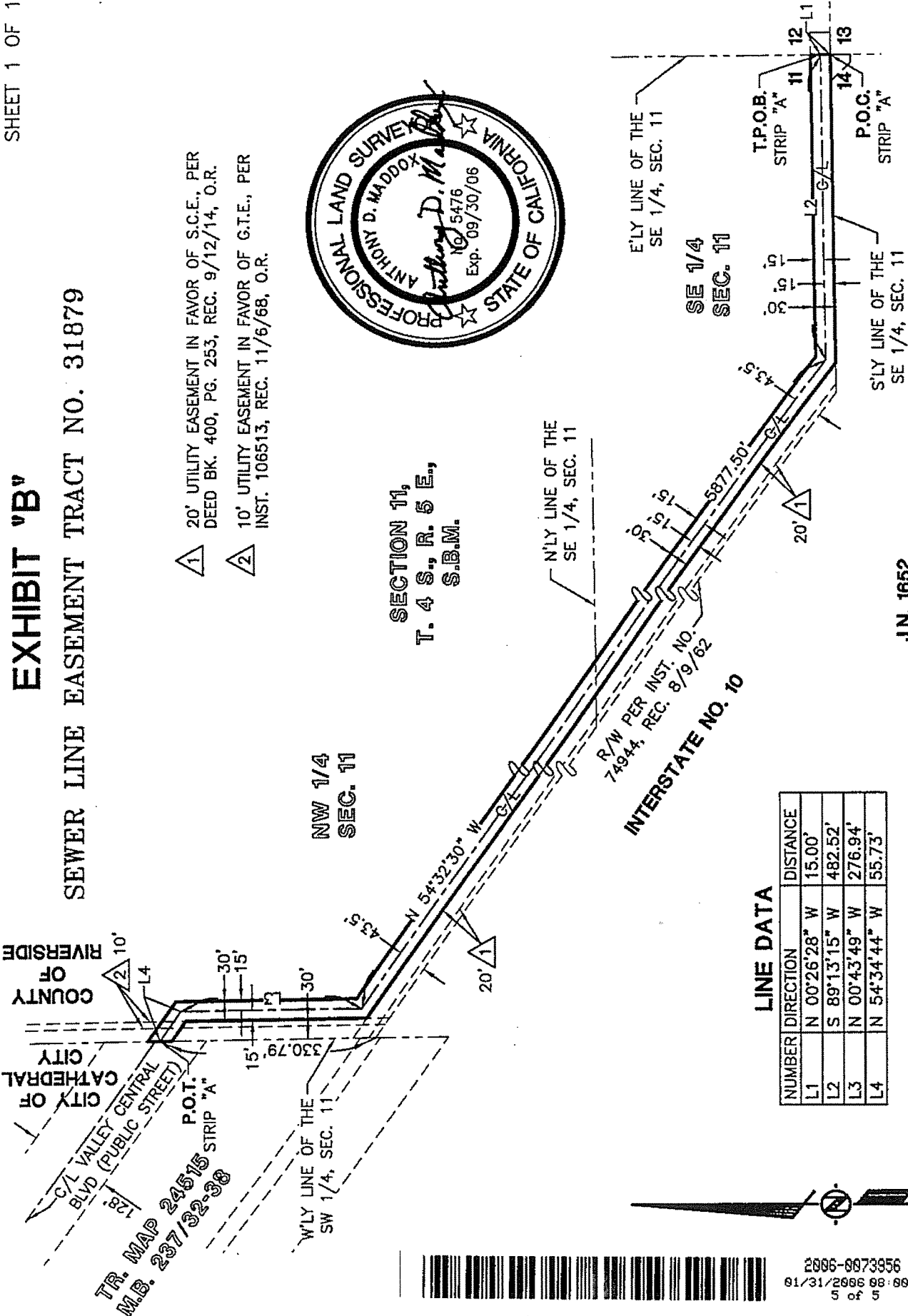
EXHIBIT "B"

SEWER LINE EASEMENT TRACT NO. 31879

- 1 20' UTILITY EASEMENT IN FAVOR OF S.C.E., PER DEED BK. 400, PG. 253, REC. 9/12/14, O.R.
- 2 10' UTILITY EASEMENT IN FAVOR OF G.T.E., PER INST. 106513, REC. 11/6/68, O.R.



SECTION 11,
T. 4 S., R. 5 E.,
S.B.M.



LINE DATA

NUMBER	DIRECTION	DISTANCE
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J.N. 1652

MSA CONSULTING, INC.

MANIERO, SMITH & ASSOCIATES, INC.
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING

34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893



1"=200'



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No Recording Fee
Required Per
Government Code
Section 27383

DOC # 2006-0073957

01/31/2006 08:00A Fee:NC

Page 1 of 5

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

COACHELLA VALLEY WATER DISTRICT
Post Office Box 1058
Coachella, California 92236

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A	R	L			COPY	LONG	REFUND	NCHG	EXAM

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GRANT OF EASEMENT / PIPELINE
SEWER



FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

THE MARVIN FAMILY LIMITED PARTNERSHIP

do es hereby grant to COACHELLA VALLEY WATER DISTRICT, a public agency of the State of California that certain real property in the County of Riverside State of California, described as follows:

EXHIBIT "A" AND EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Said pipeline and every part thereof shall, where it crosses Grantor's land, be confined to lands hereinabove described, and shall be so laid that not less than thirty inches of earth, measured from the outside of the pipe collar to the ground surface, shall cover said pipeline, except fixtures and appurtenances used or useful in the operation of said pipeline, which said fixtures and appurtenances may be any distance either below or above ground surface.

The Grant of Easement herein contained shall include the right to enter said premises, to survey, construct, reconstruct, lay, relay, maintain, operate, control, use and remove said pipeline, its fixtures, appurtenances, and to remove objects interfering with the construction, operation and maintenance thereof. The Grantor reserves the right to cultivate, occupy and use said premises for any purpose not inconsistent with the rights and privileges above granted and which will not interfere with or endanger said pipeline, its fixtures and appurtenances or the use thereof. The district shall use due care in the construction, operation and maintenance of said pipeline, its fixtures and appurtenances.

THE MARVIN FAMILY LIMITED PARTNERSHIP

BY: NIVRAM CORPORATION

GRANTOR

Dated 11/15/04

By Kim Olson
KIM OLSON, PRESIDENT

By _____

Doc. No. 040511-2-003
040511-3-XXX
040511-4-XXX

CVWD - 581

(Rev. 2/98)



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Luis Obispo

On 11-15-04 before me, Belinda Troutner, Notary Public, personally appeared Kim Olson,

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Belinda Troutner

Signature of Notary

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

DESCRIPTION OF ATTACHED DOCUMENT

- Individual
 Corporate Officer

Grant of Easement

Title or Type of Document

Title

- Partner(s)
 Limited
 General

1

Number of Pages

- Attorney-in-Fact
 Trustee(s)
 Guardian/Conservator
 Other:

11-15-04

Date of Document

Absent Signer (Principal) is Representing:

Signer(s) Other Than Name(s) Above



EXHIBIT "A"
LEGAL DESCRIPTION
SEWER LINE EASEMENT
SEWER EASEMENT TRACT MAP NO. 31879

STRIP "A"

THAT PORTION OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, BEING LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, INCLUDED WITHIN A STRIP OF LAND 30.00 FEET WIDE, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 11;

THENCE NORTH 00°26'28" WEST ALONG THE EASTERLY LINE OF SAID SECTION 11 A DISTANCE OF 15.00 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 15.00 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID SECTION 11, SAID POINT BEING THE **TRUE POINT OF BEGINNING**, OF THE HEREIN DESCRIBED CENTERLINE;

THENCE ALONG SAID PARALLEL LINE, SOUTH 89°13'15" WEST A DISTANCE OF 482.52 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 43.50 FEET NORTHEASTERLY OF THE NORTHEASTERLY LINE OF THE STATE RIGHT-OF-WAY KNOWN AS INTERSTATE 10, AS DESCRIBED IN A DOCUMENT RECORDED AUGUST 9, 1962, AS INSTRUMENT NO. 74944;

THENCE ALONG SAID PARALLEL LINE, NORTH 54°32'30" WEST A DISTANCE OF 5,877.50 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 45.00 FEET EASTERLY OF THE WESTERLY LINE OF SAID SECTION 11;

THENCE ALONG SAID PARALLEL LINE, NORTH 00°43'49" WEST A DISTANCE OF 276.94 FEET;

THENCE NORTH 54°34'44" WEST A DISTANCE OF 55.73 FEET TO THE WESTERLY LINE OF SAID SECTION 11, SAID POINT BEING THE **POINT OF TERMINATION** OF THE HEREIN DESCRIBED CENTERLINE, SAID POINT LYING 330.79 FEET NORTHERLY OF SAID STATE RIGHT OF WAY, AS MEASURED ALONG SAID WESTERLY LINE OF SECTION 11.



EXHIBIT "A"
LEGAL DESCRIPTION
SEWER LINE EASEMENT
SEWER EASEMENT TRACT MAP NO. 31879

THE SIDELINES OF SAID 30.00 FEET WIDE STRIP OF LAND SHALL BE LENGTHENED OR SHORTENED AS TO TERMINATE EASTERLY IN SAID EASTERLY LINE AND WESTERLY IN SAID WESTERLY LINE OF SAID SECTION 11, RESPECTIVELY.

SUBJECT TO EXISTING EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

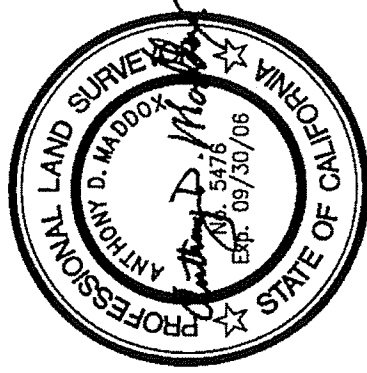
CONTAINING: 200,781 SQUARE FEET OR 4.609 ACRES, MORE OR LESS



EXHIBIT "B"

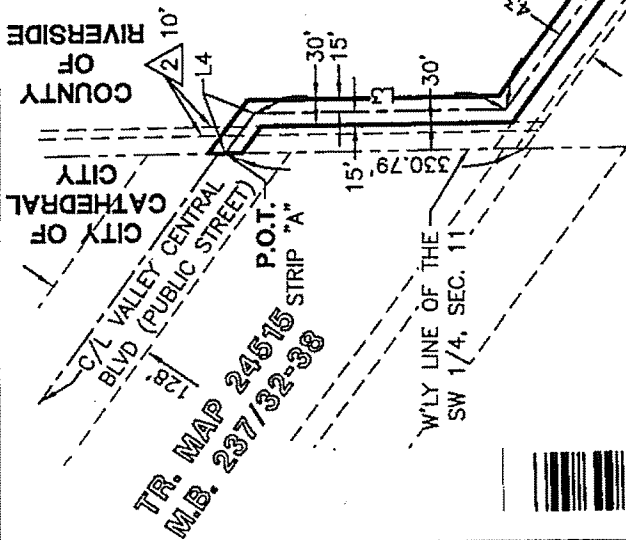
SEWER LINE EASEMENT TRACT NO. 31879

- 1 20' UTILITY EASEMENT IN FAVOR OF S.C.E., PER DEED BK. 400, PG. 253, REC. 9/12/14, O.R.
- 2 10' UTILITY EASEMENT IN FAVOR OF G.T.E., PER INST. 106513, REC. 11/6/88, O.R.



SECTION 11,
T. 4 S., R. 5 E.,
S.B.M.

NW 1/4
SEC. 11



N'LY LINE OF THE
SE 1/4, SEC. 11

R/W PER INST. NO.
74944, REC. 8/9/82

INTERSTATE NO. 10

E'LY LINE OF THE
SE 1/4, SEC. 11

SE 1/4
SEC. 11

T.P.O.B.
STRIP "A"

P.O.C.
STRIP "A"

S'LY LINE OF THE
SE 1/4, SEC. 11

LINE DATA

NUMBER	DIRECTION	DISTANCE
L1	N 00°26'28" W	15.00'
L2	S 89°13'15" W	482.52'
L3	N 00°43'49" W	276.94'
L4	N 54°34'44" W	55.73'



1" = 200'

J.N. 1852

MSA CONSULTING, INC.



MAINIERO, SMITH & ASSOCIATES, INC.
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
34200 BOS HOFF DRIVE ■ RANCHO MESA ■ CA 92270
TELEPHONE (760) 320-9811 ■ FAX (760) 323-7853



PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:
COACHELLA VALLEY WATER DISTRICT
P.O. BOX 1058
COACHELLA, CA 92236

DOC # 2006-0468985

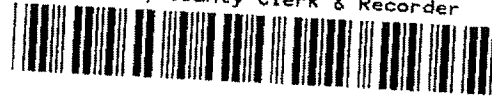
06/28/2006 08:00A Fee:NC

Page 1 of 7

Recorded in Official Records
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
	1		7						
					9			✓	SP
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

Space above this line for recorder's use only

TRA:

DTT:

GRANT OF EASEMENT

Title of Document



THIS AREA FOR
RECORDER'S
USE ONLY

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3:00 Additional Recording Fee Applies)

GRANT OF EASEMENT

The United States of America, acting by and through the Superintendent, Palm Springs Agency, Bureau of Indian Affairs, Department of the Interior, Palm Springs, California, hereinafter referred to as "Grantor," pursuant to the authority delegated by 209 DM 8, 230 DM 1, and 3 IAM 4 and Sacramento Redelegation Order No.1 (43 F.R. 30131, dated July 13, 1978). Pursuant to the provisions of the Act of February 5, 1948 (62 stat 17, 25 U.S.C. §§323 – 328) for valuable consideration, receipt of which is hereby acknowledged, and such consents as required by the above said Federal law having been secured, hereby grants to Coachella Valley Water District, a Public Agency of the State of California, and its successors and assigns, hereinafter referred to as "Grantee", an easement and right of way for the purposes of Public Sewer Purposes, in, over, under, across, along and upon lands located in the County of Riverside, State of California, and legally described as:

Located in Section 12, Township 4 South, Range 5 East, San Bernardino Base & Meridian in the County of Riverside, State of California, more particularly described as follows:

SEE EXHIBITS "A", "B" and ATTACHED HERETO AND BY ITS
REFERENCE MADE A PART HEREOF AND

More particularly shown and delineated on the accompanying map, EXHIBIT "B", and incorporated herein by this reference

Said easement contains approximately 820.00 square feet or .019 acres M/L. this easement is subject to:

- A. Any Valid existing right or adverse claim:
- B. The applicable terms and conditions contained in Part 169, Title 25, of the Code of Federal Regulation, including the agreement in the stipulation filed pursuant of Section 169.5 of that Part.
- C. This easement is subject to the Correspondence attached from Creosote Partners, Pulte Homes and the Coachella Valley Water District.

This easement is without limitation as to tenure and is subject to any valid existing rights or adverse claim so long as said easement shall be actually used for the purpose above specified:

PROVIDED, HOWEVER, that this easement shall be terminable in whole or in part by the Grantor for any of the following causes upon thirty (30) days written notice and failure of the within said notice period to correct the basis for termination.

040512-3-001

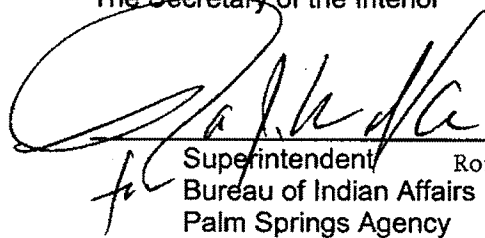


- (a) Failure to comply with any term or condition of the grant or the applicable regulations contained in Part 169, Title 25 of the Code of Federal Regulations.
- (b) A nonuse of the right-of-way for a consecutive two (2) year period for purpose for which it was granted
- (c) A non use of the right-of-way.
- (d) Failure of the Grantee, upon the completion of construction, to file with the Grantor an affidavit of completion pursuant to 25 C.F.R. 169.16.

The conditions of this easement shall extend to and be binding upon and shall inure to the benefits of the heirs, representatives, successors and assigns of the Grantee.

IN WITNESS WHEREOF, Grantor had first executed this easement on JUN 0-1 2006
_____, 2006.

THE UNITED STATES OF AMERICA
The Secretary of the Interior



Superintendent Ron J. Walker
Bureau of Indian Affairs
Palm Springs Agency

Pursuant to the authority delegated by 209
DM 8, 230 DM 1, and 3 IAM 4 and Sacramento
Redelegation Order No. 1 (43 F.R. 30131,
Dated July 13, 1978).



Recording requested by and
when recorded return to:

Coachella Valley Water District
Post Office Box 1058
Coachella, California 92236

RESOLUTION

It was moved by Director Larson, seconded by Director Kitahara, and carried unanimously that the Secretary of this Board be and she is hereby authorized, on behalf of COACHELLA VALLEY WATER DISTRICT, to accept and consent to the recordation of all deeds or other written instruments in favor of the District, or which may be necessary or convenient to establish the record title of the District to real property, and that the Secretary is directed to make a monthly report to said Board, itemizing all such instruments accepted by her.


STATE OF CALIFORNIA)
COACHELLA VALLEY WATER DISTRICT) ss.
OFFICE OF THE SECRETARY)

I, JULIA HERNANDEZ, Secretary of the Board of Directors of the Coachella Valley Water District, DO HEREBY CERTIFY that the foregoing is a true copy of a resolution adopted by said Board at a regular meeting thereof duly held and convened at its office at Coachella, California, on the 23rd day of July, 2002, at which meeting all Directors were present and acting throughout.

I further certify that by authority of said Resolution I accept and consent to the recording of the attached Grant of Easement/Pipeline to Coachella Valley Water District, dated June 1, 2006, executed by Ron J. Walker, Bureau of Indian Affairs, concerning portion of the southwest quarter of section 12, township 4 south, range 5 east, San Bernardino Base and Meridian, for sanitation purposes.

Dated this 26th day of June, 2006.





Julia Hernandez
Board Secretary

JH:\ma\rcrd\06\bia

040512-3-001



2006-0468985
06/28/2006 08:00A
4 of 7

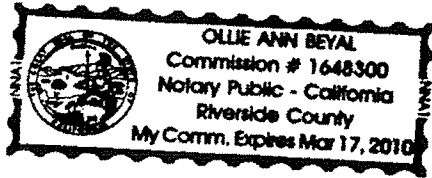
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Riverside } ss.

On June 1, 2006 before me, Ollie Ann Beyal Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Ron J. Walker
Name(s) of Signer(s)

personally known to me
 proved to me on the basis of satisfactory evidence

to be the person ~~(s)~~ whose name ~~(s)~~ is ~~or~~ subscribed to the within instrument and acknowledged to me that he ~~/she/it~~ executed the same in his ~~/her/its~~ authorized capacity ~~(ies)~~ and that by his ~~/her/their~~ signature ~~(s)~~ on the instrument the person ~~(s)~~, or the entity upon behalf of which the person ~~(s)~~ acted, executed the instrument.



WITNESS my hand and official seal.

Ollie Ann Beyal
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant of Easement

Document Date: June 1, 2004 Number of Pages: 7

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer

Signer's Name: Ron J. Walker

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____

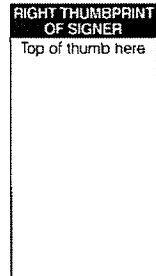


EXHIBIT "A"
LEGAL DESCRIPTION

(ALLOTTEE 26E)

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA, THAT PORTION OF THE SOUTHWEST QUARTER
OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 5 EAST, S.B.M., MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST
QUARTER OF SECTION 12;

THENCE NORTH 00°26'28" WEST ALONG THE WESTERLY LINE OF SAID
SOUTHWEST QUARTER, A DISTANCE OF 30.00 FEET;

THENCE NORTH 89°12'05" EAST, A DISTANCE OF 12.24 FEET;

THENCE SOUTH 45°47'20" EAST, A DISTANCE OF 42.42 FEET TO THE
SOUTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 12;

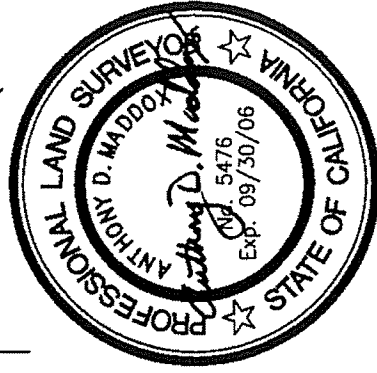
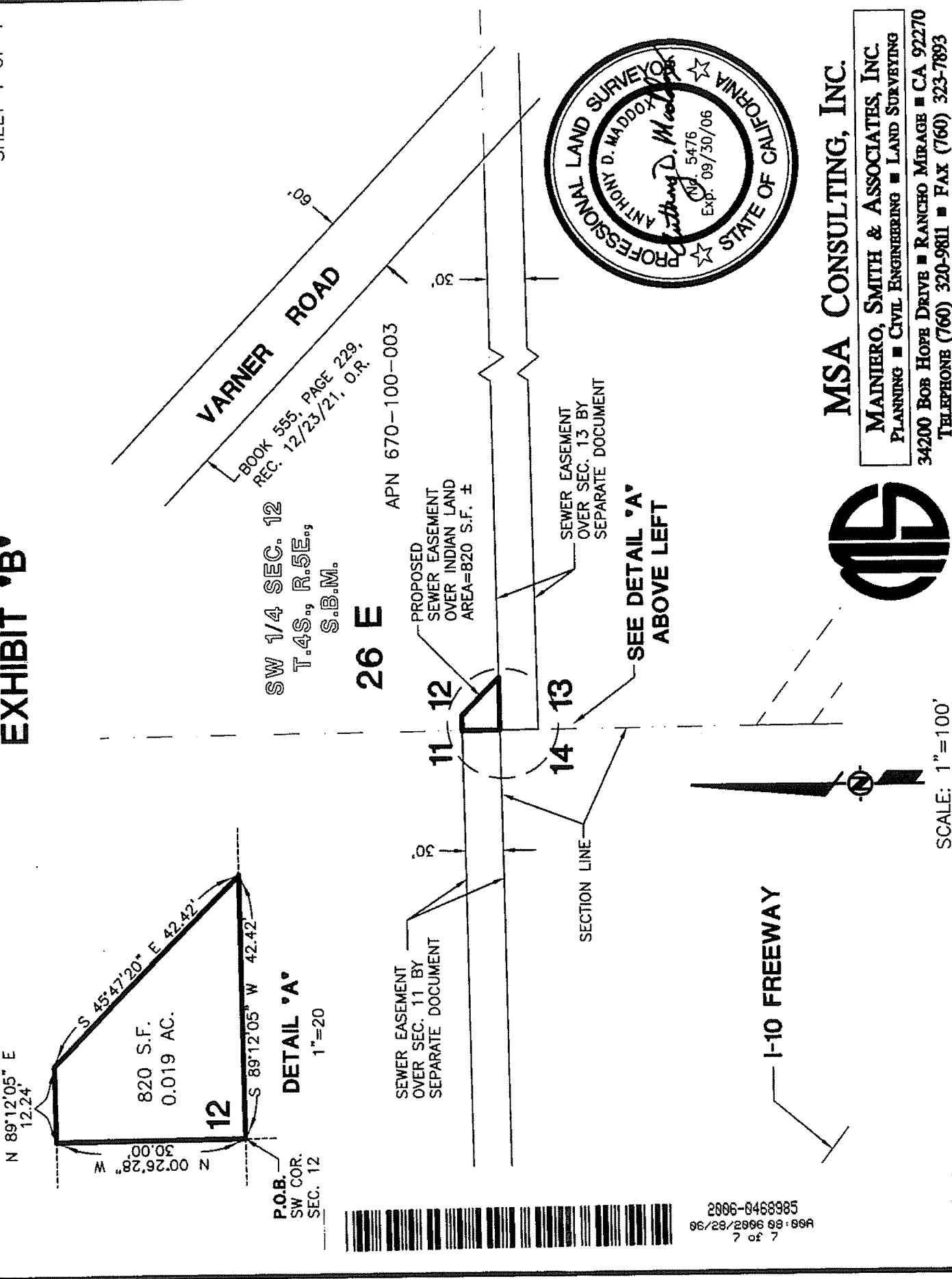
THENCE SOUTH 89°12'05" WEST ALONG SAID SOUTHERLY LINE, A
DISTANCE OF 42.42 FEET TO THE **POINT OF BEGINNING**.

SUBJECT TO EXISTING EASEMENTS, COVENANTS, RIGHTS AND
RIGHTS-OF-WAY OF RECORD.

CONTAINING 820 SQUARE FEET OR 0.019 ACRES, MORE OR LESS.



EXHIBIT 'B'



MSA CONSULTING, INC.

MAINIERO, SMITH & ASSOCIATES, INC.
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING

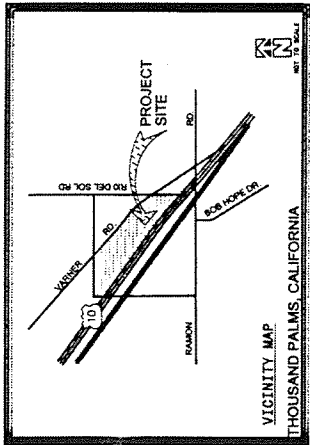
34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893



IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP NO. 30491

BEING A SUBDIVISION OF A PORTION OF SECTION 13, T4S, R5E, S.B.B. & M.
 PATRICK R. MERCADO L.S. 6382
 MAY, 2005



BASIS OF BEARINGS:
 THE BASIS FOR BEARINGS SHOWN ON THIS MAP ARE BASED ON THE BEARING BETWEEN N.E.S. CORNERS "PSAP" AND "MWC" BEING NORTH 30°31'30" EAST PER RECORDS UPON THE NATIONAL GEODETIC SURVEY. COORDINATES SHOWN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM (CCS2D) ZONE 10, 1983 NAD/2000 L.S. ERROR.

"PSAP"
 NAD 83 34
 E 6447501.77
 "MWC"
 NAD 83 34
 E 6220863.70

DISTANCES SHOWN HEREON ARE GROUND DISTANCES. TO OBTAIN GRID DISTANCE MULTIPLY GROUND DISTANCE BY 0.99999733.
 CONVERGENCE $\epsilon = -005'45''$

SURVEYOR'S NOTES:

- 1) ● FOUND MONUMENT AS NOTED
- 2) ○ INDICATES SET 1" IRON PIPE 18" LONG TAGGED LS 6382, FLUSH.
- 3) () DENOTES RECORD DATA PER R.S. 34 / 34-35
- 4) [] DENOTES RECORD DATA PER CO. MAP 204 / 593
- 5) | | DENOTES RECORD DATA PER CAL TRANS R.O.W. MAP NO. 015308
- 6) < > DENOTES RECORD DATA PER R.S. 30 / 22
- 7) RT DENOTES RECORD DATA PER P.A.M. 144 / 78-80
- 8) CI INDICATES CURVE NUMBER, SEE CURVE TABLE
- 9) LI INDICATES LINE NUMBER, SEE LINE TABLE
- 10) (RAD) INDICATES RADIAL BEARING
- 11) DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
- 12) THIS PARCEL MAP CONTAINS 159.82 GROSS ACRES WITHIN THE DISTINCTIVE BORDER.

ALL MONUMENTS SHOWN SET SHALL BE SET IN ACCORDANCE WITH RIVERSIDE COUNTY ORDINANCE 461.9
CCFR's per instrument 2006-0942557, Recorded 1/12/2006

MONUMENT NOTES:

- ① FD. 1" I.P. TAGGED "ICE 9876", FLUSH PER RS 34 / 34-35 ACCEPTED AS N.W. COR. SEC. 13
- ② FD. 1-1/4" I.P. TAGGED "CO. SURVEYOR W.C.", UP 0.4" PER R.V. CO. SURVEYOR TB 7 / 189
- ③ FD. 1" I.P. WITH COUNTY SURVEYOR TAG, DN. 1.2" PER R.S. 34 / 34-35 ACCEPTED AS N.E. COR. SEC. 13
- ④ FD. 1-1/4" I.P. TAGGED "CO. SURVEYOR W.C.", UP 0.6" PER R.V. CO. SURVEYOR TB 7 / 189
- ⑤ FD. 1" I.P. WITH COUNTY SURVEYOR TAG, DN. 0.8" PER P.A.M. 156 / 12-18, & P.A.M. 200 / 65-67 ACCEPTED AS E. 1/4 COR. SEC. 13
- ⑥ FD. 1" I.P. TAGGED "L.S. 4985", FLUSH, NO REF. ACCEPTED AS POINT ON C.L. VARNER RD. PER P.A.M. 200 / 65-67
- ⑦ FD. 3/4" I.P. TAGGED "I.C.E. 9503", UP 0.6" PER P.A.M. 144 / 78-80 ACCEPTED AS E. 1/16 COR. SEC. 1/4 SEC. 13
- ⑧ FD. 1" I.P. TAGGED "I.C.E. 9503", FLUSH PER P.A.M. 144 / 78-80
- ⑨ FD. C-MAL, FLUSH ACCEPTED AS POINT ON C.L. VARNER RD. NO REF., REPLACED WITH 1" I.P. TAGGED "L.S. 6382"
- ⑩ FD. 2.5" BRASS DISC STAMPED "CL. MAP RAMON RD. 2149.55 P.O.T.-CL. SPARR.", FLUSH 5.022553' E 2.81' FROM SECTION LINE PER CO. MAP 204 / 593
- ⑪ FD. 2.5" BRASS DISC IN WELL STAMPED "CL. MAP RAMON RD. 7400 P.L.", DN. 1.0" ON SECTION LINE PER CO. MAP 204 / 593
- ⑫ FD. 1-1/4" I.P. TAGGED "LS 3564", FLUSH ACCEPTED AS S.W. COR. SEC. 14
- ⑬ FD. 1" I.P. WITH COUNTY SURVEYOR TAG, UP 0.6" PER RS 34 / 34-35 HELD FOR POINT ON LINE
- ⑭ FD. 4X4 CONC. POST WITH BRASS MAL, UP 0.2" PER CAL TRANS R.O.W. MAP NO. 015308
- ⑮ FD. 4X4 CONC. POST WITH BRASS MAL, UP 0.3" PER CAL TRANS R.O.W. MAP NO. 015308
- ⑯ FD. COPPER-NELD STAMPED "L.S. 4420", DN. 0.8" PER R.S. 110 / 11 ACCEPTED AS E. 1/4 COR. SEC. 24
- ⑰ FD. 3/4" I.P. TAGGED "L.S. 3342", DN. 0.6" PER R.S. 87 / 44 ACCEPTED AS A POINT ON THE SOUTH R.O.W. LINE OF VARNER ROAD 60' WIDE
- ⑱ FD. 4X4 CONC. POST WITH BRASS MAL, FLUSH PER CO. MAP 204 / 332

EASEMENT NOTES

EXISTING EASEMENTS:

- ① AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS, UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF COACHELLA VALLEY ICE AND ELECTRIC COMPANY, A CORPORATION, RECORDED JUNE 2, 1914 IN BOOK 3917, PAGE 167 OF DEEDS.
- ② AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS, UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED JUNE 3, 1965 AS INST. NO. 64224 O.R.
- ③ AN EASEMENT FOR PRELINE AND INCIDENTAL PURPOSES IN FAVOR OF COACHELLA VALLEY WATER DISTRICT, RECORDED MAY 31, 2005 AS INST. NO. 2005-024268 O.R.
- ④ AN EASEMENT FOR PRELINE AND INCIDENTAL PURPOSES IN FAVOR OF COACHELLA VALLEY WATER DISTRICT, RECORDED JANUARY 31, 2006 AS INST. NO. 2006-00729538 O.R.
- ⑤ AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS, UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA TELEPHONE COMPANY, RECORDED SEPTEMBER 15, 1933 IN BOOK 133, PAGE 458 OF DEEDS.

EASEMENTS DEDICATED HEREON:

- ① DENOTES AN EASEMENT FOR DRAINAGE, AND ACCESS PURPOSES DEDICATED HEREON TO THE COACHELLA VALLEY WATER DISTRICT.
- ② DENOTES AN EASEMENT RETAINED FOR UTILITY, ACCESS, AND MAINTENANCE PURPOSES.
- ③ DENOTES AN EASEMENT FOR SEWER, AND ACCESS PURPOSES DEDICATED HEREON TO THE COACHELLA VALLEY WATER DISTRICT.
- ④ DENOTES AN EASEMENT FOR DRAINAGE PURPOSES, ACCESS, AND MAINTENANCE PURPOSES DEDICATED HEREON TO RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT.
- ⑤ DENOTES AN EASEMENT FOR DOMESTIC WATER WELL SITE PURPOSES DEDICATED HEREON TO THE COACHELLA VALLEY WATER DISTRICT.

ENVIRONMENTAL CONSTRAINT NOTE:

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT - SURVEY DIVISION, IN E.C.S. BOOK 388 PAGE 82.

206-0942557
ORIGINAL
219
86

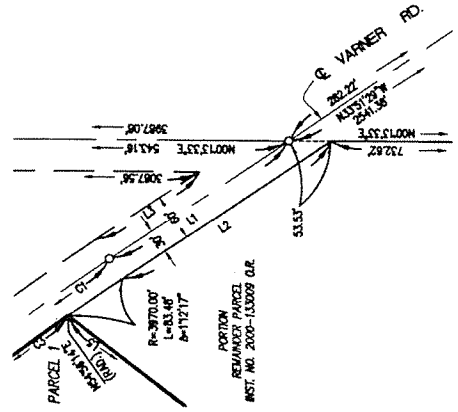
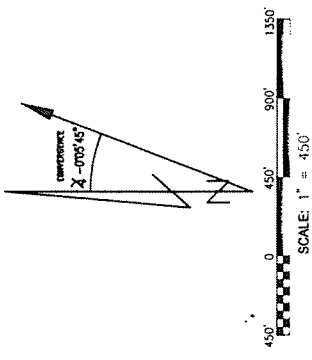
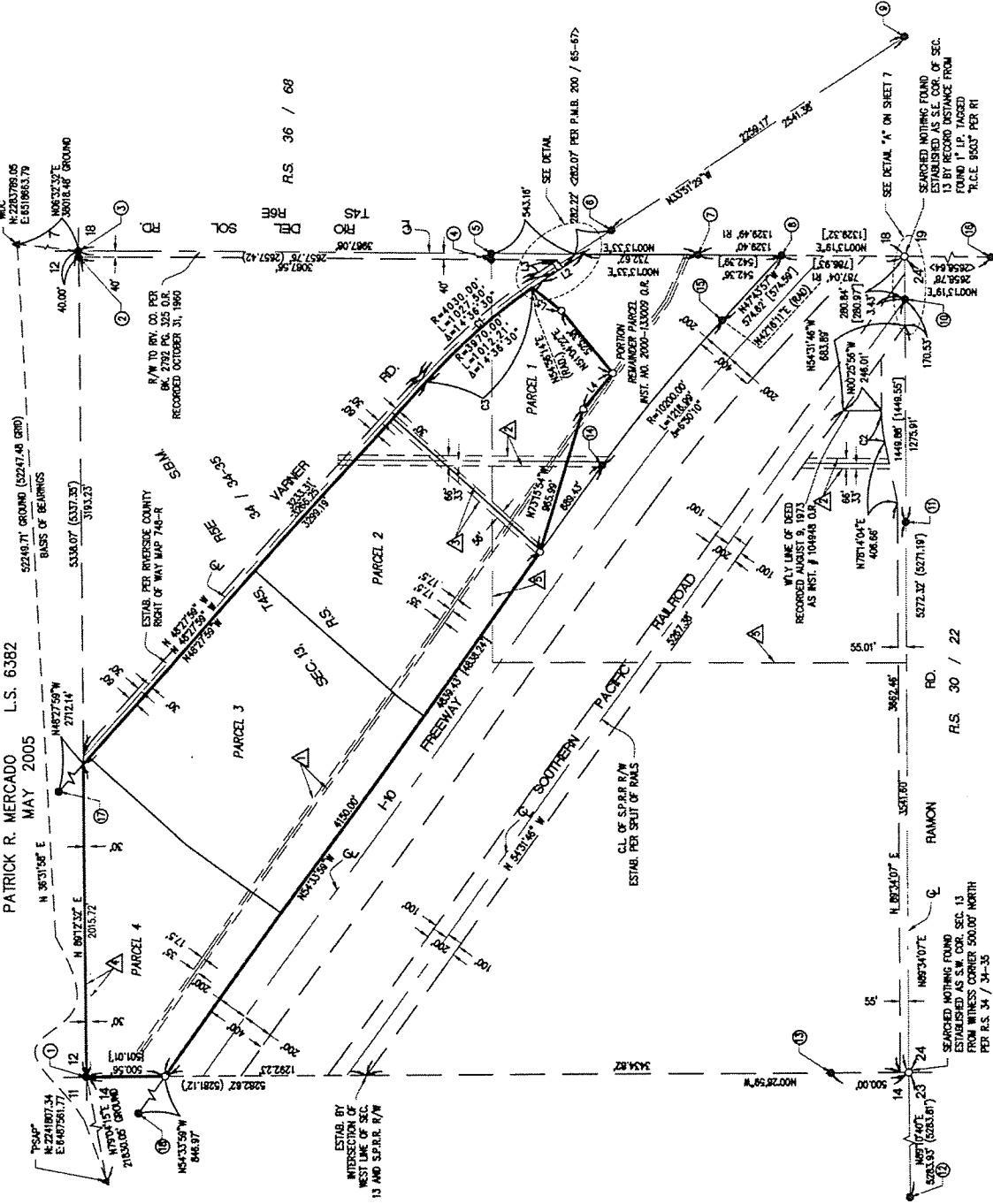
SHEET 3 OF 7 SHEETS

SEE SHEET 2 FOR BASIS OF BEARINGS, EASEMENT NOTES, MONUMENT NOTES, AND SURVEYOR'S NOTES.

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP NO. 30491

BEING A SUBDIVISION OF A PORTION OF SECTION 13, T4S, R5E, S.B.B. & M.
PATRICK R. MERCADO L.S. 6382
MAY 2005



LINE	BEARING	DISTANCE
L1	N 53° 37' 24" W	289.39'
L2	N 53° 37' 24" W	314.33'
L3	N 53° 37' 24" W	154.28'
L4	N 53° 37' 24" W	300.13'
L5	N 53° 37' 24" W	241.16'

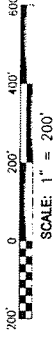
CURVE	RADIUS	DELTA	LENGTH
C1	4000.00'	14.58 30"	1070.85'
C2	10300.00'	11.20 00"	203.74'
C3	3870.00'	13.24 13"	928.73'

2006-0942557
 ORIGINAL
 219/87

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PARCEL MAP NO. 30491
 BEING A SUBDIVISION OF A PORTION OF SECTION 13, T4S, R5E, S.B.B. & M.
 PATRICK R. MERCADO
 MAY 2005
 L.S. 6382

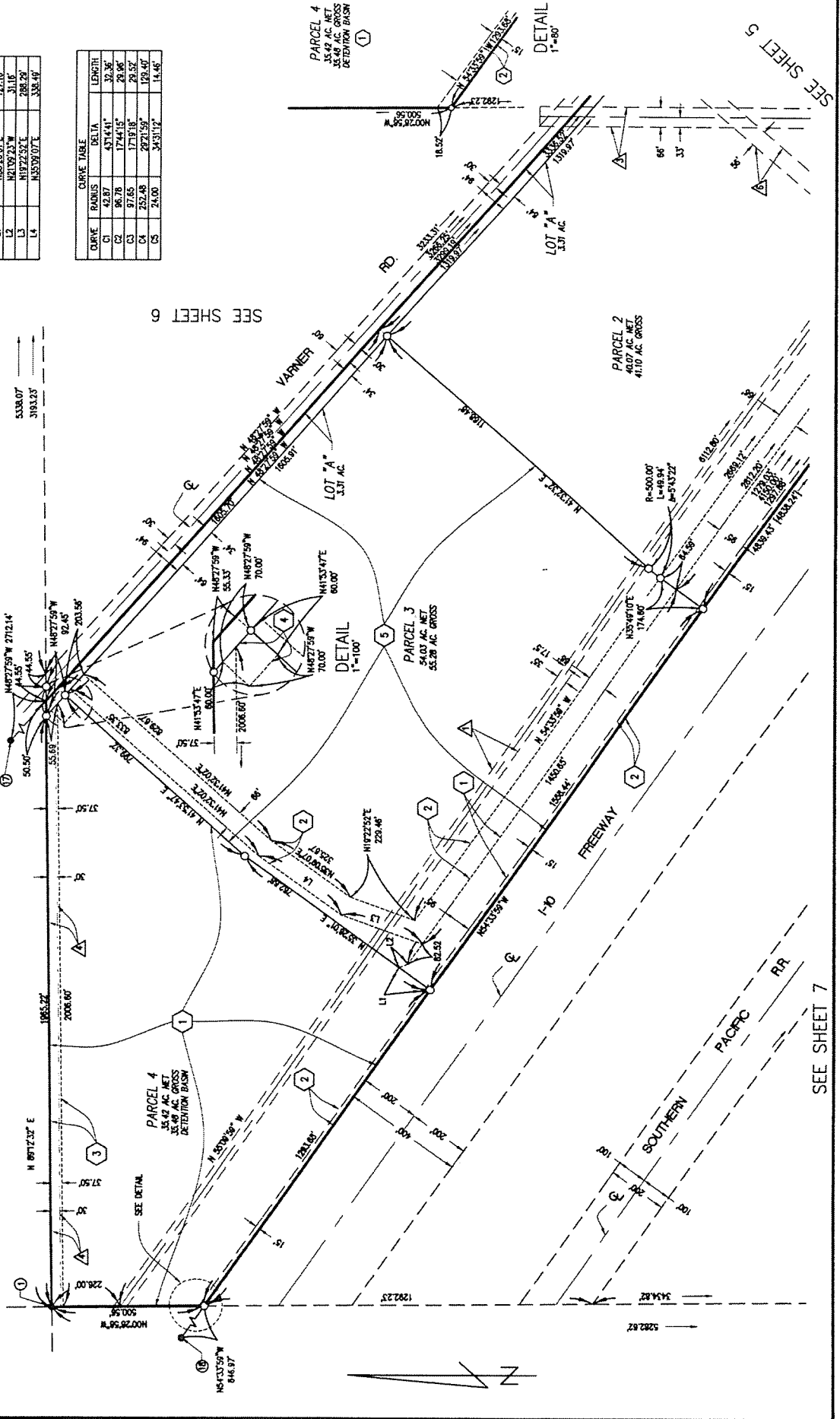
SEE SHEET 2 FOR BASIS OF BEARINGS, EASEMENT NOTES,
 MONUMENT NOTES, AND SURVEYOR'S NOTES.

SHEET 4 OF 7 SHEETS



LINE	BEARING	DISTANCE
L1	N55°20'0"E	172.16'
L2	N47°22'3"E	311.6'
L3	N47°22'3"E	288.79'
L4	N55°09'0"E	338.49'

CURVE	RADIUS	DELTA	LENGTH
C1	42.87'	43.141°	32.98'
C2	96.76'	174.15°	29.96'
C3	87.65'	171.91°	29.52'
C4	252.48'	272.15°	129.40'
C5	24.00'	34.317°	14.46'



SEE SHEET 6

SEE SHEET 5

SEE SHEET 7

2006-0947557
 219
 88
 ORIGINAL

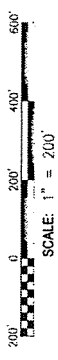
SHEET 5 OF 7 SHEETS

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP NO. 30491

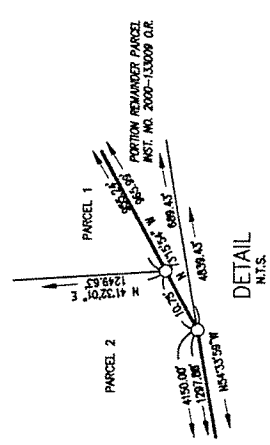
BEING A SUBDIVISION OF A PORTION OF SECTION 13, T4S, R5E, S.B.B. & M.
 PATRICK R. MERCADO L.S. 6382
 MAY 2005

SEE SHEET 2 FOR BASIS OF BEARINGS, EASEMENT NOTES,
 MONUMENT NOTES, AND SURVEYOR'S NOTES.

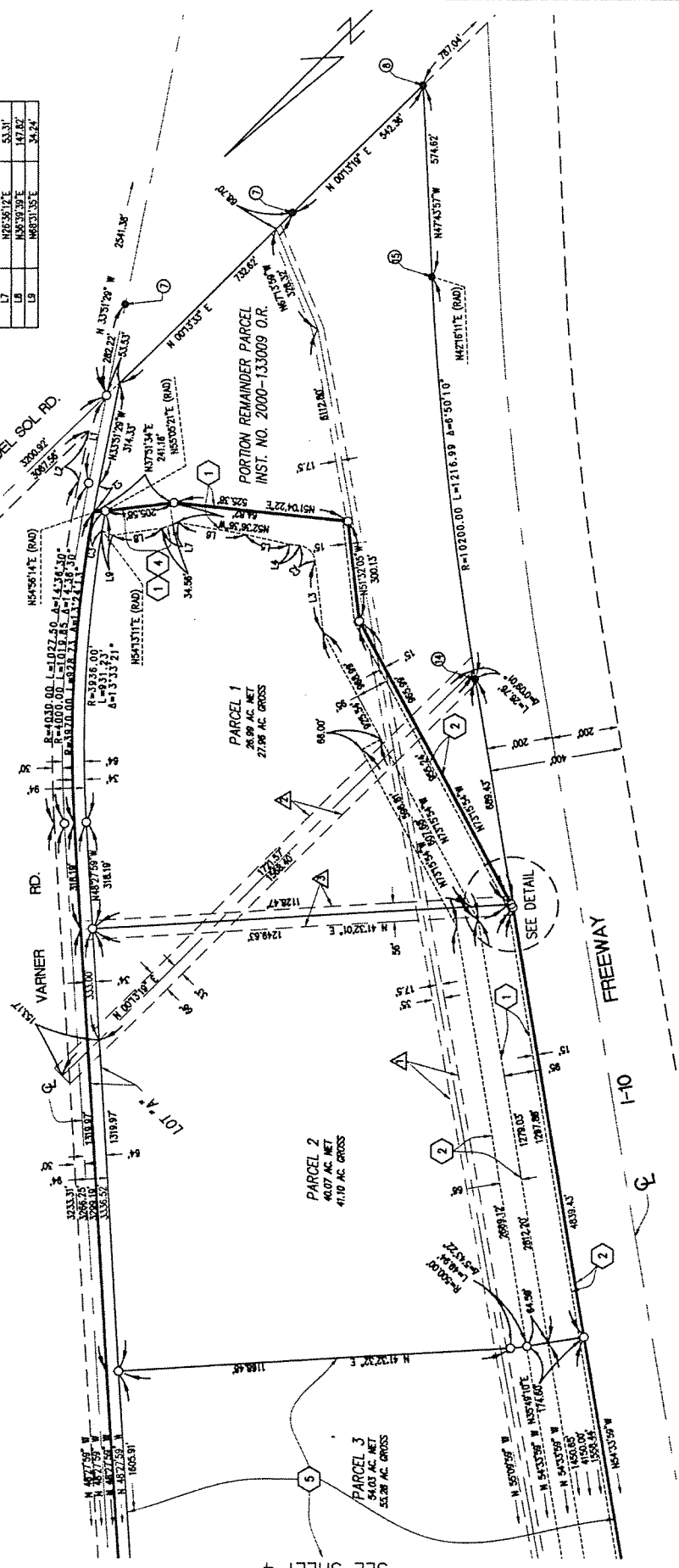


CURVE	RADIUS	DELTA	LENGTH
C1	3970.00	11217'	83.48'
C2	53.50	771704"	72.16'
C3	3926.00	65210"	56.73'

LINE	BEARING	DISTANCE
L1	N43°51'29"W	289.99'
L2	N43°51'29"W	154.28'
L3	N51°32'05"W	213.76'
L4	N51°10'51"E	29.47'
L5	N57°33'14"E	136.87'
L6	N54°53'15"E	203.88'
L7	N26°36'17"E	55.31'
L8	N48°39'59"E	147.82'
L9	N48°31'55"E	34.24'



SEE SHEET 6



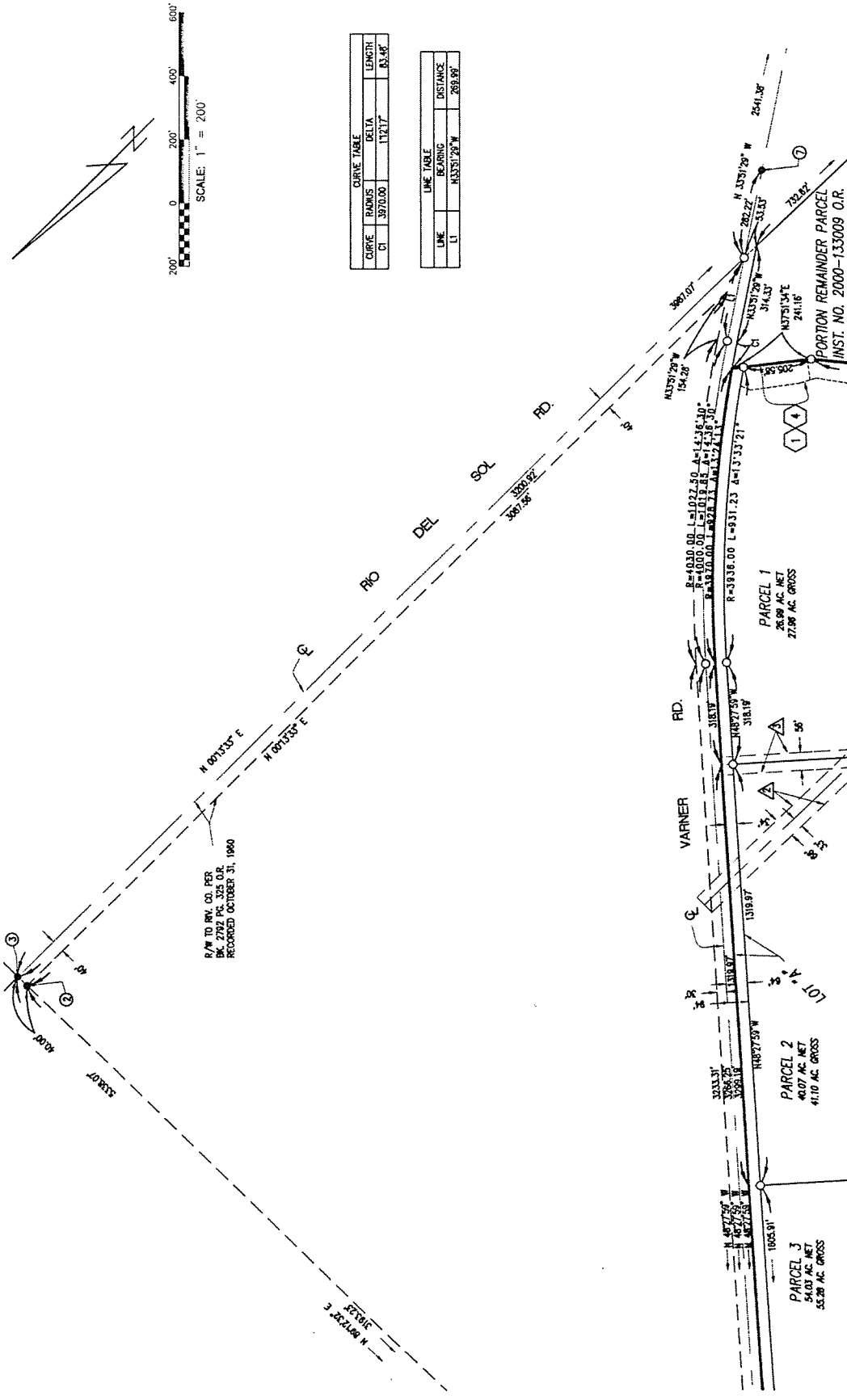
SEE SHEET 4

SEE SHEET 7

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ORIGINAL
89

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PARCEL MAP NO. 30491
 BEING A SUBDIVISION OF A PORTION OF SECTION 13, T4S, R5E, S.B.B. & M.
 PATRICK R. MERCADO L.S. 6382
 MAY 2005

SHEET 6 OF 7 SHEETS
 SEE SHEET 2 FOR BASIS OF BEARINGS, EASEMENT NOTES,
 MONUMENT NOTES, AND SURVEYOR'S NOTES.



CURVE	RADIUS	DELTA	LENGTH
C1	3970.00	172.17	83.48

LINE	BEARING	DISTANCE
L1	N 33° 21' 28" W	289.99

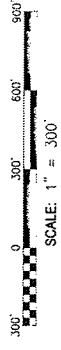
SEE SHEET 4

SEE SHEET 5

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SHEET 7 OF 7 SHEETS

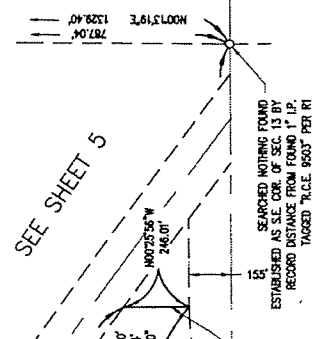
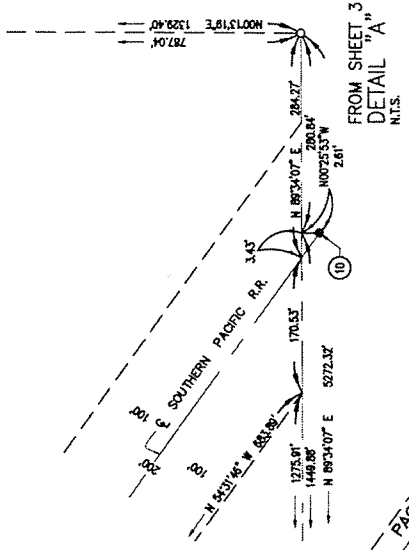
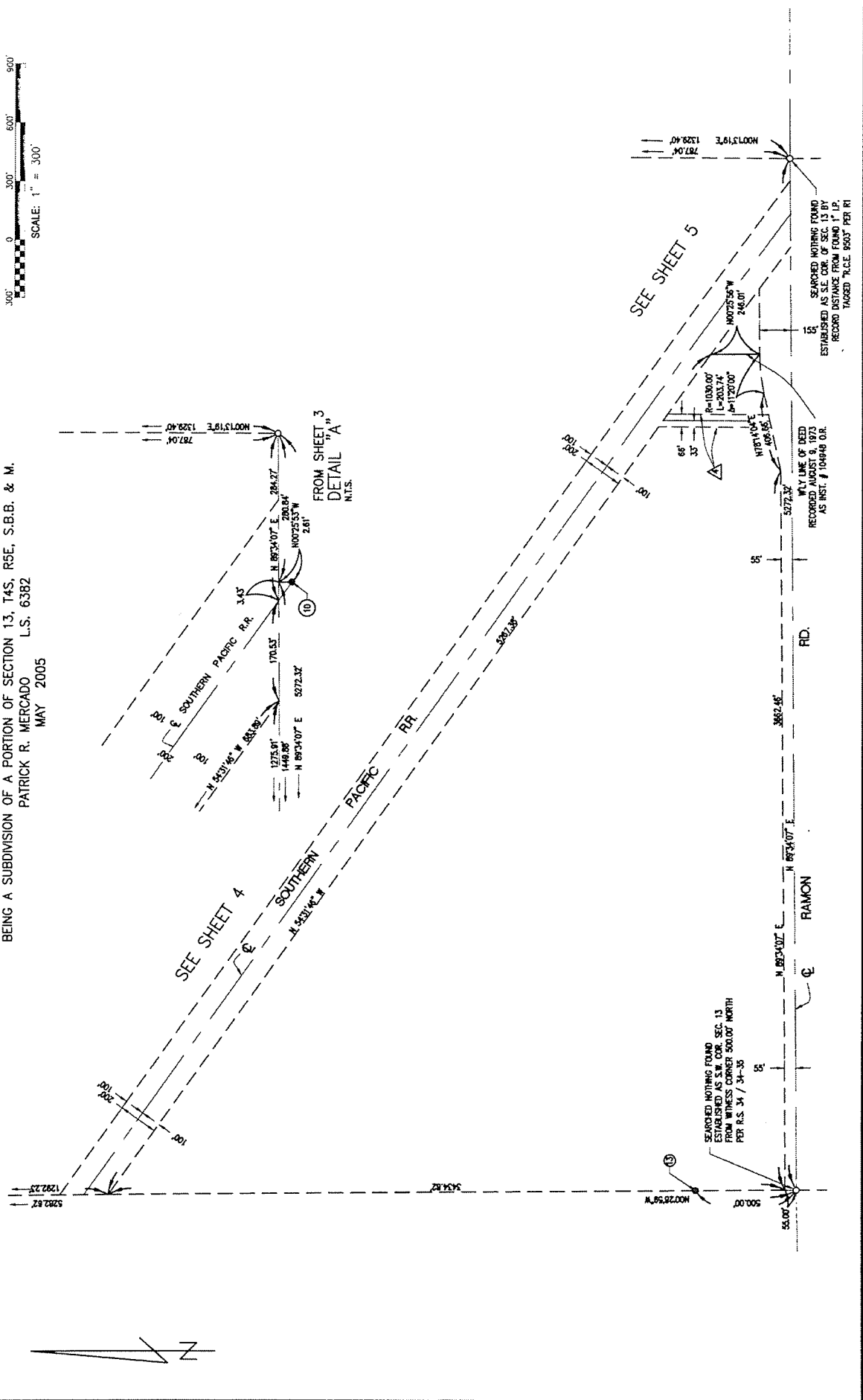
SEE SHEET 2 FOR BASIS OF BEARINGS, EASEMENT NOTES,
 MONUMENT NOTES, AND SURVEYOR'S NOTES.



IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP NO. 30491

BEING A SUBDIVISION OF A PORTION OF SECTION 13, T4S, R5E, S.B.B. & M.
 PATRICK R. MERCADO L.S. 6382
 MAY 2005



SEARCHED NOTHING FOUND
 ESTABLISHED AS S.W. COR. SEC. 13
 FROM WITNESS CORNER 300.00' NORTH
 PER R.S. 34 / 34-35

WLY LINE OF DEED
 RECORDED AUGUST 9, 1973
 AS INST. # 104948 O.R.

No Recording Fees
Required Per
Government Code
Section 27383

DOC # 2006-0073958

01/31/2006 08:00A Fee:NC
Page 1 of 4

Recorded in Official Records
County of Riverside

Larry W. Ward
Assessor, County Clerk & Recorder

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:



COACHELLA VALLEY WATER DISTRICT
Post Office Box 1058
Coachella, California 92236

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	1		4						
					1			✓	ag
A	R	L				COPY	LONG	REFUND	NCHG

①

(Space above)

GRANT OF EASEMENT/PIPELINE

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, _____

C
AJ

Seymour Lazar and Alyce J. Lazar, as Trustees of the Lazar Family Trust

do _____ hereby grant to the COACHELLA VALLEY WATER DISTRICT, a public agency of the State of California, and its successors and assigns, an easement to build and maintain an underground pipeline, and necessary devices and appurtenances, over, under, along and across that certain real property in the County of Riverside, State of California, described as follows:

A strip of land 30.00 feet in width as described in Exhibit "A" and shown on Exhibit "B", attached hereto and by reference made a part hereof.

Said pipeline and every part thereof shall, where it crosses Grantor's land, be confined to lands hereinabove-described, and shall be so laid that not less than thirty inches of earth, measured from the outside of the pipe collar to the ground surface, shall cover said pipeline, except fixtures and appurtenances used or useful in the operation of said pipeline, which said fixtures and appurtenances may be any distance either below or above ground surface.

The Grant of Easement herein contained shall include the right to enter said premises, to survey, construct, reconstruct, lay, relay, maintain, operate, control, use and remove said pipeline, its fixtures, appurtenances, and to remove objects interfering with the construction, operation and maintenance thereof. The Grantor reserves the right to cultivate, occupy and use said premises for any purpose not inconsistent with the rights and privileges above granted and which will not interfere with or endanger said pipeline, its fixtures and appurtenances or the use thereof. The District shall use due care in the construction, operation and maintenance of said pipeline, its fixtures and appurtenances.

GRANTOR(S) Seymour Lazar and Alyce J. Lazar
As Trustees of the Lazar Family Trust

Date 12/29/05

By [Signature]
Seymour Lazar

Date 12/29/05

By [Signature]
Alyce J. Lazar

334 Hermosa Place
(mailing address)

Palm Springs, CA 92262
(city) (state) (zip code)

Doc. No. 040513-2-001

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Riverside

} ss.

On 12/29/05, before me, GREGORY C. BURR, NOTARY PUBLIC
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Seymour Lazar and Alyce J. Lazar
Name(s) of Signer(s)

personally known to me

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Gregory C. Burr
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document
Title or Type of Document: GRANT OF EASEMENT/ PIPELINE

Document Date: 12/29/05 Number of Pages: 1 + EXHIBITS (3 TOTAL)

Signer(s) Other Than Named Above: _____

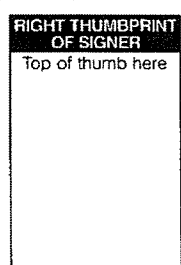
Capacity(ies) Claimed by Signer(s)

- Signer's Name: _____
- Individual
 - Corporate Officer — Title(s): _____
 - Partner — Limited General
 - Attorney in Fact
 - Trustee
 - Guardian or Conservator
 - Other: _____



Signer Is Representing: _____

- Signer's Name: _____
- Individual
 - Corporate Officer — Title(s): _____
 - Partner — Limited General
 - Attorney in Fact
 - Trustee
 - Guardian or Conservator
 - Other: _____



Signer Is Representing: _____



EXHIBIT "A"
LEGAL DESCRIPTION
SEWER EASEMENT TRACT MAP NO. 31879

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA, THAT PORTION OF THE NORTHWEST QUARTER
OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 5 EAST, S.B.M., MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHERLY 30.00 FEET OF SAID NORTHWEST
QUARTER LYING WESTERLY OF THE CENTER LINE OF VARNER ROAD
AS DESCRIBED IN DEED TO THE STATE OF CALIFORNIA RECORDED
DECEMBER 23, 1921 IN BOOK 555, AT PAGE 229 OF OFFICIAL RECORDS
OF SAID RIVERSIDE COUNTY, CALIFORNIA.

SUBJECT TO EXISTING EASEMENTS, COVENANTS, RIGHTS AND
RIGHTS-OF-WAY OF RECORD.

CONTAINING 62,274 SQUARE FEET OR 1.4296 ACRES, MORE OR LESS.



EXHIBIT "B"

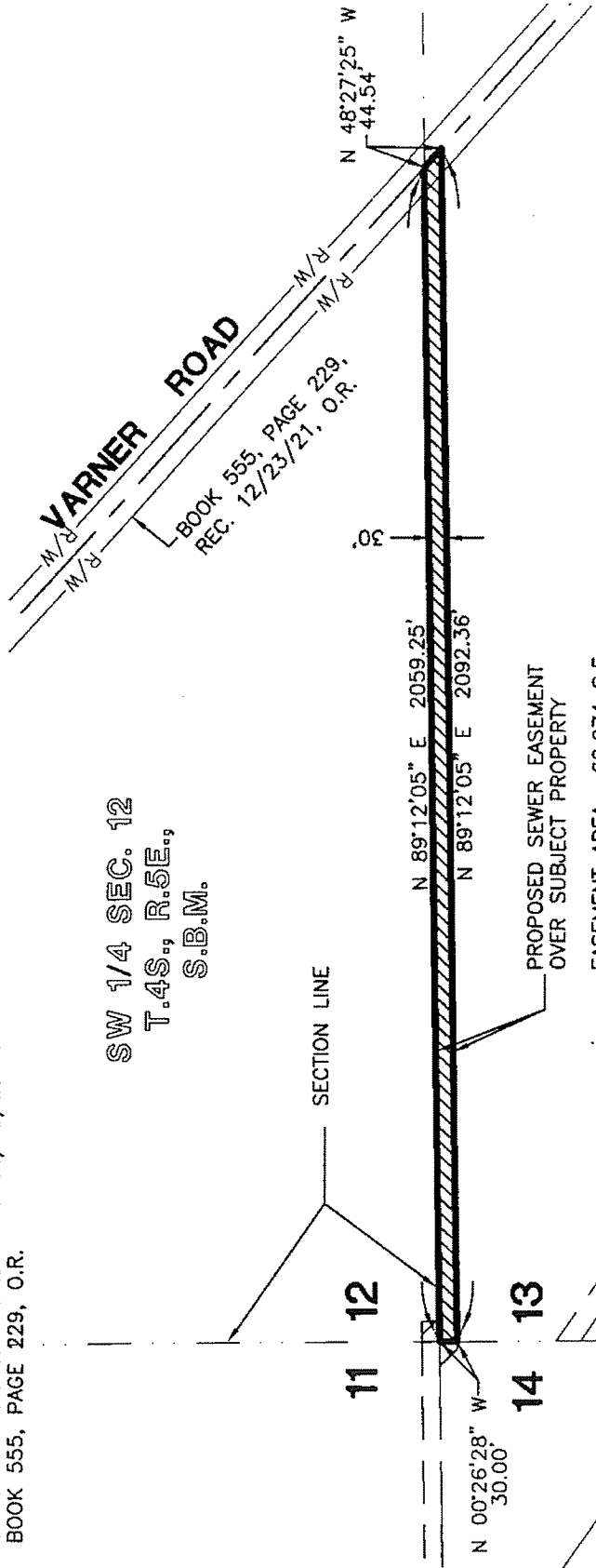
SEWER EASEMENT TRACT NO. 31879

LEGAL DESCRIPTION: THAT PORTION OF THE N'LY 30.00 FEET OF SEC. 13, T.4S., R.5E., S.B.M., LYING W'LY OF THE CENTER LINE OF VARNER ROAD AS DESCRIBED IN DEED TO THE STATE OF CALIFORNIA RECORDED 12/23/21 IN BOOK 555, PAGE 229, O.R.

SW 1/4 SEC. 12
T.4S., R.5E.,
S.B.M.

NE 1/4 SEC. 14
T.4S., R.5E.,
S.B.M.

NW 1/4 SEC. 13
T.4S., R.5E.,
S.B.M.



PROPOSED SEWER EASEMENT
OVER SUBJECT PROPERTY
EASEMENT AREA= 62,274 S.F.
1.4296 AC.



MSA CONSULTING, INC.
MAINIERO, SMITH & ASSOCIATES, INC.
 PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
 34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
 TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893

SCALE: 1"=300'

J.N. 1652



2006-0073958
 01/31/2008 08:00A
 4 of 4

**Addendum No. 2 to the
Desert Dunes Specific Plan
Final Environmental Impact Report**

SCH #2003121164

Prepared for:

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

Prepared by:

Impact Sciences, Inc.
803 Camarillo Springs Road, Suite C
Camarillo, California 93012

October 2012

Introduction

On October 31, 2006, County of Riverside certified an Environmental Impact Report (EIR 445) prepared for the proposed Desert Dunes Specific Plan (Specific Plan 336). The Desert Dunes Specific Plan proposes a single-family residential development that encompasses approximately 478.1 acres of undeveloped land surrounding the Desert Dunes golf course, located approximately 1 mile south/southeast of the City of Desert Hot Springs. The Specific Plan evaluated in the certified EIR consisted of three major components: a residential site, a reservoir site, and a lift station and sewer extension. The residential component included 2,250 single-family units and an approximately 30,000-square-foot private recreational facility. The remaining components consisted of a 6 million-gallon (now 5 million gallon) reservoir to the east of the Specific Plan area and a lift station along with a 9.5-mile sewer extension to the south.

In May 2007 the County of Riverside considered an Addendum to the previously certified EIR for the Desert Dunes Specific Plan that analyzed the environmental impacts associated with the approval of Tentative Tract Map No. 31879, which provided for the subdivision of 98.8 acres into 386 residential lots and related common area lots.

This document is a second Addendum to the previously certified Desert Dunes Specific Plan EIR that assesses the environmental impacts associated with several remaining approvals required to implement the specific plan. These remaining approvals include (1) a Plot Plan Amendment to the Desert Dunes Golf Course (PP09967R1) to accommodate the proposed residential development; (2) approval of Tentative Tract Map No. 34552 (TR34552) to subdivide the southerly portion (165.5 acres) of the Specific Plan area to create 437 single-family lots; (3) approval of Tentative Tract Map No. 34553 (TR34553) to subdivide the northeasterly portion (207.6 acres) of the Specific Plan area to create 896 single-family lots; (4) a change of zone (CZ07715) to reconfigure Specific Plan zone designation from the existing record property lines to the ultimate proposed development boundary; and (5) approval of a Substantial Conformance Specific Plan (SP00336S1) to reconfigure maximum dwelling unit counts for the proposed Planning Areas consistent with the current design of the tentative maps (without any increase in total permitted units) and incorporate the current alignment of the off-site sewer extension to the south and the current location of the sewer lift station.

Under Section 15164 of the *State CEQA Guidelines*, when an EIR has been prepared and certified, and new information becomes available, it is appropriate to prepare an Addendum to the EIR when only minor technical additions or changes to an EIR are required. The changes to the EIR are considered minor if the new information being addressed does not result in the identification of any new significant impacts or a substantial increase in the severity of significant impacts identified in the EIR.

TABLE OF CONTENTS

Section	Page
I. PROJECT INFORMATION.....	1
II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS.....	9
III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED.....	14
IV. DETERMINATION.....	14
V. ENVIRONMENTAL ISSUES ASSESSMENT.....	16
AESTHETICS.....	16
AGRICULTURE & FOREST RESOURCES.....	19
AIR QUALITY.....	21
BIOLOGICAL RESOURCES.....	23
CULTURAL RESOURCES.....	27
GEOLOGY AND SOILS.....	30
GREENHOUSE GAS EMISSIONS.....	40
HAZARDS AND HAZARDOUS MATERIALS.....	45
HYDROLOGY AND WATER QUALITY.....	50
LAND USE/PLANNING.....	55
NOISE.....	60
POPULATION AND HOUSING.....	66
PUBLIC SERVICES.....	68
RECREATION.....	71
TRANSPORTATION/TRAFFIC.....	73
UTILITY AND SERVICE SYSTEMS.....	77
MANDATORY FINDINGS OF SIGNIFICANCE.....	82
VI. EARLIER ANALYSES.....	83
VII. AUTHORITIES CITED.....	84

LIST OF FIGURES

Figure	Page
1 Planning Area Summary.....	3
2 Off-Site Sewer Plan.....	6

LIST OF TABLES

Table	Page
1 Estimated Operational GHG Emissions.....	43

**COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

Environmental Assessment (EA) Number: 40920

Project Case Type (s) and Number(s): PP09967R1, TR34552, TR34553, CZ07715, SP00336S1

Lead Agency Name: County of Riverside Planning Department

Address: 4080 Lemon Street, 12th Floor, Riverside, California 92501

Contact Person: Matt Straite

Telephone Number: (951) 955-8631

Applicant's Name: Pulte Homes/Del Webb

Applicant's Address: 27101 Puerta Real, Suite 300, Mission Viejo, California 92691

I. PROJECT INFORMATION

A. Project Description:

1. Background

The Desert Dunes Specific Plan originally proposed a single-family residential development that encompassed a total of 478.1± acres of undeveloped land. The project included three major components: a residential site, a reservoir site, and a lift station and sewer extension.

Residential Site

The 475.6±-acre residential portion of the project identified in the original Desert Dunes Specific Plan included 450.6± acres of residential development and 24.0± acres of open space conservation, immediately south of the residential development. The residential development analyzed in the Final EIR included up to 2,250 single-family units and a 30,000±-square-foot private recreational facility that was to be developed in phases. Development of the site also included roadway improvements, installation of traffic signals and modifications to the Desert Dunes golf course to convey storm flow from the Desert Hot Spring Wash. The project proposed an overall maximum density of five dwelling units per acre with a density range of five to eight dwelling units per acre within each planning area. However, the overall density of the Specific Plan area ranged from two to five dwelling units, which was consistent with the General Plan designation of Medium Density Residential for the Specific Plan area.

A portion of the project was to have been developed on a part of the golf course greens/fairways, and would have required a reconfiguration of the existing 18-hole golf course. Upon completion of the project, the reconfigured golf course would have remained as an 18-hole golf course. The golf course would have been temporarily closed or would have been opened for reduced/limited play during the development of the project and reconfiguration of the golf course.

Reservoir Site

The 6 million gallon (now 5 million gallon) reservoir identified in the original Desert Dunes Specific Plan was proposed on 2.5± acre portion of a 5-acre parcel, located approximately 660 feet west of the

intersection of Dillon Road and Long Canyon Road, and south of Dillon Road. The reservoir was designed to only serve the proposed project. The residential portion of the project would have been connected to the reservoir through water lines located in the rights-of-way of 18th Avenue, Bubbling Wells Road, and Dillon Road. The reservoir would have been served by seven wells – three planned on the northern half of the project site, a fourth planned north of 18th Avenue and east of Palm Drive, and the final three at an undetermined location off-site.

Lift Station and Sewer Extension

The 1.0±-acre lift station site identified in the original Desert Dunes Specific Plan was located immediately south of the residential project site (south of 20th Avenue) on a 25.0±-acre parcel of which the balance of 24.0± acres would remain as undisturbed open space.

A 9.5±-mile sewer line was also proposed to connect the lift station to an existing stub out located near the intersection of Varner Road and Rio Del Sol. Originally a force main from the sewer lift station was to be constructed along 20th Avenue eastward to Mountain View Drive then south along Varner Road to Date Palm Drive. From this point the project was to extend a 24-inch gravity sewer main along Varner Road to from Date Palm Drive to Manufacturing way.

2. Detailed Descriptions

Since the adoption of the Specific Plan several minor modifications to the project have been proposed by the applicant. The project site now encompasses a total of 477.2 acres of undeveloped land. Changes to each of the project's components are provided below.

Residential Site

The residential portion of the project will now comprise 471.9 acres. The main project site is approximately 446.9 acres with a small site (approximately 25.0 acres including 0.4 acre of ultimate right-of-way dedication area for 20th Avenue) located south of 20th Avenue. The site located on the south side of 20th Avenue will remain natural open space for conservation and will not be disturbed with the exception of the construction of a flood control channel outlet facility (approximately 4.6 acres) in the northwest corner. Of the 471.9 +/- gross acres, approximately 314.2 acres will be developed for residential use. Of the remaining 157.7 acres, approximately 111.1 acres will consist of open space areas for passive and active recreational use as well as providing flood control facilities and approximately 46.6 acres of backbone and perimeter roads to serve the community.

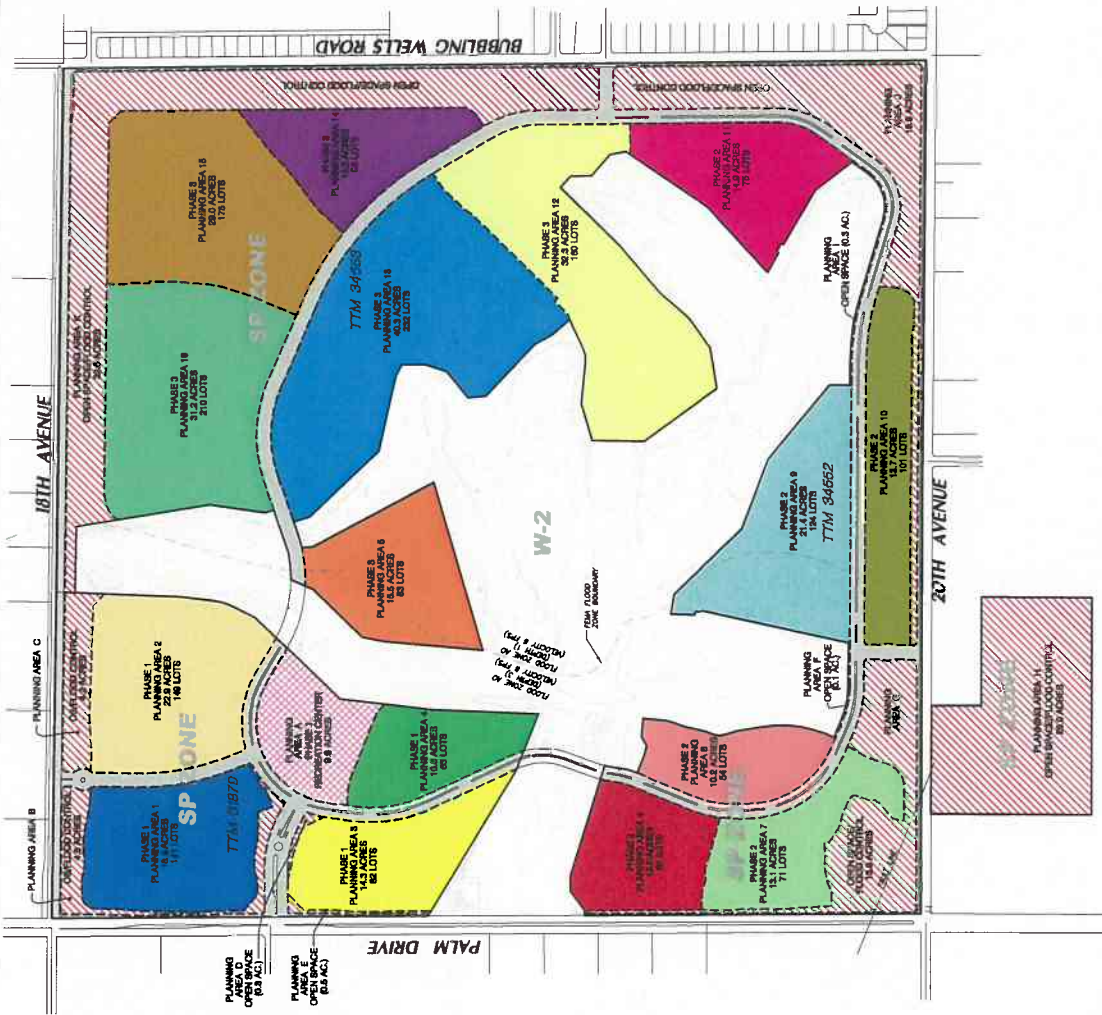
Phasing for the proposed residential component has been altered from the original phasing plan. Originally, Phase I, located at the southeast corner of Palm Drive and 18th Avenue was to consist of 88 acres of land. Now Phase I will consist of approximately 66.7 acres of land. Phase II, located along the north side of 20th Avenue from Palm Drive to Bubbling Wells Road extending north approximately 2,000 feet excluding the golf course, was originally approximately 89 acres in area. Now Phase II is approximately 85.9 acres in area. Finally, Phase III, located at the southwest corner of 18th Avenue and Bubbling Wells Road, was originally 142 acres in area. Now Phase III is approximately 161.6 acres in area. The new phasing plan is provided in **Figure 1, Planning Area Summary**.

MHDR PLANNING AREA SUMMARY

PHASE 1			
PLANNING AREA	ACREAGE	NO. OF DWELLING UNITS	DENSITY (DU/AC)
1	18.9 ACRES	111	5.9
2	22.9 ACRES	149	6.5
3	14.3 ACRES	82	5.7
4	10.6 ACRES	63	5.9
TOTAL	66.7 ACRES	405	6.1
PHASE 2			
PLANNING AREA	ACREAGE	NO. OF DWELLING UNITS	DENSITY (DU/AC)
6	12.6 ACRES	67	5.3
7	13.1 ACRES	71	5.4
8	10.2 ACRES	54	5.3
9	21.4 ACRES	124	5.8
10	13.7 ACRES	101	7.4
11	14.9 ACRES	75	5.0
TOTAL	85.9 ACRES	492	5.7
PHASE 3			
PLANNING AREA	ACREAGE	NO. OF DWELLING UNITS	DENSITY (DU/AC)
5	15.5 ACRES	83	5.4
12	32.3 ACRES	160	5.0
13	40.3 ACRES	232	5.8
14	13.3 ACRES	93	7.0
15	29.0 ACRES	175	6.0
16	31.2 ACRES	210	6.7
TOTAL	161.6 ACRES	953	5.9

LEGEND

- PROPOSED BOUNDARY
- - - PLANNING AREA BOUNDARY
- BACKBONE CIRCULATION (46.6 ACRES)*
- ▨ OPEN SPACE/FLOOD CONTROL (PLANNING AREAS B-K - 101.3 ACRES)
- ▩ RECREATION CENTER (PLANNING AREA A - 9.8 ACRES)
- * INCLUDES 13.4 AC. OF PERIMETER ROADS & 33.2 AC. OF ENTRY & LOOP ROADS.



NOT TO SCALE
SOURCE: Hummer & Associates - July 2012

FIGURE 1

Planning Area Summary

The original Desert Dunes Specific Plan EIR analyzed the development of up to 2,250 single-family units, and the approved Desert Dunes Specific Plan provided for the development of up to 1,850 units. With the approval of Tentative Tract Map No. 31879 in May 2007 which authorized the development of 386 single-family lots, and the proposed approval of Tentative Tract Map No. 34552 and Tentative Tract Map No. 34553, a total of 1,719 single-family units will now be developed within the Specific Plan area. In addition to single-family lots, each proposed tentative tract map will create sites for associated water quality/flood control facilities and open space areas.

The original Desert Dunes Specific Plan included two well sites. Now only one well site will be provided within the Specific Plan area, located in Tentative Tract Map No. 34553

The original Desert Dunes Specific Plan divided the Specific Plan area into 16 planning areas and assigned maximum dwelling unit counts to each area. The substantial conformance request to update the Desert Dunes Specific Plan now reconfigures the maximum dwelling unit counts for the proposed Planning areas to be consistent with the current design of the tentative maps. The reallocation of the dwelling unit maximums for each planning area will remain within the five to eight dwelling units per acre (DU/AC) density range established by the approved Specific Plan, and will not increase the maximum total unit count established in the approved Specific Plan.

The golf course includes an existing clubhouse. The proposed plot plan amendment to the golf course (described in more detail below) would incorporate modifications to the 177.9-acre existing golf course and clubhouse facility based on two development phases. The modification would provide flood control improvements, construct access roads associated with the surrounding Solera at Desert Dunes residential development and reconfigure the golf course parking lot, driving range, and clubhouse facility. Phase 1 of the proposed plot plan amendment would include constructing all of the necessary modifications to the existing golf course and renovations to the clubhouse facility to accommodate the Solera at Desert Dunes development while retaining the existing golf course clubhouse facility with a modified entry and parking areas. Phase 2 of the proposed plot plan amendment would consist of demolition of the existing clubhouse facility and constructing a new golf course clubhouse. Completion of Phase 2 would be implemented if economic/financial conditions permit and will be at the discretion of the developer. Phase 2 is not a requirement of the project.

Reservoir Site

The project will now construct a 5 million gallon water reservoir on a portion of the 5.0-acre site located at the northeast corner of Dillon Road and Rancho Road. According to the agreement between the project applicant and the Coachella Valley Water District, the proposed project would only require 3 million gallons of the reservoir's capacity with the remaining 2 million gallons of capacity reserved for future uses. The reservoir will still only serve the proposed project and will still connect with the residential portion of the project through water lines located in the rights-of-way of 18th Avenue, Bubbling Wells Road, and Dillon Road. The reservoir will also now be served by five wells – one well on the project site (to be upgraded and turned over to Coachella Valley Water District [CVWD] for ownership and maintenance) and four wells in an off-site well field located approximately 3,300 feet west of the intersection of 18th Avenue and Palm Drive (to be owned and maintained by the CVWD). The well site would connect to the project's planned water supply infrastructure at the intersection of 18th Avenue and Palm Drive via an 18-inch water line constructed

in 18th Avenue. The CVWD would be responsible for appropriate environmental review when the well field is designed.

Lift Station and Sewer Extension

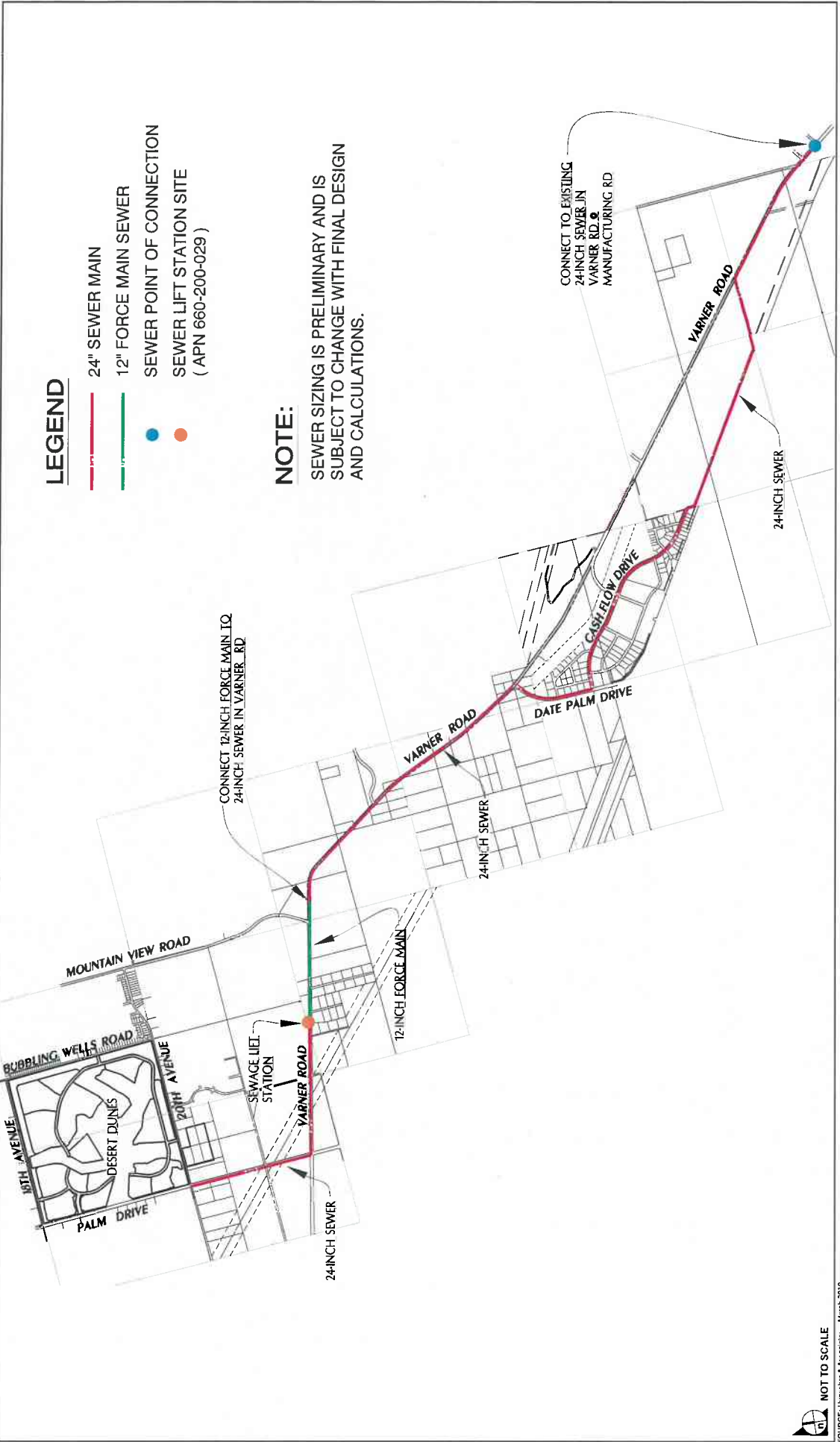
Instead of being constructed immediately south of the residential site on the 25-acre parcel, the sewer lift station will now be constructed on a vacant 0.28-acre parcel (APN 660-200-029) located just west of the intersection of Varner Road and Bubbling Wells Road in Cathedral City.

In addition, the project will now construct and connect to a 24-inch sewer main off-site at the intersection of Palm Drive and 20th Avenue. This 24-inch sewer main will run along Palm Drive, then easterly on Varner Road to the sewer lift station. A 12-inch force main from this station will connect to a 24-inch sewer main in Varner Road and run easterly to the nearest point of connection at Varner Road and Manufacturing Way. The route of the sewer main is provided in **Figure 2, Off-Site Sewer Plan**.

3. Project Applications

The following are project applications that are required to implement the revised project:

- **Plot Plan Amendment – Desert Dunes Golf Course (PP09967R1):** Plot Plan amendment to incorporate modifications (access road crossings and grading for flood control improvements) to the 177.9-acre existing Desert Dunes golf course to accommodate the proposed residential development. In addition, the Plot Plan will provide for two phases to either renovate the existing clubhouse facility or demolish and construct a new clubhouse facility in conjunction with the proposed residential development.
- **Tentative Tract Map 34552 (TR34552):** Subdivision of the southerly portion (165.5 acres) of Desert Dunes Specific Plan area to create 437 single-family lots and associated water quality/flood control facilities and open space areas.
- **Tentative Tract Map 34553 (TR34553):** Subdivision of the northeasterly portion (207.6 acres) of Desert Dunes Specific Plan area to create 896 single-family lots, well site, and associated water quality/flood control facilities and open space areas.
- **Change of Zone (CZ07715):** Zoning clean-up to reconfigure Specific Plan zone designation from the existing record property lines to the ultimate proposed development boundary (to be consistent with the new property lines that were approved by the County of Riverside and recorded on May 3, 2012 per Lot Line Adjustment No. 05335 (Document No. 2012-0202028) and establish development standards for open space/flood control areas as well as the recreation center.



LEGEND

- 24" SEWER MAIN
- 12" FORCE MAIN SEWER
- SEWER POINT OF CONNECTION
- SEWER LIFT STATION SITE (APN 660-200-029)

NOTE:

SEWER SIZING IS PRELIMINARY AND IS SUBJECT TO CHANGE WITH FINAL DESIGN AND CALCULATIONS.

NOT TO SCALE
 SOURCE: Hamaker & Associates - March 2010

FIGURE 2

Off-Site Sewer Plan

- **Substantial Conformance Specific Plan (SP00336S1):** Substantial Conformance request to update Specific Plan SP00336 to reconfigure maximum dwelling unit counts for the proposed Planning Areas consistent with the current design of the tentative maps. The reallocation of the dwelling unit maximums for each Planning Area will remain within the five to eight DU/AC density range established by the approved Specific Plan. Additionally, the SP00336S1 will incorporate the current alignment of the off-site sewer extension to the south as well as the current location of the project's sewer lift station. The update also provides minor corrections to the Specific Plan text for consistency with the current project design as shown on the tentative maps.

B. Type of Project: Site Specific Countywide Community Policy

C. Type of Project: Site Specific Countywide Community Policy

D. Total Project Area:

Residential Acres: 471.9 total in SP; 98.8 in TR 31879; 165.5 in TR34552; 207.6 in TR34553	Lots: 1,786	Units: 1,850 total in SP; 386 in TR31879; 437 in TR34552; 896 in TR34553	Projected No. of Residents: 3,330 (at 1.8 residents per DU) in SP; 695 in TR31879; 787 in TR34552; 1,613 in TR34553
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

E. Assessor's Parcel No(s):

- Residential Site – 657-460-007, 657-470-008, 657-480-001, and 660-040-003 (open space conservation)
- Reservoir Site – 656-380-015
- Sewer Lift Station Site – 660-200-029

F. Street References:

- The residential site is located south of 18th Avenue, north of 20th Avenue, west of Bubbling Wells Road, and east of Palm Drive. The channel outlet and conservation area are located south of 20th Avenue, and east of Palm Drive.
- The reservoir site is located southwest corner of the intersection of Dillon Road and Rancho Road.
- The sewer lift station site is located off of Varner Road just west of the intersection of Varner Road and Bubbling Wells Road.

G. Section, Township & Range Description or reference/attach a Legal Description:

- The residential site and conservation area are located within Township 3 South, Range 5 East, Sections 18 and 19, San Bernardino Baseline and Meridian.
- The reservoir site is located within Township 3 South, Range 5 East, Section 9, San Bernardino Baseline and Meridian.
- The sewer lift station site is located within Township 3 South, Range 5 East, Section 29, San Bernardino Baseline and Meridian.

H. Brief description of the existing environmental setting of the project site and its surroundings:

The residential development portion of the residential site consists of undeveloped vacant desert land with scattered vegetation on a total of 446.9± acres, which does not include the adjacent 174± acre Desert Dunes Golf Course, which includes an 18-hole golf course, a clubhouse, parking lots, and a maintenance building. The residential development portion of the residential site has been fenced in since 1989, providing limited access and disturbance of the site. The fenced-in area of the site currently supports a variety of plant and wildlife species. The channel outlet/open space conservation portion of the residential site also consists of undeveloped vacant desert land totaling 25.0 acres and currently supports a variety of plant and wildlife species. The off-site reservoir site and sewer lift station site also consist of undeveloped vacant desert land.

The lands surrounding the project site are largely vacant desert lands, with scattered single-family residential development. Development within 0.5 mile to the north of the residential site is approximately 17 single-family homes. The corporate limits of the City of Desert Hot Springs occur adjacent to the western and northern borders of the Specific Plan site, with the more densely developed areas of the City about 2 miles north of the subject property. Development immediately to the east includes the B-Bar-H Ranch subdivision with approximately 70 single-family homes all located within 0.5 mile of the planning area. About 70 percent of the lots in the B-Bar-H Ranch subdivision are vacant.

Development immediately to the south of the residential site, including the channel outlet/open space conservation area, is approximately eight single-family dwellings, with the remainder being vacant desert lands. Approximately 1 mile south of the residential site is the corporate limits of the City of Cathedral City, followed by I-10 and the Union Pacific Railroad about 2 miles to the south. Development to the west is approximately 3 single-family homes and vacant desert land. The Big Morongo wash roughly parallels the western section line of Section 18, 0.5 mile west of the residential site.

The lands surrounding the reservoir site are largely vacant desert lands with some scattered single-family residential development and the Desert Crest Country Club residential development located approximately 0.25 mile to the northeast.

The lands surrounding the sewer lift station site are vacant desert lands. The nearest residential development is approximately 1 mile to the north.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed residential site meets the requirements for the Medium Density Residential land use designation and all applicable land use policies as the overall density of the Specific Plan area will range from two to five dwelling units while the channel outlet/open space conservation area meets the requirements for the Rural Desert land use designation and all applicable land use policies as that designation allows utility uses. The proposed reservoir site meets the requirements for the Rural Residential land use designation and all applicable land use policies as the designation allows utility uses. The sewer lift station site meets the requirements of the Open Space-Public land use designation and all applicable land use policies as the sewer lift station would not interfere with the protection of natural resources.
- 2. Circulation:** Implementation of the project would conflict with Circulation element policies as traffic generated by the proposed project would contribute to nearby intersections exceeding County Level of Service standards. The County adopted all feasible mitigation measures to substantially reduce these impacts, and deemed the remaining unavoidable impacts to be acceptable by adopting a Statement of Overriding Considerations after certifying the Final EIR. However, none of the present applications will increase traffic or traffic impacts beyond what was analyzed in the previously certified EIR.
- 3. Multipurpose Open Space:** The parcel located south of 20th Avenue (APN 660-04-0003) is located with the Willow Hole Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan. Implementation of the project would not conflict with Multipurpose Open Space element policies governing multi species habitat conservation plans as the project will set aside a majority of this parcel for conservation and an additional TAKE allocation has been approved for the remaining portion of the parcel dedicated to flood control. In addition, implementation of the project would not conflict with Multipurpose Open Space element policies governing floodplain management as the drainages passing through the Specific Plan area have been designed to reduce adverse environmental effects to the maximum extent feasible.
- 4. Safety:** As previously analyzed in the EIR, a portion of the Specific Plan area is located within a fault zone and would be subject to strong groundshaking and seismically induced settlement during an earthquake. In addition, portions of the Specific Plan area may be susceptible to a liquefaction hazard. Implementation of the project would not conflict with Safety element policies governing seismic hazards as no development will occur in the fault zone and all structures will be constructed in conformance with the most recent version of the California Building Code. In addition, portions of the Specific Plan area are located within a 100-year flood plain. Implementation of the project would not conflict with Safety element policies governing flood and inundation hazards as drainage facilities in the Specific Plan area will be designed to accommodate 100-year flood flows.

5. **Noise:** Construction and operation of the proposed Specific Plan will generate noise. However, implementation of the project would not conflict with Noise element policies governing construction noise as all construction activities will be conducted in compliance with the County Municipal Code. Similarly, implementation of the project would not conflict with Noise element policies governing stationary and mobile sources of noise as limits will be placed on landscape maintenance activities, masonry walls along the perimeter will act as noise barriers, and sound barriers will be placed around public facilities generating noise.
6. **Housing:** Implementation of the project would not result in the displacement of existing housing as all parcels associated with the proposed Specific Plan are currently vacant. In addition, the proposed project would not create a need for new housing but would instead meet an existing housing need. For these reasons, the proposed project would not conflict with General Plan Housing element policies.
7. **Air Quality:** Development proposed by the proposed Specific Plan will result in the generation and emission of air pollutants during construction and operation. The project will comply with all applicable regulatory requirements to control emissions during construction and operation and is thus consistent with applicable Air Quality element policies.

B. General Plan Area Plan(s):

The residential and reservoir sites are located within the Western Coachella Valley Area Plan (WCVAP). The sewer lift station site is located within the City of Cathedral City and thus is subject to the City of Cathedral City General Plan.

C. Foundation Component(s):

- The residential site is located within the Community Development Foundation Component while the open space conservation parcel is located within the Rural Foundation Component.
- The reservoir site is located within the Rural Foundation Component.
- Sewer lift station site - Not applicable.

D. Land Use Designation(s):

- The residential site has a General Plan land use designation of Medium Density Residential, which allows two to five dwelling units per acre and the open space conservation parcel has a General Plan land use designation of Rural Desert, which has a 10 acre minimum lot size.

- The reservoir site has a General Plan designation of Rural Residential, which allows one dwelling unit per 5 acres.
- The sewer lift station site has a City of Cathedral City General Plan designation of Open Space-Public.

E. Overlay(s), if any:

The proposed project is not in a General Plan Policy Overlay or Zoning Overlay Area, including the Community Development Overlay.

F. Policy Area(s), if any:

None

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:

1. Residential Site

Area Plans	North East West South	Western Coachella Valley Area Plan Western Coachella Valley Area Plan Western Coachella Valley Area Plan Western Coachella Valley Area Plan
Foundation Components	North East West South	Rural Community Development; Rural Rural; Open Space Rural
Land Use Designations	North East West South	Rural Residential Medium Density Residential, Rural Residential Rural Residential; Open Space – Water Rural Desert; Rural Residential
Overlays	There are no zoning or general plan policy overlays in the vicinity of the project site.	
Policy Areas	There are no Policy Areas in the vicinity of the project site.	

2. Reservoir Site

Area Plans	North	Western Coachella Valley Area Plan
	East	Western Coachella Valley Area Plan
	West	Western Coachella Valley Area Plan
	South	Western Coachella Valley Area Plan
Foundation Components	North	Rural
	East	Rural
	West	Rural
	South	Rural
Land Use Designations	North	Rural Residential
	East	Rural Residential
	West	Rural Residential
	South	Rural Residential
Overlays	There are no zoning or general plan policy overlays in the vicinity of the project site.	
Policy Areas	There are no Policy Areas in the vicinity of the project site.	

3. Sewer Lift Station Site

Area Plans	North	Western Coachella Valley Area Plan
	East	Not Applicable
	West	Not Applicable
	South	Not Applicable
Foundation Components	North	Rural
	East	Not Applicable
	West	Not Applicable
	South	Not Applicable
Land Use Designations	North	Rural Desert
	East	Not Applicable
	West	Not Applicable
	South	Not Applicable
Overlays	There are no zoning or general plan policy overlays in the vicinity of the project site.	
Policy Areas	There are no Policy Areas in the vicinity of the project site.	

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any:

The Desert Dunes Specific Plan No. 336

2. Specific Plan Planning Area, and Policies, if any:

Not Applicable

I. Existing Zoning:

- The residential site and open space conservation parcel have a zoning designation of SP Zone (Specific Plan)
- The reservoir site has a zoning designation of W-2 Zone (Controlled Development)
- The sewer lift station site has a City of Cathedral City zoning designation of Open Space

J. Proposed Zoning, if any:

The boundary of the SP area is slightly being changed with 6.4 acres of residential land currently zoned SP added to the golf course and rezoned W-2 and 2.5 acres of golf course land currently zoned W-2 added to the residential area and rezoned SP.

K. Adjacent and Surrounding Zoning:

1. Residential Site

North	W-2 (Controlled Development)
East	R-1 (One Family Dwellings) W-2 (Controlled Development)
South	W-2 (Controlled Development)
West	W-2 (Controlled Development)

2. Reservoir Site

North	W-2 (Controlled Development)
East	W-2 (Controlled Development)
South	W-2 (Controlled Development)
West	W-2 (Controlled Development)

3. Sewer Lift Station Site

North	W-2 (Controlled Development)
East	Not Applicable
South	Not Applicable
West	Not Applicable

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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

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

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



Signature

12/3/12

Date

Matt Straite

Printed Name

Project Planner

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-9 "Scenic Highways"; Riverside County EIR 455

Findings of Fact:

a) Impacts related to scenic highways were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that no scenic highway corridors would be affected by the Specific Plan. With the exception of minor boundary changes to the residential site, the residential and reservoir sites would remain largely the same under the revised project as before and the distance of the sites to the nearest scenic highway would remain the same. As a result, impacts related to scenic highways with relation to the residential and reservoir sites would remain the same as those under the approved project. While a new site for the sewer lift station is proposed under the revised project, impacts with regard to scenic highways would be less than significant as the closest designated state scenic highway to the new sewer lift station site is

Route 62, which is located approximately 5 miles west of the lift station site. In addition, infrastructure to be constructed along the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would not adversely affect scenic highways as all improvements would be placed underground. No new or substantially increased significant effects would result from the revised project with respect to scenic highway corridors as the revised project is substantially consistent with the previously analyzed project.

b) Impacts related to visual resources were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The Final EIR indicated that development of land uses allowed by the Specific Plan would result in less than significant impacts to visual resources with the incorporation of mitigation measures. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As a result, impacts to visual resources on the residential and reservoir sites would remain the same as those under the approved project as the same viewsheds would be affected. While a new site for the sewer lift station is proposed under the revised project, impacts related to visual resources would be less than significant as no trees, rock outcroppings and unique or landmark features are located on the new sewer lift station site, and the site would not obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view. In addition, infrastructure to be constructed along the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would not result in impacts to visual resources as all improvements would be placed underground. Finally, all development under the revised project would adhere to the same mitigation measures listed in the Final EIR to reduce impacts to visual resources. The revised project would not cause any new or more significant impacts related to visual resources than would occur under the approved Specific Plan as the revised project is substantially consistent with the previously analyzed project.

Mitigation: Compliance with previously certified Riverside County EIR 455 mitigation measures.

Monitoring: The previously certified Riverside County EIR 455 monitoring requirements will be followed.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
2. Mt. Palomar Observatory				X	
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?					

Source: GIS database, Ord. No. 655 (Regulating Light Pollution); WCVAP Figure 6 "Mt. Palomar Nighttime Lighting Policy"

Findings of Fact:

a) Impacts related to the nighttime use of the Mt. Palomar Observatory were not specifically addressed in the Final EIR prepared for the Desert Dunes Specific Plan. According to Western Coachella Valley Area Plan (WCVAP) Figure 6, the project sites and the routes of the off-site infrastructure are located within Zone B of the Mt. Palomar Nighttime lighting policy area. Therefore, the revised project will be required to incorporate, through the standard plan check process, the requirements for Zone B developments as set forth in Riverside County Ordinance No. 655. Therefore, no impact would occur. No new or substantially increased significant effects would result from the revised project with respect to the nighttime use of the observatory.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
3. Other Lighting Issues					X
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?					X
b) Expose residential property to unacceptable light levels?					X

Source: Project Application Description; Riverside County EIR 455

Findings of Fact:

a-b) Impacts related to light and glare were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The Final EIR indicated that development of land uses allowed by the Specific Plan would result in less than significant impacts with regards to light and glare with the incorporation of mitigation measures. Impacts related to light and glare under the revised project would be similar to those under the approved project as the type and amount of lighting proposed on the residential and reservoir sites under the revised project would remain the same as under the approved project. While a new site for the sewer lift station is proposed under the revised project, impacts with regard to light and glare would be less than significant as the sewer lift station would only require minimal lighting for security. In addition, infrastructure to be constructed along the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would not result in light and glare impacts as these proposed improvements would not require lighting. Finally, all development under the revised project would adhere to the same mitigation measures listed in the

Final EIR to reduce impacts related to light and glare. The revised project would not cause any new or more significant impacts related to light and glare than would occur under the approved Specific Plan as the revised project is substantially consistent with the previously analyzed project.

Mitigation: Compliance with previously certified Riverside County EIR 455 mitigation measures.

Monitoring: The previously certified Riverside County EIR 455 monitoring requirements will be followed.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
AGRICULTURE & FOREST RESOURCES Would the project					
4. Agriculture					X
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?					X
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?					X
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?					X
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?					X

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

Findings of Fact:

a-d) Impacts related to agricultural resources were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that no agricultural lands would be affected by the Specific Plan as no agricultural land is located within the Specific Plan area. With the exception of minor boundary changes to the residential site, the development footprint of the

residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As a result, impacts to agricultural lands from the development of the residential and reservoir sites would be the same as those under the approved project. While a new site for the sewer lift station is proposed under the revised project, impacts to agricultural lands would not occur as the site is located in a rural desert area of the County and has not been previously utilized for agricultural uses. In addition, the new sewer lift station site is designated Other Lands on the State Important Farmland Map prepared by the State Department of Conservation, is not presently zoned for agricultural use and is not located within 300 feet of agriculturally zoned property. The new sewer lift station site is also not under a Williamson Act contract. Finally, the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field are also not located on agricultural land as these routes are presently developed as roadways. No new or substantially increased significant effects would result from the revised project with respect to agriculture resources as the revised project is substantially consistent with the previously analyzed project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
5. Forest				X	
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?					
b) Result in the loss of forest land or conversion of forest land to non-forest use?				X	
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?				X	

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials

Findings of Fact:

a-c) Impacts related to forest resources were not specifically addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The project sites consist of vacant desert land and do not include areas of forest land. In addition, the project sites are not presently zoned for use as forest land. Finally, the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field are also not located on forest land as these routes are presently developed as roadways. Therefore, no impacts would occur. No new or substantially increased significant effects would result from the revised project with respect to forest resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: South Coast Air Quality Management District (SCAQMD) CEQA Air Quality Handbook Table 6-2; Riverside County EIR 455

Findings of Fact:

a-e) Impacts related to air quality were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The EIR indicated that pollutant emissions generated by construction activities and operational emissions associated with land uses allowed by the Specific Plan would exceed South Coast Air Quality Management District's thresholds of significance. The EIR recommended mitigation measures that reduce these emissions, but not to insignificant levels. As a result, implementation of the approved project would result in significant and unavoidable air quality impacts. The revised project would result in the construction of fewer residential units (400 units) than authorized under the approved project. As a result, emissions of criteria pollutants from vehicular traffic and area sources under the revised project would be lower than under the approved project. The reservoir site, relocated sewer lift station, and infrastructure to be constructed along the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would not generate any operational emissions. In addition, all development under the revised project would implement the same mitigation measures as the approved project. The revised project would not cause any new or more significant air quality impacts than would occur under the approved Specific Plan as lower emissions would be generated by the revised project during construction and operation.

f) Impacts related to objectionable odors were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that the types of uses proposed under the approved project were not expected to generate any objectionable odors. The types of land uses planned for the residential and reservoir sites have not changed since certification of the Final EIR. Therefore, impacts related to objectionable odors under the revised project for the residential and reservoir sites would be similar to those under the approved project. While a new site for the sewer lift station is proposed under the revised project, the new sewer lift station would not result in objectionable odors as the facility would be fully enclosed and would not emit odors under normal operating conditions. Finally, no odors would be generated by infrastructure to be constructed along the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field as the proposed improvements would be placed underground. No new or substantially increased significant effects would result from the revised project with respect to objectionable odors as the revised project is substantially consistent with the previously analyzed project.

Mitigation: Compliance with previously certified Riverside County EIR 455 mitigation measures.

Monitoring: The previously certified Riverside County EIR 455 monitoring requirements will be followed.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
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BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?					X
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?					X
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?					X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?					X
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?					X

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?					X
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?					X

Source: CV-MSHCP, Riverside County EIR 455

Findings of Fact:

a, g) Consistency with the Coachella Valley Multi-Species Habitat Conservation Plan (MSHCP) was addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The Final EIR indicated that the Specific Plan would be consistent with the Coachella Valley MSHCP. The 25.0-acre parcel located south of 20th Avenue is located within the Willow Hole Conservation Area of the Coachella Valley MSHCP. Although a sewer lift station was previously proposed in this area, that is no longer proposed here and a majority of this parcel will remain natural open space for conservation and will remain undisturbed with the exception of temporary grading for the construction of a flood control channel outlet facility (approximately 4.6 acres) in the northwest corner. An additional TAKE allocation has been approved for impacts in Willow Hole Conservation area from the construction of the project's channel outlet. Therefore, with the approved additional TAKE authorization, development on the residential site under the revised project is consistent with the Coachella Valley MSHCP. The development footprint of the reservoir site would remain the same under the revised project. Because the site is outside the area covered by the MSHCP, there would be no impact related to conflict with the HCP. While a new site for the sewer lift station is proposed under the revised project, the new site is not located in a conservation area. Finally, infrastructure to be constructed along the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would be consistent with the MSHCP as all improvements would be placed underground and within an existing road right-of-way through the conservation areas. The revised project would not cause any new or more significant impacts with regards to consistency with the MSHCP than would occur under the approved Specific Plan as the revised project is substantially consistent with the previously analyzed project.

b-c) Impacts related to special-status species were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The EIR indicated that implementation of the approved project would impact

several special-status plant and animal species, and that despite a substantial reduction in the level of impacts to these special-status species due to mitigation, implementation of the approved project would still result in unavoidable and significant impacts to special-status species. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As a result, impacts to special-status species on the residential and reservoir sites would be the same as those under the approved project. While a new site for the sewer lift station is proposed under the revised project, impacts to special-status species at the new sewer lift station site would be same as evaluated before because habitat located on the new sewer lift station site is similar to the habitat located on previous sewer lift station site and the same special-status species would be affected. In addition, the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would not adversely affect special-status species as these routes are presently developed as roadways. Finally, the revised project would implement the same mitigation measures as the approved project to reduce the level of impacts to these special-status species at all of the project sites. For these reasons, the revised project would not cause any new or more significant impacts to special-status species than would occur under the approved Specific Plan as the revised project is substantially consistent with the previously analyzed project.

d) Impacts related to resident or migratory bird species were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The EIR indicated that virtually all-native bird species are protected by the Migratory Bird Treaty Act and could be adversely impacted during construction of the approved project. The EIR proposed mitigation that would require pre-construction surveys for migratory bird species and proposed measures to protect migratory bird species in the event that they are found on the project site. As a result, impacts to migratory bird species were reduced to a less than significant level. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As a result, impacts to resident or migratory bird species on the residential and reservoir sites would be the same as those under the approved project as the same bird species would be affected. While a new site for the sewer lift station is proposed under the revised project, impacts to resident or migratory bird species on the new sewer lift station site under the revised project would remain the same as those under the approved project as habitat located on the new sewer lift station site is similar to the habit located on the previous sewer lift station site and the same bird species would be affected. In addition, the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would not adversely affect migratory bird species as these routes are presently developed as roadways. Finally, the revised project would implement the same mitigation measures as the approved project to reduce impacts to resident or migratory bird species to a less than significant level. For these reasons, the revised project would not cause any new or more significant impacts to resident or migratory bird species than would occur under the approved Specific Plan as the revised project is substantially consistent with the previously analyzed project.

e) Impacts related to sensitive natural communities were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The EIR indicated that two sensitive plant communities, Desert Fan Palm Oasis and Mesquite Bosque, are present on the residential site, and that implementation of Specific Plan would impact 1.2 acres and 5.8 acres of each community, respectively. The EIR provided

mitigation to offset impacts to mesquite bosque through conservation at a ratio of 3:1. As a result, impacts to sensitive plant communities were reduced to a less than significant level. After certification of the EIR, the County adopted the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) to fully mitigate impacts to these sensitive plant communities, among other biological resources, resulting from planned and future development within the Coachella Valley, including this project. Accordingly, the revised project's impacts to these sensitive plant communities on the residential site will now be fully mitigated by the payment of the applicable CVMSHCP fee. The development footprint of the reservoir site would remain the same under the revised project. As a result, impacts to sensitive natural communities on the reservoir site would remain the same as those under the approved project as the same communities would be affected. While a new site for the sewer lift station is proposed under the revised project, impacts to sensitive natural communities on the new sewer lift station site would not occur as these communities are not present on the new site. In addition, the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would not adversely affect sensitive natural communities as these routes are presently developed as roadways. As the revised project is substantially consistent with the previously analyzed project, the revised project would not cause any new or more severe impacts to sensitive natural communities than would occur under the approved Specific Plan.

f) Impacts related to federally protected wetlands were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that the project site did not contain any federally protected wetlands, marshes, or vernal pools. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project. As no wetlands are located on the sites, there would be no impacts to federally protected wetlands. While a new site for the sewer lift station is proposed under the revised project, impacts to federally protected wetlands would not occur as no wetlands are not located on the new sewer lift station site. In addition, the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would not adversely affect federally protected wetlands as these routes are presently developed as roadways and do not contain any federally protected wetlands. No new or substantially increased significant effects would result from the revised project with respect to federally protected wetlands as the revised project is substantially consistent with the previously analyzed project.

Mitigation: Compliance with previously certified Riverside County EIR 455 mitigation measures.

Monitoring: The previously certified Riverside County EIR 455 monitoring requirements will be followed.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
CULTURAL RESOURCES Would the project					
8. Historic Resources					
a) Alter or destroy an historic site?					X
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?					X

Source: Project Application Materials, Riverside County EIR 455

Findings of Fact:

a-b) Impacts related to historic resources were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that no historic resources would be affected by the Specific Plan as no historic resources are located within the Specific Plan area. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As a result, impacts to historical resources on the residential and reservoir sites would be the same as those under the approved project. Even with the relocation of the sewer lift station, the revised project would not affect historic resources, such as historic structures, as no such resources are located on the new sewer lift station site. In addition, the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would not adversely affect historic resources as these routes are presently developed as roadways and no historic resources are present. No new or substantially increased significant effects would result from the revised project with respect to historic resources as the revised project is substantially consistent with the previously analyzed project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
9. Archaeological Resources					
a) Alter or destroy an archaeological site.					X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?					X
c) Disturb any human remains, including those interred outside of formal cemeteries?					X
d) Restrict existing religious or sacred uses within the potential impact area?					X

Source: Project Application Materials, Riverside County EIR 455; Phase II Archaeological Testing Program by Statistical Research, Inc. dated June 2011

Findings of Fact:

a-d) Impacts related to archaeological resources were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The EIR identified five archaeological resource sites on the residential site that were determined to have potential significance. No archaeological resource sites were identified on the reservoir site. Previous cultural resource surveys were reviewed for over half the route for the sewer extension and no archaeological resource sites were found. The portion of the route that was not previously surveyed appears to be of low sensitivity for archaeological resources.

All of the archaeological resource sites on the residential site would be impacted by development, and the Final EIR recommended mitigation to reduce impacts to archaeological resources on these sites to a less than significant level. One mitigation measure recommended further archaeological investigation. Since certification of the EIR, a Phase II archaeological testing program was conducted at four of the archaeological sites on the residential site to evaluate the eligibility of the sites for listing in the California Register of Historical Resources (CRHR). The testing program revealed that one site (CA-RIV-8762) is eligible for listing in the CRHR and recommended that if the site cannot be avoided that Phase III data recovery excavations be conducted. As a condition of approval the project applicant will be required to submit a Phase III Data Recovery Plan for mitigation of CA-RIV-8762 prior to the issuance of a grading permit. As a result, impacts to archaeological resources on the residential site would be less than significant under the revised project.

The development footprint of the reservoir site would remain the same under the revised project. The reservoir site does not contain any known archaeological resources. As a result, there would be no impacts to known archaeological resources from the development of the reservoir site. While a new site for the sewer lift station is proposed under the revised project, impacts to archaeological

resources would not occur as the new site is considered to be of low sensitivity for archaeological resources. Lastly, the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would not adversely affect archaeological resources as these routes are presently developed as roadways and the ground underneath the roadways is presently disturbed. Furthermore, all development under the revised project would adhere to the same mitigation measures listed in the Final EIR to reduce impacts to unknown archaeological resources. As the revised project is substantially consistent with the previously analyzed project, the revised project would not cause any new or more significant impacts related to archaeological resources than would occur under the approved Specific Plan

Mitigation: Compliance with previously certified Riverside County EIR 455 mitigation measures as well as archeological conditions of approval for Tract Maps 34552 and 34553.

Monitoring: The previously certified Riverside County EIR 455 monitoring requirements as well as archeological conditions of approval for Tract Maps 34552 and 34553 will be followed.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
10. Paleontological Resources					X
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?					

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) Impacts related to paleontological resources were not specifically addressed in the Final EIR prepared for the Desert Dunes Specific Plan. According the Riverside General Plan Figure OS-8 the project sites and the routes of the off-site infrastructure are located in an area of low paleontological sensitivity. In the event that paleontological resources are encountered during grading and excavation at any of the project sites or off-site infrastructure routes, mitigation to reduce impacts to archaeological resources would ensure that impacts to paleontological resources would be reduced to a less than significant level. Therefore, no impact would occur. No new or substantially increased significant effects result from the revised project with respect to paleontological resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
GEOLOGY AND SOILS Would the project					
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones					X
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?					
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?					X

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," Riverside County EIR 455

Findings of Fact:

a-b) Impacts related to fault zones were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The Final EIR indicated that impacts associated with fault zones would be less than significant with the incorporation of mitigation measures. The Banning Fault is the closest active fault to the project sites, occurring in the southwestern corner of the residential site. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As the sites would be located at the same distance from the Banning Fault as before, impacts related to fault zones on the residential and reservoir sites would remain the same as those under the approved project. The new sewer lift station would be located on a parcel located just west of the intersection of Varner Road and Bubbling Wells Road in Cathedral City. According to Riverside County General Plan Figure S-2, the new sewer lift station site is not located within an earthquake fault zone. As a result, no impacts related to fault zoning would occur on the new sewer lift station site. Similarly, the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field are also not located within an earthquake fault zone and no impacts would occur. Finally, all development under the revised project would adhere to the same mitigation measures listed in the Final EIR to reduce impacts related to fault zones. No new or substantially increased significant effects would result from the revised project with respect to fault zones as the revised project is substantially consistent with the previously analyzed project.

Mitigation: Compliance with previously certified Riverside County EIR 455 mitigation measures.

Monitoring: The previously certified Riverside County EIR 455 monitoring requirements will be followed.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
12. Liquefaction Potential Zone					X
a) Be subject to seismic-related ground failure, including liquefaction?					

Source: Riverside County General Plan Figure S-3 “Generalized Liquefaction,” Riverside County EIR 455

Findings of Fact:

a) Impacts related to liquefaction were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The Final EIR indicated that impacts associated with liquefaction would be less than significant with the incorporation of mitigation measures. The EIR indicated that the portion of the subject property located outside of the Alquist-Priolo Zone does not appear to be located in an area subject to liquefaction, nor is such a hazard expected to be created by the planned development. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As a result, impacts related to liquefaction on the residential and reservoir sites would remain the same as those under the approved project as no development located in an area subject to liquefaction. According to Riverside County General Plan Figure S-3, the new sewer lift station site is located within an area that has a moderate risk of liquefaction. However, impacts related to liquefaction at the new sewer lift station site would be less than significant as all development under the revised project would adhere to the same mitigation measures listed in the Final EIR to reduce impacts from liquefaction. Similarly, the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field are also located within an area subject to liquefaction, but with adherence to the same mitigation measures listed in the Final EIR impacts associated with these improvements would be reduced to less than significant. No new or substantially increased significant effects would result from the revised project with respect to liquefaction as the revised project is substantially consistent with the previously analyzed project.

Mitigation: Compliance with previously certified Riverside County EIR 455 mitigation measures.

Monitoring: The previously certified Riverside County EIR 455 monitoring requirements will be followed.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
13. Ground-shaking Zone					
a) Be subject to strong seismic ground shaking?					X

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," Riverside County EIR 455

Findings of Fact:

a) Impacts related to groundshaking were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The Final EIR indicated that impacts associated with groundshaking would be less than significant with the incorporation of mitigation measures. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As a result, impacts related to groundshaking on the residential and reservoir sites would remain the same as those under the approved project as the sites would be subject to the same amount of groundshaking. The new sewer lift station would be located on a parcel located just west of the intersection of Varner Road and Bubbling Wells Road in Cathedral City. The new sewer lift station site would be subject to the same amount of groundshaking as the other project sites. However, impacts related to groundshaking at the new sewer lift station site would be less than significant as all development under the revised project would adhere to the same mitigation measures listed in the Final EIR to reduce impacts from groundshaking. Similarly, the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would also be subject to groundshaking, but with adherence to the same mitigation measures listed in the Final EIR impacts associated with these improvements would be reduced to less than significant. No new or substantially increased significant effects would result from the revised project with respect to groundshaking as the revised project is substantially consistent with the previously analyzed project.

Mitigation: Compliance with previously certified Riverside County EIR 455 mitigation measures.

Monitoring: The previously certified Riverside County EIR 455 monitoring requirements will be followed.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
14. Landslide Risk					X
a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?					

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," Riverside County EIR 455

Findings of Fact:

a) Impacts related to landslides were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR, and the EA determined that landslides were not a risk to the project sites due to the area's flat terrain. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As a result, impacts related to landslides on the residential and reservoir sites would remain the same as those under the approved project. The topography of the new sewer lift station site is flat, similar to the other project sites. As a result, landslides are not a risk at the new sewer lift station site. Similarly, the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would not be subject to landslides as the topography of these routes is also flat. No new or substantially increased significant effects would result from the revised project with respect to landslides as the revised project is substantially consistent with the previously analyzed project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
15. Ground Subsidence					X
a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?					

Source: Riverside County General Plan Figure S-7 “Documented Subsidence Areas Map,” Riverside County EIR 455

Findings of Fact:

a) Impacts related to ground subsidence were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The Final EIR indicated that impacts associated with ground subsidence would be less than significant with the incorporation of mitigation measures. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As a result, impacts related to ground subsidence on the residential and reservoir sites would remain the same as those under the approved project, and all development under the revised project would adhere to the same mitigation measures listed in the Final EIR to reduce impacts from ground subsidence.

The new sewer lift station would be located on a parcel located just west of the intersection of Varner Road and Bubbling Wells Road in Cathedral City. According to Riverside County General Plan Figure S-7, the new sewer lift station site is located within an area that is susceptible to subsidence similar to the other project sites. Therefore impacts related to ground subsidence at the new sewer lift station site would be the same and the revised lift station would adhere to the same mitigation measures listed in the Final EIR to reduce impacts from ground subsidence. Similarly, the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would also be susceptible to subsidence, but with adherence to the same mitigation measures listed in the Final EIR impacts associated with these improvements would be reduced to less than significant. No new or substantially increased significant effects would result from the revised project with respect to ground subsidence as the revised project is substantially consistent with the previously analyzed project.

Mitigation: Compliance with previously certified Riverside County EIR 455 mitigation measures.

Monitoring: The previously certified Riverside County EIR 455 monitoring requirements will be followed.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
16. Other Geologic Hazards					X
a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?					

Source: Project Application Materials, Riverside County EIR 455

Findings of Fact:

a) Impacts related to geologic hazards, such as seiche, mudflow, or volcanic hazard, were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that these hazards were not known to be on or near the project sites and that the impact would be less than significant. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As a result, impacts related to geologic hazards on the residential and reservoir sites would remain the same as those under the approved project. The sewer lift station site is not located in the immediate vicinity of or in an area tributary to a water body which could produce seiches and the flat topography of the site precludes the risk of mudflows. In addition, no known volcanos are located in the vicinity of the new sewer lift station site. As a result, impacts related to geologic hazards, such as seiche, mudflow, or volcanic hazard, are not known to be on or near the new sewer lift station site. Similarly, the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would not be subject to geologic hazards for the same reasons as the new sewer lift station site. No new or substantially increased significant effects would result from the revised project with respect to geologic hazards as the revised project is substantially consistent with the previously analyzed project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
17. Slopes					
a) Change topography or ground surface relief features?					X
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?					X
c) Result in grading that affects or negates subsurface sewage disposal systems?					X

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials, Riverside County EIR 455

Findings of Fact:

a-c) Impacts related to slopes were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR. The EA indicated that since the project sites are located on flat terrain, the approved project would not create dangerous slopes. In addition, the EA indicated that approved project was not expected to affect subsurface sewage disposal. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As a result, impacts related to slopes on the residential and reservoir sites would remain the same as those under the approved project. The new sewer lift station would be located on a parcel located just west of the intersection of Varner Road and Bubbling Wells Road in Cathedral City. However, the sewer lift station site is flat and construction of the sewer lift station would not involve the construction of steep slopes. In addition, no subsurface sewage disposal system is located on the new sewer lift station site. Similarly, the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field is flat and the proposed improvements would not involve the construction of steep slopes. No new or substantially increased significant effects would result from the revised project with respect to slopes as the revised project is substantially consistent with the previously analyzed project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
18. Soils					
a) Result in substantial soil erosion or the loss of topsoil?					X
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?					X
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X	

Source: USDA Soil Conservation Service Soil Surveys, Project Application Materials, Riverside County EIR 455

Findings of Fact:

a) Impacts related to wind- and water-driven erosion were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The Final EIR indicated that the sites were prone to wind and water-driven erosion but that the impacts associated with wind- and water-driven erosion would be less than significant with the incorporation of mitigation measures. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As a result, impacts related to wind- and water-driven erosion on the residential and reservoir sites would remain the same as those under the approved project, and all development under the revised project would adhere to the same mitigation measures listed in the Final EIR to reduce impacts from wind- and water-driven erosion.

The new sewer lift station site has the same susceptibility to wind- and water driven erosion as the approved project as soils on the new site are similar to soils on the previous site of the sewer lift station. However, impacts related to wind- and water-driven erosion at the new sewer lift station site would be less than significant as all development under the revised project would adhere to all mitigation measures listed in the Final EIR to control for erosion. Similarly, the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would also be susceptible to wind- and water-driven erosion subsidence, but with adherence to the same mitigation measures listed in the Final EIR impacts associated with these improvements would be reduced to less than significant. No new or substantially increased significant effects would result

from the revised project with respect to erosion as the revised project is substantially consistent with the previously analyzed project.

b) Impacts related to expansive soils were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR, and the EA stated that the Myoma fine sand soils, which underlie the majority of the project site, contain little or no clay, and therefore, have a low potential for shrinking and swelling. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As a result, impacts related to expansive soils on the residential and reservoir sites would be the same as those under the approved project. The new sewer lift station would be located on a parcel just west of the intersection of Varner Road and Bubbling Wells Road in Cathedral City. Soils on the sewer lift station site consist of Casitas fine sand, which also contain little to no clay, and therefore, have a low potential for shrinking and swelling. Similarly, soils along the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field have low potential for shrinking and swelling as these soils have characteristics similar to those of the soils on the other project sites. No new or substantially increased significant effects would result from the revised project with respect to expansive soils as the revised project is substantially consistent with the previously analyzed project.

c) Impacts related to the ability of soils to adequately support use of septic tanks or alternative waste water disposal systems were not specifically addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The revised project would utilize a sanitary sewage system that would connect to Coachella Valley Water District (CVWD) facilities. Septic tanks or alternative waste water disposal systems would not be utilized. Therefore, no impacts would occur. The off-site infrastructure serving the residential site would not require waste disposal. No new or substantially increased significant effects would result from the revised project with respect to the ability of soils to adequately support use of septic tanks or alternative waste disposal systems.

Mitigation: Compliance with previously certified Riverside County EIR 455 mitigation measures.

Monitoring: The previously certified Riverside County EIR 455 monitoring requirements will be followed.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
19. Erosion					X
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?					
b) Result in any increase in water erosion either on or off site?					X

Source: USDA Soil Conservation Service Soil Surveys

Findings of Fact:

a-b) Impacts related to water erosion were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The Final EIR indicated that impacts associated with water erosion on the residential site would be less than significant with the incorporation of mitigation measures. According to the Final EIR, the flow rate of storm water through the residential site would be at or below pre-project flow rate. The drainage plan for the residential site would remain the same under the revised project. With the exception of minor boundary changes, the development footprint of the residential site would remain largely the same under the revised project as it was under the previously approved project. As a result, impacts related to water erosion on the residential site would be the same as those under the approved project. Drainage on the reservoir site and the new sewer lift station site would also be designed to maintain existing flows in compliance with existing Riverside County and City of Cathedral City ordinances and regulations. Finally, all development under the revised project would adhere to the same mitigation measures listed in the Final EIR to reduce impacts related to water erosion. Infrastructure to be constructed along the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would be located underground and would not alter drainage. No new or substantially increased significant effects would result from the revised project with respect to water erosion as the revised project is substantially consistent with the previously analyzed project.

Mitigation: Compliance with previously certified Riverside County EIR 455 mitigation measures.

Monitoring: The previously certified Riverside County EIR 455 monitoring requirements will be followed.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
20. Wind Erosion and Blowsand from project either on or off site.					X
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?					

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484, Riverside County EIR 455

Findings of Fact:

a) See discussion for **Item 18(a)**, above. Impacts related to wind-driven erosion were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The Final EIR indicated that impacts associated with wind-driven erosion would be less than significant with the incorporation of mitigation measures. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As a result, impacts related to wind-driven erosion on the residential and reservoir sites would be the same as those under the approved project as the sites would be subject to the same areas that are prone to erosion, and all development under the revised project would adhere to the same mitigation measures listed in the Final EIR to reduce impacts from wind- and water-driven erosion.

According to Riverside County General Plan Figure S-8, the new sewer lift station site has a high wind erodibility rating. However, impacts related to wind-driven erosion at the new sewer lift station site would be less than significant as all development under the revised project would adhere to all mitigation measures listed in the Final EIR to control erosion. Similarly, the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would also be susceptible to wind erosion during construction, but with adherence to the same mitigation measures listed in the Final EIR impacts associated with these improvements would be reduced to less than significant. No new or substantially increased significant effects would result from the revised project with respect to wind-driven erosion as the revised project is substantially consistent with the previously analyzed project.

Mitigation: Compliance with previously certified Riverside County EIR 455 mitigation measures.

Monitoring: The previously certified Riverside County EIR 455 monitoring requirements will be followed.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
GREENHOUSE GAS EMISSIONS Would the project					
21. Greenhouse Gas Emissions					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X		

Source: Riverside County Greenhouse Gases and CEQA Compliance Draft SOP

Findings of Fact:

a) At the time the Final EIR was prepared, analysis of greenhouse gases (GHG) and associated global climate change impacts was not recommended in EIRs. Since certification of the Final EIR, GHG emissions and associated global climate change impacts are now required to be evaluated under CEQA.

State law defines GHGs to include the following compounds:

- **Carbon Dioxide (CO₂).** Carbon dioxide primarily is generated by fossil fuel combustion from stationary and mobile sources. Carbon dioxide is the most widely emitted GHG and is the reference gas (GWP of 1) for determining the GWP of other GHGs.
- **Methane (CH₄).** Methane is emitted from biogenic sources (i.e., resulting from the activity of living organisms), incomplete combustion in forest fires, landfills, manure management, and leaks in natural gas pipelines. Methane is the primary component of natural gas, which is used for space and water heating, steam production, and power generation.
- **Nitrous Oxide (N₂O).** Nitrous oxide is produced by natural and human-related sources. Primary human-related sources include agricultural soil management, animal manure management, sewage treatment, mobile and stationary combustion of fossil fuel, adipic acid production, and nitric acid production.
- **Hydrofluorocarbons (HFCs).** HFCs typically are used as refrigerants in both stationary refrigeration and mobile air conditioning. The use of HFCs for cooling and foam blowing is growing particularly as the continued phase-out of chlorofluorocarbons (CFCs) and hydrochlorofluorocarbons (HCFCs) gains momentum.
- **Perfluorocarbons (PFCs).** Perfluorocarbons are compounds consisting of carbon and fluorine. They are primarily created as a byproduct of aluminum production and semiconductor manufacturing.
- **Sulfur Hexafluoride (SF₆).** Sulfur hexafluoride is a colorless, odorless, nontoxic, nonflammable gas. It is most commonly used as an electrical insulator in high voltage equipment that transmits and distributes electricity.

In order to provide a convenient metric with which to measure GHG emissions, scientists have established a Global Warming Potential (GWP) for each GHG based on its ability to absorb and re-emit long-wave radiation over a specific time period. The GWP of a gas is determined using CO₂ as the reference gas with a GWP of 1 over 100 years. For example, a gas with a GWP of 10 is 10 times more potent than CO₂ over 100 years. The use of GWP allows GHG emissions to be reported using CO₂ as a baseline. The sum of each GHG multiplied by its associated GWP is referred to as carbon dioxide equivalents (CO₂e). GHG emissions have been estimated and reported below in terms of CO₂e.

Provided below is a discussion of potential impacts from GHG emissions that would be generated during construction and operation of the revised project.

Construction GHG Emissions

The revised project would result in short-term emissions of GHGs during construction. These emissions, primarily CO₂, CH₄, and N₂O, are the result of fuel combustion in construction equipment and motor vehicles. The other primary GHGs (hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride) are typically associated with specific industrial sources and are not expected to be emitted during project construction. The amortized construction emissions total from the revised project has been used for this analysis and is included in **Table 1** below.

Operational GHG Emissions

Upon completion of construction and occupancy of the residential units, the revised project would result in direct annual emissions of GHGs during operation. These emissions, primarily CO₂, CH₄, and N₂O, are the result of fuel combustion in building heating systems and motor vehicles. Building and motor vehicle air conditioning systems may also use HFCs (and HCFCs and CFCs to the extent that they have not been completely phased out at later dates). These HFC emissions are included in the motor vehicle calculations.

Direct Emissions

Direct emissions of CO₂ emitted from operation of the revised project are primarily due to natural gas consumption and mobile source emissions. Area source emissions were calculated using CalEEMod using default assumptions for single-family homes and a recreational center. Mobile source emissions were calculated using CalEEMod, also based on default assumptions for vehicle traffic and trip rates for single-family residences.

Indirect Emissions

The revised project would also result in indirect GHG emissions due to its electricity demand. The emission factor for CO₂ due to electrical demand from Southern California Edison, the electrical utility serving the proposed project, was selected in the CalEEMod model. Emission factors for CO₂ are based on California Air Resources Board's (CARB) Local Government Operations Protocol. Emission factors for CH₄ and N₂O are based on E-Grid values. The cited factors in the CARB report are based on data collected by the California Climate Action Registry. The emission factors take into account the current mix of energy sources used to generate electricity and the relative carbon intensities of these sources, and includes natural gas, coal, nuclear, large hydroelectric, and other renewable sources of energy. Electricity consumption was based on default data found in CalEEMod for the respective land use types.

In addition to electrical demand, the project would also result in indirect GHG emissions due to water consumption, wastewater treatment, and solid waste generation. CalEEMod default values were used for consumption of water and generation of waste as well as the emissions resulting from these activities. GHG emissions from water consumption are due to the electricity needed to convey, treat, and distribute water. The annual electrical demand factors for potable water were obtained from the California Energy Commission. GHG emissions from wastewater are due to the electricity needed to

treat wastewater and the treatment process itself, which primarily releases CH₄ into the atmosphere. GHG emission factors for wastewater treatment were obtained from the U.S. EPA. GHG emissions from solid waste generation are due to the decomposition of organic material, which releases CH₄ into the atmosphere. The GHG emission factor for solid waste generation was based on IPCC methods for quantifying GHG emissions from solid waste and waste disposal rates were based on CalRecycle data.

Operational Emissions Summary

The annual GHG emissions associated with the operation of the revised project are provided below in **Table 1, Estimated Operational GHG Emissions**. Detailed calculations are provided in **Appendix A**. The project’s GHG emissions are compared with the Riverside County’s threshold of significance for a mixed use project (golf and residential), which is a reduction in GHG emissions of 30 percent from business-as-usual (BAU) conditions. BAU here refers to the revised project as it would be developed without use of any design features or other measures that would result in a reduction of GHG emissions, or in other words as buildings were constructed and designed in 1990, the year of the baseline for emissions in California used for AB 32. The actual development would include numerous GHG reducing features, such as energy efficiency over that required under state Title 24 guidelines, the option for solar energy generation, bike lanes throughout the project with external connections, water-saving landscaping, encouragement of the use of electric vehicles, bus shelters, and an overall layout that encourages less driving overall. There are also several state and federal measures targeted at reducing GHG emissions from vehicles and land development that will be taking effect during buildout of the revised project. These measures have also been included in the reduced emissions from the proposed project shown in **Table 1**.

**Table 1
Estimated Operational GHG Emissions**

Operational GHG Emissions	BAU GHG Emissions (MTCO ₂ e/Year)	GHG Emissions with Applicable Reductions (MTCO ₂ e/Year)	Percent Reduction from BAU
Proposed Project			
Mobile Sources	153,509	90,499	41
Area Sources	4,456	4,005	10
Energy Use	8,074	6,528	19
Solid Waste and Wastewater Generation	1,065	745	30
Water Supply	825	578	30
Amortized Construction	894	894	0
Total Emissions	168,823	103,249	39
Riverside County Threshold			30
Exceed Threshold?			NO

Source: Impact Sciences, Inc. Emissions calculations are provided in Appendix A.

As indicated in **Table 1**, emissions from the revised project would be 39 percent below emissions from the revised project under BAU conditions. As a result, the revised project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, and this impact would be less than significant.

b) The primary GHG emissions regulation in California is AB 32. AB 32 represents the first enforceable statewide program to limit GHG emissions from all major industries with penalties for noncompliance. AB 32 requires the state to undertake the following actions:

- Expand and strengthen existing energy efficiency programs as well as building and appliance standards;
- Achieve a statewide renewable energy mix of 33 percent;
- Develop a California cap-and-trade program that links with other Western Climate Initiative partner programs to create a regional market system;
- Establish targets for transportation-related greenhouse gas emissions for regions throughout California and pursuing policies and incentives to achieve those targets;
- Adopt and implement measures pursuant to existing state laws and policies, including California's clean car standards, goods movement measures, and the Low Carbon Fuel Standard; and
- Create targeted fees, including a public goods charge on water use, fees on high global warming potential gases, and a fee to fund the administrative costs of the state's long-term commitment to AB 32 implementation.

The Riverside County GHG significance thresholds are designed to capture a majority of development projects and ensure that they reduce GHG emissions beyond regulatory requirements through project design features and mitigation measures without causing undue burden on smaller projects. This is consistent with the goals of AB 32, which requires the state to reduce GHG emissions, and the strategies to achieve AB 32, which focus on key areas and industries to reduce GHG emissions. Therefore if a proposed project emits below the significance threshold it can be assumed to be consistent with AB 32. As shown by the analysis above, the revised project's GHG emissions would not exceed the County's threshold. Thus, the proposed project would not conflict with the state's ability to achieve the reduction targets under AB 32, and the impact would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
HAZARDS AND HAZARDOUS MATERIALS Would the project					
22. Hazards and Hazardous Materials					X
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?					X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?					X
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?					X
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?					X
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?					X

Source: Project Application Materials, Riverside County EIR 455

Findings of Fact:

a) Impacts related to the routine transport, use, or disposal of hazardous materials were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that the routine transport, use, or disposal of hazardous materials would not create a significant hazard to the public. Operations under the revised project would be the same under the approved project. As a result, impacts related to the routine transport, use, or disposal of hazardous materials on the residential and reservoir sites would remain the same as those under the approved project. While a new site for the sewer lift station is proposed under the revised project, impacts related to the routine transport, use, or disposal of hazardous materials associated with operation of the sewer lift station on the new site would not create a significant hazard to the public as operation of the sewer lift station would not generate hazardous materials. Infrastructure to be constructed

along the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would not involve the routine transport, use, or disposal of hazardous materials. No new or substantially increased significant effects would result from the revised project with respect to the routine transport, use, or disposal of hazardous materials as the revised project is substantially consistent with the previously analyzed project.

b, e) Impacts related to the accidental release of hazardous materials and hazardous materials sites were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that the approved project is not expected to create a significant hazard to the public or the environment. Two Phase 1 Environmental Site Assessments were completed for the Desert Dunes project site, one in 2003 and another in 2004. The studies indicated that the Desert Dunes project sites and adjoining land showed no indication of unauthorized releases of hazardous substances to the soils and/or groundwater on the site or on the adjacent properties. No potential contaminant sources, such as landfills, oil wells or pipelines were identified. There are no National Priority Sites (sites which have released large amounts of hazardous materials) located within 1 mile of the Desert Dunes sites and there was no evidence of underground storage tanks on the sites. The Desert Dunes Golf Course operates a dual 500-gallon above-ground fuel storage tank for gasoline and diesel fuels for the operation of grounds maintenance equipment. However, the tank is located within a bermed containment area; there was no evidence of spillage and the work area was kept in a clean, orderly condition. In conclusion, no evidence was found during the two Phase 1 Environmental Site Assessments to suggest that there has been a hazardous material release or significant threat of release within any of the sites. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As a result, impacts related to the exposure to hazardous materials during construction and/or occupancy of the residential and reservoir sites would remain the same as those under the approved project.

The sewer lift station would be relocated to a parcel located just west of the intersection of Varner Road and Bubbling Wells Road in Cathedral City. However, the new sewer lift station site has never been developed. In addition, the new sewer lift station site is not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, the new sewer lift station site is not expected to create a significant hazard to the public or the environment. While the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field are developed with roads and pass through areas that are developed, these routes are also not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No new or substantially increased significant effects would result from the revised project with respect to the accidental release of hazardous materials and exposure to hazardous materials sites as the revised project is substantially consistent with the previously analyzed project.

c) Impacts related to emergency response or evacuation plans were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that the approved project would not hinder or conflict with any adopted emergency response or evacuation plan. The types of land uses on the residential and reservoir sites would remain largely the same under the revised project as they were under the previously approved project. As a result, impacts related to emergency response or evacuation plans with relation to the residential and reservoir sites

would remain the same as those under the approved project. While a new site for the sewer lift station is proposed under the revised project, the construction and operation of the new sewer lift station would be the same as the construction and operation of the previous sewer lift station. As a result, the new sewer lift station site would not hinder or conflict with any adopted emergency response or evacuation plan. While construction of the proposed sewer main and the extension of the proposed water line to the CVWD well field could disrupt traffic along existing roadways in the area, the delay would be temporary and no permanent changes to the roadways would occur as the improvements would be located underground. No new or substantially increased significant effects would result from the revised project with respect to emergency response or evacuation plans as the revised project is substantially consistent with the previously analyzed project.

d) Impacts related to hazardous emissions or use of hazardous materials with 0.25 mile of a school were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that the approved project sites were not located within 0.25 mile of a school. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would largely remain the same under the revised project. As a result, impacts related to hazardous emissions or use of hazardous materials with 0.25 mile of a school would remain the same as those under the approved project as the sites are not located within 0.25 mile of a school. The new sewer lift station site is not located within 0.25 mile of a school. Infrastructure to be constructed along the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would not involve the use of hazardous materials or emit hazardous emissions and the revised route of the proposed sewer main and the extension of the proposed water line is not located within 0.25 mile of a school. No new or substantially increased significant effects would result from the revised project with respect to hazardous emissions or use of hazardous materials with 0.25 mile of a school as the revised project is substantially consistent with the previously analyzed project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
23. Airports					
a) Result in an inconsistency with an Airport Master Plan?					X
b) Require review by the Airport Land Use Commission?					X
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?					X
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?					X

Source: Riverside County General Plan Figure S-19 "Airport Locations," Riverside County EIR 455

Findings of Fact:

a-d) Impacts related to airports were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that future development facilitated by the approved project is not expected to adversely affect airport safety or the safety of people residing or working in the area because the project sites are not located flight path of a public or private airport. With the exception of minor boundary changes to the residential site, the residential and reservoir sites are largely the same under the revised project as they were under the previously approved project. As a result, impacts related to airports would remain the same as those under the approved project. The revised sewer lift station would be located on a parcel located just west of the intersection of Varner Road and Bubbling Wells Road in Cathedral City. Palm Springs International Airport is located a little over 4 miles southeast of the new sewer lift station site and the lift station is not located within the flight path of the airport. In addition, the new sewer lift station site is not located within the vicinity of a private airstrip. Therefore, the new sewer lift station site is not expected to adversely affect airport safety or the safety of people residing or working in the area. Infrastructure to be constructed along the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would be located underground and would not affect airport operations. No new or substantially increased significant effects would result from the revised project with respect to airports as the revised project is substantially consistent with the previously analyzed project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
24. Hazardous Fire Area					X
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?					

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," Riverside County EIR 455

Findings of Fact:

a) Impacts related to fire hazards were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that the approved project was not expected to expose people or structures to risks associated with wildland fire as the potential for wildland fires to occur on the sites is low given the sparse vegetation and sandy soils on each of the sites. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As a result, impacts related to fire hazards would be the same as those under the approved project. According to Riverside County General Plan Figure S-11, the new sewer lift station site is located within a very low wildfire zone. Therefore, the new sewer lift station site is not expected to expose people or structures to risks associated with wildland fire. Similarly, no impact would occur with regard to infrastructure constructed along the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field as the roadways along these routes are located in a low wildland zone. No new or substantially increased significant effects would result from the revised project with respect to fire hazards as the revised project is substantially consistent with the previously analyzed project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
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HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?					X
b) Violate any water quality standards or waste discharge requirements?					X
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?					X
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?					X
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?					X
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?					X
g) Otherwise substantially degrade water quality?					X
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?					X

Source: Riverside County EIR 455

Findings of Fact:

a) See discussion for **Items 19(a) & (b)**, above. The Final EIR indicated that impacts associated with erosion or siltation as a result of altering an existing drainage pattern would be less than significant with the incorporation of mitigation measures. According to the Final EIR, the flow rate of storm water through the residential site would be at or below pre-project flow rate. The drainage plan on the residential site would remain the same under the revised project. With the exception of minor boundary changes, the development footprint of the residential site would remain largely the same under the revised project as it was under the previously approved project. As a result, impacts related to erosion or siltation on the residential site would be the same as those under the approved project. Drainage at the reservoir and sewer lift station sites would be designed to maintain existing flows in compliance with existing Riverside County and City of Cathedral City ordinances and regulations. Finally, all development under the revised project would adhere to the same mitigation measures listed in the Final EIR to reduce impacts associated with erosion or siltation. Infrastructure to be constructed along the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would be located underground and would not alter drainage. No new or substantially increased significant effects would result from the revised project with respect to erosion or siltation as the result of altering an existing drainage pattern as the revised project is substantially consistent with the previously analyzed project.

b, g) Impacts related to water quality were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The Final EIR indicated that impacts associated with water quality would be less than significant with the incorporation of mitigation measures. The construction and operation of land uses on the residential and reservoir sites under the revised project would be the same as under the approved project. As a result, impacts related to water quality would remain the same as those under the approved project and all development on the sites under the revised plan would adhere to applicable water quality standards. While a new site for the sewer lift station is proposed under the revised project, impacts related to water quality would be less than significant as development on the new site would also be required to adhere to National Pollution Discharge Elimination System (NPDES) requirements during construction. In addition, all development under the revised project would adhere to the same mitigation measures listed in the Final EIR to reduce impacts to water quality. Infrastructure to be constructed along the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would also adhere to NPDES requirements, and as a result no significant water quality impacts would occur. No new or substantially increased significant effects would result from the revised project with respect to water quality as the revised project is substantially consistent with the previously analyzed project.

c) Impacts related to groundwater pumping were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The Final EIR indicated that implementation of the Specific Plan would result in significant and unavoidable impacts to groundwater levels within the Mission Creek Subbasin even with the incorporation of mitigation measures. The revised project would result in fewer residential units than the approved project, thus reducing the amount of groundwater pumped for domestic use.

In addition, development on the residential site would implement the same mitigation measures as the approved project to reduce impacts related to groundwater pumping. Development on the reservoir site and the previous sewer lift station site did not require the pumping of groundwater. As the construction and operation of the reservoir and sewer lift station sites under the revised project would be the same as under the approved project, no groundwater pumping would occur for these facilities. Infrastructure to be constructed along the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would not require groundwater pumping. No new or substantially increased significant effects would result from the revised project with respect to groundwater levels as fewer residential units would be allowed under the revised project.

d-f) Impacts related to the capacity of existing or planned stormwater drainage systems and flooding were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The Final EIR indicated that impacts associated with the capacity of existing or planned stormwater drainage systems and flooding would be less than significant with the incorporation of mitigation measures. The residential and reservoir sites are subject to 100-year flooding from Long Canyon to the northeast. The residential site is also subject to flooding from the Big Morongo Wash drainage located west of Palm Drive. Flood control facilities proposed in the Specific Plan for the residential site include flood channels along 18th Avenue and Bubbling Wells Road and a golf course flood channel through the project site that would outlet onto the 25.0± acre parcel south of 20th Avenue. According to the Final EIR, the storm drainage system on the residential site would be designed to accommodate maximum 100-years floods from the Long Canyon and Morongo drainages. In addition, all building pads on the residential site will be constructed so they are out of the 100-year flood plain pursuant to FEMA approved CLOMR/LOMR applications. Drainage on the reservoir site would be constructed to Riverside County standards. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. All of the drainage improvements and measures to address flooding impacts would also remain unchanged under the revised project. As a result, impacts related to capacity of existing or planned stormwater drainage systems and flooding on the residential and reservoir sites would remain the same as those under the approved project for the reasons cited above.

The sewer lift station would be relocated to a parcel located just west of the intersection of Varner Road and Bubbling Wells Road in Cathedral City. However, the new sewer lift station site is not located within a 100-year flood plain. Drainage at the new sewer lift station site would be designed to maintain existing storm water flows in compliance with existing City of Cathedral City ordinances and regulations. As a result, impacts related to the capacity of existing or planned stormwater drainage systems and flooding would be less than significant on the new sewer lift station site. Finally, all development under the revised project would adhere to the same mitigation measures listed in the Final EIR to reduce impacts related to capacity of existing or planned storm drain systems and flooding. Infrastructure to be constructed along the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would be located underground and not result in storm water runoff or be affected by flooding. No new or substantially increased significant effects would result from the revised project with respect to capacity of existing or planned

stormwater drainage systems and flooding as the revised project is substantially consistent with the previously analyzed project.

h) Impacts related to new or retrofitted stormwater Treatment Control Best Management Practices were not specifically addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The revised project includes drainage facilities that would convey storm water flows through the residential site. No storm water would be detained or retained for an extended period of time. In addition, drainage on the reservoir site and new sewer lift station site would be constructed according to Riverside County and City of Cathedral City standards. As a result, no standing water, which could result in increased vectors or odors, would occur on the project sites. Therefore, no impact would occur. Infrastructure to be constructed along the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would be located underground and not cause ponding. No new or substantially increased significant effects result from the revised project with respect to new or retrofitted stormwater Treatment Control Best Management Practices.

Mitigation: Compliance with previously certified Riverside County EIR 455 mitigation measures.

Monitoring: The previously certified Riverside County EIR 455 monitoring requirements will be followed.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
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26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?					X
b) Changes in absorption rates or the rate and amount of surface runoff?					X
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?					X
d) Changes in the amount of surface water in any water body?				X	

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County EIR 455

Findings of Fact:

a-c) See discussion for **Items 25(e) & (f)**, above. The Final EIR indicated that impacts associated with flooding would be less than significant with the incorporation of mitigation measures.

The residential and reservoir sites are subject to 100-year flooding from Long Canyon to the northeast. The residential site is also subject to flooding from the Big Morongo Wash drainage located west of Palm Drive. All building pads on the residential site will be constructed so they are out of the 100-year flood plain pursuant to FEMA approved CLOMR/LOMR applications. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As a result, impacts related to flooding would remain the same as those under the approved project for the reasons cited above. The new sewer lift station site is not located within a 100-year flood plain. According to Riverside County General Plan Figure S-10, the new sewer lift station site is also not located within a dam inundation zone. Finally, all development under the revised project would adhere to the same mitigation measures listed in the Final EIR to reduce impacts from flooding. Infrastructure to be constructed along the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would be located underground and would not be affected by flooding. No new or substantially increased significant effects would result from the revised project with respect to flooding as the revised project is substantially consistent with the previously analyzed project.

d) The nearest major body of water is Lake Cahuilla, located approximately 22 miles to the southeast of the project site. Given this distance, stormwater generated on the project sites would not affect surface water levels on this body of water. Therefore, no impact would occur. No new or substantially increased significant effects result from the revised project with respect to changes in the amount of surface water in any water body.

Mitigation: Compliance with previously certified Riverside County EIR 455 mitigation measures.

Monitoring: The previously certified Riverside County EIR 455 monitoring requirements will be followed.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
LAND USE/PLANNING Would the project					
27. Land Use					
a) Result in a substantial alteration of the present or planned land use of an area?				X	
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?				X	

Source: Riverside County General Plan, Project Application Materials

Findings of Fact:

a-b) The residential and reservoir sites are located within the Sphere of Influence of the City of Desert Hot Springs, while the new sewer lift station site is located within the city limits of the City of Cathedral City. The residential site is approved for single-family residential under the Specific Plan and would continue this use for the site under the revised project. The reservoir site is approved for rural residential land uses and the reservoir is consistent with this use as it would serve residential development. The new sewer lift station site is zoned for open space use and the proposed lift station is a permitted conditional use. The revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field are located along existing roadways and would not adversely affect planned land uses on adjacent properties. Therefore, no impacts would occur. No new or substantially increased significant effects would result from the revised project with respect to a substantial alteration of the present or planned land use of an area or land use within a city sphere of influence.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
28. Planning					
a) Be consistent with the site's existing or proposed zoning?				X	
b) Be compatible with existing surrounding zoning?				X	
c) Be compatible with existing and planned surrounding land uses?					X
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?					X
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?					X

Source: Riverside County General Plan Land Use Element, Riverside County EIR 455

Findings of Fact:

a) The residential site and open space conservation parcel have a zoning designation of SP Zone (Specific Plan). The single-family residential and open space conservation land uses for this site are consistent with uses allowed under the SP Zone designation. The reservoir site has a zoning designation of W-2 Zone (Controlled Development) which allows water works facilities such as the reservoir. The sewer lift station site has been zoned by the City of Cathedral City as Open Space which allows public utility structures such as the proposed lift station as a conditional use. As a result, the project applicant will be required to obtain a use permit from the City of Cathedral City to construct the lift station. The revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field are located along existing roadways and would not conflict with local zoning or planned land uses along these routes. Therefore, no impacts would occur. No new or substantially increased significant effects would result from the project with respect to the consistency with the existing zoning of the project sites.

b) Properties surrounding the residential site, open space conservation parcel, and reservoir site are zoned W-2 (Controlled Development) with the exception of properties to the east of the residential site which are zoned R-1 (One-Family Dwelling). Some of the uses allowed under the W-2 zoning include single-family dwellings, and light agriculture. Guest ranches, educational institutions, country clubs, and churches are also allowed under the W-2 zoning with plot plan approval. The approved project and the revised project would be compatible with these types of uses. In addition, any future project proposed around the project site would be reviewed by the County of Riverside and/or City of Cathedral City for compatibility with the residential use contained with the Specific

Plan area. Finally, the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field are located along existing roadways and would not conflict with local zoning and planned land uses on adjacent properties.

Therefore, no impacts would occur. No new or substantially increased significant effects would result from the revised project with respect to compatibility of the proposed project with surrounding zoning.

c) The Final EIR indicated that impacts associated with land use compatibility would be less than significant with incorporation of one mitigation measure which required the County to assure that all potential land use incompatibilities be reduced prior to approval of the Specific Plan. The uses on the residential and reservoir sites under the revised project would be substantially the same as the approved project. As the Specific Plan has been approved, any incompatibilities between adjacent residences and the residential and reservoir site have been resolved. The changes to the residential site are a minor boundary adjustment within the interior of the site. As a result, impacts associated with land use compatibility with adjoining land uses would remain the same as those under the approved project.

The new sewer lift station would be located on a parcel located just west of the intersection of Varner Road and Bubbling Wells Road in Cathedral City. The previous EIR stated that the sewer lift station, then proposed on the open space conservation site south of 20th Avenue, would be compatible with nearby single-family residential structures. The new sewer lift station is located on vacant desert land and no existing development is located in the vicinity of the project site. The closest single-family residential development to the new sewer lift station is approximately 1 mile to the north. Therefore, impacts related to land use compatibility of the new sewer lift station would be less than significant. Infrastructure to be constructed along the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would be located underground and thus would be compatible with land uses on adjacent properties. No new or substantially increased significant effects would result from the revised project with respect to consistency with land use compatibility as the revised project is substantially consistent with the previously analyzed project.

d) See discussion for **Item 27(a)**, above. The Final EIR indicated that impacts associated with consistency with general plan land use designations would be less than significant. The residential site has a General Plan land use designation of Medium Density Residential, which allows two to five dwelling units per acre, and the open space conservation parcel has a General Plan land use designation of Rural Desert, which has a 10 acre minimum lot size. The EIR stated that the density associated with the Specific Plan project, with an overall maximum of five dwelling units per acre, was consistent with the adopted General Plan land use density range of two to five dwelling units per acre. The reallocation of the dwelling unit maximums for each planning area that is being sought by the substantial conformance request under the revised project will maintain the same overall density range (five dwelling units per acre) established by the approved Specific Plan. As a result, impacts associated with the consistency of the revised project with general plan land use designations would remain the same as those under the approved project.

The reservoir site has a General Plan designation of Rural Residential, which allows one dwelling unit per 5 acres and allows compatible resource development (not including the commercial extraction of mineral resources) such as the proposed reservoir. The location of the reservoir site under the revised project would be the same as the approved project, and the type of development on the site would be the same under the revised and approved project. As a result, the impact associated with consistency with general plan land use designations would remain unchanged.

The new sewer lift station site has been designated by the City of Cathedral City as Open Space-Public, which does not specifically allow public utility structures such as the proposed sewer lift station. However, as discussed under **Item 28(a)**, above, the site's zoning designation does allow public utility structures such as the proposed lift station as a conditional use. Therefore, this facility would be consistent with the City's General Plan land use designation. The revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field are located along existing roadways and therefore would be consistent with land use designations on adjacent properties.

No new or substantially increased significant effects would result from the revised project with respect to consistency with general plan land use designations as the revised project is substantially consistent with the previously analyzed project.

e) Impacts related to the disruption or division of a community were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that the approved project would constitute an extension of existing residential development patterns in the immediate vicinity. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As a result, impacts related to the disruption or division of a community would remain the same as those under the approved project. The sewer lift station would be relocated to a parcel located just west of the intersection of Varner Road and Bubbling Wells Road in Cathedral City. The new sewer lift station is located on vacant desert land and no existing development is located in the vicinity of the project site. Therefore, development of the sewer lift station would not disrupt or divide an existing community. Finally, the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would not disrupt or divide an existing community as these routes are presently developed as roadways. No new or substantially increased significant effects would result from the revised project with respect to the disruption or division of a community.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
MINERAL RESOURCES Would the project					
29. Mineral Resources					X
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the state?					X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?					X
c) Be an incompatible land use located adjacent to a state classified or designated area or existing surface mine?				X	
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?				X	

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area," Riverside County EIR 455

Findings of Fact:

a-b) Impacts related to mineral resources were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that the project sites were not known to contain mineral resources, and have not been designated as containing such resources in a local land use plan. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As a result, impacts related to mineral resources would remain the same as those under the approved project. According to the Riverside County General Plan Figure OS-5, the new sewer lift station site is located in an MRZ-3 zone, which is defined as an area containing mineral deposits, the significance of which cannot be evaluated from available data. As a result, the new sewer lift station site could contain valuable mineral resources. However, the loss of minerals at the site would not be substantial given the size of the site (0.28 acre) compared to the available area in the vicinity. In addition, the lift station will not prevent access to any mineral resources that may be present on the lift station site. As a result, impacts related to mineral resources on the new sewer lift station site would be less than significant. Finally, the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would not adversely affect mineral resources as these routes are presently

developed as roadways. No new or substantially increased significant effects would result from the revised project with respect to mineral resources.

c-d) Impacts related to land use compatibility or exposure of people to hazards associated with mineral extraction were not specifically addressed in the Final EIR prepared for the Desert Dunes Specific Plan. Land located adjacent to the project sites is also located within an MRZ-3 zone and therefore could contain valuable mineral resources. However, it is unlikely that mining activities would occur next to the residential and reservoir sites as the area is characterized by urban development and the County General Plan designates the area around the two sites for urban uses. While mining activities could occur around the new sewer lift station site, the use of the site for a sewer lift station would not be incompatible with mining activities or surrounding uses. No abandoned or existing mines are located in the vicinity of the project sites. Finally, the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would not be affected by mining activities as these routes are presently developed as roadways. Therefore, no impact would occur. No new or substantially increased significant effects result from the revised project with respect to land use compatibility or exposure of people to hazards associated mineral extraction.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
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NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

X

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

NA A B C D

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?					X
NA <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>					

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map, Riverside County EIR 455

Findings of Fact:

a-b) Palm Springs International Airport is located a little over 5 miles southeast of the project site. No private airstrips are located in the vicinity of the project sites. Impacts related to airport noise were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The Final EIR indicated that even though the project sites are located within the airport's flight path, impacts associated with airport noise would be less than significant as the projects sites are outside of the airport's land use plan and far enough from the airport to avoid any significant noise impacts. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As a result, impacts related to airport noise would remain the same as those under the approved project. The new sewer lift station would be located on a parcel located just west of the intersection of Varner Road and Bubbling Wells Road in Cathedral City. However, the new sewer lift station site is also not located within the airport's land use plan, and uses planned for the site are not noise sensitive. In addition, the new sewer lift station site is not located within the vicinity of a private airstrip. Therefore, impacts related to airport noise are less than significant with regard to the new sewer lift station. Infrastructure to be constructed along the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would be located underground and is not noise sensitive. No new or substantially increased significant effects would result from the revised project with respect to airport noise as the revised project is substantially consistent with the previously analyzed project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
31. Railroad Noise					X
NA <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>					

Source: Riverside County General Plan Figure C-1 "Circulation Plan," Riverside County EIR 455

Findings of Fact: The closest rail line is located 2 miles to the south of the project sites. Impacts related to railroad noise were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that the nearest railroad alignment would not cause any noise related impacts. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As the distance to the nearest rail line would remain the same, impacts related to railroad noise would remain the same as those under the approved project. The new sewer lift station site is located over 1 mile northeast of the nearest railroad alignment and the site would not contain noise sensitive uses. Therefore, impacts from railroad noise would not be an issue for the lift station, and the nearest railroad alignment would not cause any noise related impacts at the new sewer lift station site. Infrastructure to be constructed along the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would be located underground and is not noise sensitive. No new or substantially increased significant effects would result from the revised project with respect to railroad noise as the revised project is substantially consistent with the previously analyzed project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
32. Highway Noise					X
NA <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>					

Source: Project Application Materials, Riverside County EIR 455

Findings of Fact: The closest highway to the project site is Interstate-10 (I-10), which is located approximately 1.5 miles to the south of the project sites. Impacts related to highway noise were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that due to the distance between the project sites and the freeway, the I-10 would

not cause any noise related impacts. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As a result, impacts related to highway noise would remain the same as those under the approved project. The new sewer lift station site is located over 1 mile northeast of I-10 and the new sewer lift station site would not contain noise sensitive uses. Therefore, impacts from highway noise would not be an issue for the lift station. Infrastructure to be constructed along the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would be located underground and is not noise sensitive. No new or substantially increased significant effects would result from the revised project with respect to highway noise as the revised project is substantially consistent with the previously analyzed project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
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33. Other Noise

X

NA A B C D

Source: Project Application Materials, Riverside County EIR 455

Findings of Fact: Impacts related to other noise were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR, and the EA found that no other significant sources of noise are known to occur on or near the project sites. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As the distance to the nearest noise sources would remain the same, impacts related to other noise would remain the same as those under the approved project. Like the previous sewer lift station site, no other significant sources of noise are known to occur in the vicinity of the new sewer lift station site. In addition, the new sewer lift station site would not contain noise sensitive uses. Therefore, impacts from other noise would not be an issue for the lift station. Infrastructure to be constructed along the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would be located underground and is not noise sensitive. No new or substantially increased significant effects would result from the revised project with respect to other noise as the revised project is substantially consistent with the previously analyzed project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
34. Noise Effects on or by the Project					X
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?					X
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?					X
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?					X
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?					X

Source: Riverside County General Plan, Table N-1 (Land Use Compatibility for Community Noise Exposure); Project Application Materials

Findings of Fact:

a, c) Impacts related to operational noise due to on-site stationary noise sources and traffic were addressed in the Final EIR prepared for the approved project. The Final EIR indicated that impacts associated with operational noise would be less than significant with the incorporation of mitigation measures. The revised project would result in fewer residential units than proposed under the approved project, thus reducing on-site stationary noise sources and traffic noise generated along area roadways. Noise on the reservoir site under the revised project would remain the same as noise under the approved project because the reservoir, although smaller, would still be constructed on the same site. The new sewer lift station would be located on a parcel located just west of the intersection of Varner Road and Bubbling Wells Road in Cathedral City. The proposed sewer lift station is expected to generate insignificant noise levels. The closest sensitive receptors to the new sewer lift station site are located approximately 1 mile to the north. Therefore, impacts related to operational noise due to on-site stationary sources on the new sewer station site would be less than significant. Infrastructure to be constructed along the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would be located underground and would not generate noise. Finally, all development on the residential site would adhere to the same mitigation measures listed in the Final EIR to reduce impacts related to operational noise. No new or substantially increased significant effects would result from the revised project with respect to on-site

stationary noise sources and traffic as fewer residential units would be allowed under the revised project.

b, d) Impacts related to construction noise and vibration were addressed in the Final EIR prepared for the approved project. The Final EIR indicated that impacts associated with construction noise and vibration would be less than significant with the incorporation of mitigation measures. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As a result, impacts related to construction noise and vibration would remain the same as those under the approved project as no new sensitive receptors are located in the surrounding area that could be negatively affected by the revised project. Furthermore, all development on the residential site would adhere to the same mitigation measures listed in the Final EIR to reduce impacts related to construction noise and vibration.

Development of the new sewer lift station may generate noise and vibration levels above existing standards for sensitive uses. However, the closest sensitive receptors are located approximately 1 mile to the north. Therefore, impacts related to construction noise and vibration associated with the new sewer lift station site would be less than significant. The revised routes of the proposed sewer main and the extension of the proposed water line to the CVWD well field would not occur adjacent to sensitive uses. No new or substantially increased significant effects would result from the revised project with respect to construction noise and vibration as the revised project is substantially consistent with the previously analyzed project.

Mitigation: Compliance with previously certified Riverside County EIR 455 mitigation measures.

Monitoring: The previously certified Riverside County EIR 455 monitoring requirements will be followed.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
POPULATION AND HOUSING Would the project					
35. Housing					X
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?					X
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?					X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?					X
d) Affect a County Redevelopment Project Area?				X	
e) Cumulatively exceed official regional or local population projections?				X	
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X	

Source: Project Application Materials, Riverside County General Plan Housing Element, Riverside County EIR 455

Findings of Fact:

a, c) Impacts related to the displacement of substantial numbers of housing and people were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that the project would not result in the displacement of any housing or residents as the residential and reservoir sites are vacant and contain no housing. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As a result, impacts related to the displacement of substantial numbers of housing and people would remain the same as those under the approved project. The new sewer lift station would be located on a parcel located just west of the intersection of Varner Road and Bubbling Wells Road in Cathedral City. However, the new sewer lift station site is vacant and contains no housing. Therefore, displacement of substantial numbers of housing and people would not be an issue on the site. Finally, the revised route of the proposed sewer main and the extension of the proposed water

line to the CVWD well field would not impact housing as these routes are presently developed as roadways. No new or substantially increased significant effects would result from the revised project with respect to the displacement of substantial numbers of housing and people other noise as the revised project is substantially consistent with the previously analyzed project.

b) Impacts related to the demand for additional housing were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that the project would accommodate housing needs in the Coachella Valley. While the revised project would result in fewer residential units, it would still accommodate housing needs in the Coachella Valley. No new or substantially increased significant effects would result from the revised project with respect to demand for additional housing as the revised project is substantially consistent with the previously analyzed project.

d) Impacts related to County Redevelopment Project Areas were not specifically addressed in the Final EIR prepared for the Desert Dunes Specific Plan. None of the project sites and routes of the off-site infrastructure are located within a County Redevelopment Project Area. Therefore, no impacts would occur. No new or substantially increased significant effects would result from the revised project with respect to County Redevelopment Project Areas.

e-f) Impacts related to population projections and population growth were not specifically addressed in the Final EIR prepared for the Desert Dunes Specific Plan. TR34552 includes 437 dwelling units while TR34553 includes 896 dwelling units for a total of 1,333 dwelling units; the 386 dwelling units associated with TR31879 were analyzed in Addendum No. 1 to the Desert Dunes Specific Plan EIR. However, for purposes of this analysis, a total of 1,464 dwelling units will be considered which is the difference between the maximum amount of dwelling units allowed by the approved Specific Plan (1,850 dwelling units) and the number of dwelling units (386 dwelling units) analyzed in Addendum No. 1. Based on an average household size of 1.8 persons per household, which is similar to the average household size of other age-restricted developments in the area, the development of 1,464 units would generate approximately 2,635 new residents.

The Coachella Valley Association of Governments (CVAG) subregion is predicted to undergo sustained growth through the year 2035. Population in this subregion is predicted to increase by 538,496 persons between 2010 and 2035, while the housing stock is projected to increase by 180,067 units over the same period. Employment opportunities are also predicted to increase substantially.

When the population increase from the remaining dwelling units under the proposed Specific Plan is added to the 2010 subregional population of 507,319, the resulting population for the year 2020, when the project would be fully developed, is 509,954. This is well within the demographic projection for the year 2020, which is 712,464.

Current Southern California Association of Governments (SCAG) demographic projections for the unincorporated portion of the Coachella Valley extend to the year 2035. It is projected that the Specific Plan development would be ready for occupancy in 2020, and the project would add approximately 2,635 persons to the unincorporated portion of the Coachella Valley by 2020. The current SCAG 2010 population estimate for unincorporated portion of the Coachella Valley is 90,725. When the estimated

population increase of 2,635 persons is added to this current population estimate for the unincorporated portion of the Coachella Valley, the resulting total population of 93,360 is within the 2020 population estimate of 189,937. The population growth associated with the remaining dwelling units under the Specific Plan would not result in the population of the unincorporated portion of the Coachella Valley exceeding the currently adopted population projections. Therefore, the potential for the remaining dwelling units to directly or indirectly induce substantial population growth is less than significant. No new or substantially increased significant effects would result from the revised project with respect to population projections and population growth.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
36. Fire Services					X

Source: Riverside County General Plan Safety Element, Riverside County EIR 455

Findings of Fact: Impacts related to fire services were addressed in the Final EIR prepared for the approved project. The Final EIR indicated that impacts associated with fire services would be less than significant with the incorporation of mitigation measures. The number of units allowed by the revised project would be less than the number of units evaluated in the Final EIR, thus reducing the demand on fire services. The reservoir site, relocated sewer lift station site, and the infrastructure to be constructed along the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would not demand fire services. In addition, all development under the revised project would implement the same mitigation measures as the approved project to reduce impacts to fire services. No new or substantially increased significant effects would result from the revised project with respect to fire services as fewer residential units would be allowed under the revised project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
37. Sheriff Services					X

Source: Riverside County General Plan, Riverside County EIR

Findings of Fact: Impacts related to sheriff services were addressed in the Final EIR prepared for the approved project. The Final EIR indicated that impacts associated with sheriff services would be less than significant with the incorporation of mitigation measures. The number of units allowed by the revised project would be less than the number of units evaluated in the Final EIR, thus reducing the demand on sheriff services. The reservoir site, relocated sewer lift station site, and the infrastructure to be constructed along the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would not demand sheriff services. In addition, all development under the revised project would implement the same mitigation measures as the approved project to reduce impacts to sheriff services. No new or substantially increased significant effects would result from the revised project with respect to sheriff services as fewer residential units would be allowed under the revised project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
38. Schools					X

Source: None

Findings of Fact: Impacts related to schools were not addressed in the Final EIR prepared for the approved project because the proposed development on the site would be an age restricted single-family residential development. The revised project would also consist of an age restricted single-family residential development. As a result, the revised project would not generate students, and would not generate demand for new or expanded school facilities, the construction of which could result in significant environmental effects. Therefore, no impact would occur. No new or substantially increased significant effects would result from the revised project with respect to schools.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
39. Libraries				X	

Source: Riverside County General Plan

Findings of Fact: Impacts related to libraries were not addressed in the Final EIR prepared for the approved project. Riverside County imposes a development impact fee to help fund the acquisition of library holdings. The positive revenue stream to the County from the revised project is expected to adequately offset potential project impacts to library services. In addition, due to the age restriction of the revised project and the on-site amenities available to the residents, the impact on library services is anticipated to be less than significant. Therefore, no impact would occur. No new or substantially increased significant effects would result from the revised project with respect to libraries.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
40. Health Services				X	

Source: Riverside County General Plan

Findings of Fact: Impacts related to health services were not addressed in the Final EIR prepared for the approved project. The revised project would be served by the John F. Kennedy Memorial Hospital, located approximately 15 miles to the east of the project site in the City of Indio. The provision of private health care is largely based on economic factors and demand, and it is unlikely that the revised project would generate a demand for new or expanded facilities for health services, the construction of which could result in significant environmental effects. Therefore, no impact would occur. No new or substantially increased significant effects would result from the revised project with respect to libraries.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
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RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?					X
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?					X
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?				X	

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review, Riverside County EIR 455

Findings of Fact:

a) Impacts related to construction of parks were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that the construction of project specific recreational amenities are not expected to have an adverse physical effect on the environment. The revised project would include the same number of recreational facilities as the approved project, and even though they would be located in a different location under the revised project they would be located in the same development footprint as the approved project. Therefore, the environmental effects of constructing these facilities under the revised project would be similar to the environmental effects under the approved project. No new or substantially increased significant effects would result from the revised project with respect to construction of parks as the revised project is substantially consistent with the previously analyzed project.

b) Impacts related to the physical deterioration of parks were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that the development of project amenities would minimize impacts to existing local and regional parks. The revised project would include the same number of recreational facilities as the approved project and

the revised project would have a smaller residential population that may use the local and regional parks. As a result, impacts to existing and regional parks under the revised project would be similar to or less than the impacts under the approved project. No new or substantially increased significant effects would result from the revised project with respect to the physical deterioration of parks as the revised project is substantially consistent with the previously analyzed project.

c). The project site is subject to Quimby Act requirements. Maximum buildout of the revised project would result in about 2,635 residents, and at a ratio of 5.0 acres of parkland per 1,000 residents, the Quimby Act would require approximately 13.2 acres of parkland. Homes proposed on the project site under the revised project will be single-story structures located on private streets with landscaped open space and retention areas around the perimeter. The retention open space areas will be landscaped and are envisioned for use as passive recreation. Additionally, the revised project includes open space and common areas. The project also includes tennis courts, a 30,000-square-foot recreational facility, and access to the existing Desert Dunes Golf Course. The proposed recreation center is located on a 9.8-acre parcel, which combined with on-site active/passive opens space areas, will more than satisfy the requirements of the Quimby Act. In addition, given the revised project is an age-restricted type use of the project, individuals living within the project would not be high parkland users and no impacts are anticipated. No new or substantially increased significant effects would result from the revised project with respect to park fees.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
42. Recreational Trails				X	

Source: Open Space and Conservation Map for Western County trail alignments

Findings of Fact: Impacts related to recreational trails were not specifically addressed in the Final EIR prepared for the Desert Dunes Specific Plan. According to Figure 8 of the Western Coachella Valley Area Plan, a Regional/Class I Bike Path is proposed along the western boundary of the residential site along Palm Drive. The revised project would not inhibit the construction of this planned bike path. Therefore, no impacts would occur. No new or substantially increased significant effects would result from the revised project with respect to recreational trails.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
TRANSPORTATION/TRAFFIC Would the project					
43. Circulation					X
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?					X
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?					X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?					X
d) Alter waterborne, rail or air traffic?					X
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?					
f) Cause an effect upon, or a need for new or altered maintenance of roads?				X	
g) Cause an effect upon circulation during the project's construction?				X	
h) Result in inadequate emergency access or access to nearby uses?					X

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?					X

Source: Riverside County General Plan, Riverside County EIR 455

Findings of Fact:

a-b) Impacts to vehicle traffic were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The Final EIR indicated that implementation of the Specific Plan would result in significant and unavoidable traffic/circulation roadway and intersection impacts under year 2009 and RCIP buildout conditions, including, but not limited to, temporary impacts prior to the buildout of new lanes, signals, ramps, etc. The revised project would result in the construction of fewer residential units than the approved project, thus reducing the amount of vehicle traffic on the local roadway system. In addition, the revised project would implement the same mitigation measures as the proposed project to reduce impacts related to traffic. Finally, the reservoir site, the relocated sewer lift station, and the infrastructure to be constructed along the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would not generate any traffic. No new or substantially increased significant effects would result from the revised project with respect to vehicle traffic as fewer vehicle trips would be generated under the revised project.

c) Impacts related to a change in air traffic patterns were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that future development facilitated by the approved project is not expected to adversely affect air traffic patterns. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. In addition, the height of the proposed structures under the revised project would be the same as the heights of the proposed structures under the approved project. As a result, impacts related to a change in air traffic patterns would remain the same as those under the approved project. Palm Springs International Airport is located a little over 4 miles southeast of the new sewer lift station site. Even though the new sewer lift station site is located within the flight path of the Palm Springs International Airport, the height of the proposed structure would not affect air traffic patterns. Infrastructure to be constructed along the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would be located underground and would not affect air traffic patterns. No new or substantially increased significant effects would result from the revised project with respect to a change in air traffic patterns as the revised project is substantially consistent with the previously analyzed project.

d) See discussion for **Item 27(a)**, above. Impacts related to waterborne, rail or air traffic were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that future development facilitated by the approved project is not expected to adversely affect air, rail, or waterborne patterns or safety of travel. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As the residential and reservoir sites would be located the same distance to the nearest rail and air traffic routes and no water features are located nearby, impacts related to waterborne, rail or air traffic would remain the same as those under the approved project. The new sewer lift station would be located on a parcel located just west of the intersection of Varner Road and Bubbling Wells Road in Cathedral City. Even though the new sewer lift station site is located within the flight path of the Palm Springs International Airport, the height of the proposed structure would not affect air travel. The nearest rail line is located approximately 2 miles south of the new sewer lift station site. No rivers, lakes, or other conveyance of water related traffic exists in the project vicinity or region. Therefore, development on the new sewer lift station site is not expected to adversely affect air, rail, or waterborne traffic patterns or safety of travel. For the same reasons as the new sewer lift station site, the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would not adversely affect air, rail, or waterborne traffic patterns or safety of travel. No new or substantially increased significant effects would result from the revised project with respect to waterborne, rail or air traffic.

e) Hazards due to design features were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The Final EIR included mitigation that requires that clear, unobstructed sight distances be included at site access points as well as all internal intersections to ensure that motorists can enter and exit the site with minimum hazard and disruption of through traffic. The roadway network proposed under the revised project would be the same as under the approved project. As a result, impacts related to design hazards under the revised project would remain the same as those under the approved project. Sight distances associated with the relocated sewer lift station would be unobstructed as the new sewer lift station site would be designed according to City of Cathedral City standards. Infrastructure to be constructed along the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would be located underground and therefore would not obstruct sight distance along affected roadways. No new or substantially increased significant effects would result from the revised project with respect to hazards due to design features as the revised project is substantially consistent with the previously analyzed project.

f) Impacts related to the need for new or altered County roads were not specifically addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The revised project would result in the construction of an internal roadway network that would require maintenance in the long-term. No off-site roads would need to be constructed or altered. However, the maintenance of on-site roadways is not anticipated to cause a financial burden for the County that would interfere with the County's ability to maintain other County facilities such that an environmental impact would result. Maintenance of on-site roads would be funded through association dues. Maintenance of public perimeter roads will be funded by property taxes. Therefore, no impacts would occur. No new or substantially increased significant effects would result from the revised project with respect to the need for new or altered County roads.

g) Impacts related to construction traffic were not specifically addressed in the Final EIR prepared for the Desert Dunes Specific Plan. Construction of the revised project may result in some near-term disruptions to traffic flow on roadways immediately adjacent to the project sites and the along the roadways affected by the off-site infrastructure to accommodate the construction needs of the revised project. However, the revised project is not anticipated to affect any other roadways within the vicinity of the project sites or along roadway were off-site infrastructure would be constructed during construction, as it is anticipated that these roadways have sufficient capacity to accommodate construction vehicle traffic traveling to and from the sites and no long-term road closures would be required. Therefore, impacts would be less than significant. No new or substantially increased significant effects would result from the revised project with respect to construction traffic.

h) Impacts related to emergency access were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that the proposed internal street network and land use plan would be designed to provide adequate emergency access to all portions of the site. The roadway network proposed under the revised project would be the same as the road network under the approved project. As a result, impacts related to providing adequate emergency access to all portions of the site would remain the same as those under the approved project. Access to the relocated sewer lift station would be designed according to City of Cathedral City standards. Infrastructure to be constructed along the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would not affect emergency access as the improvements would be located underground. No new or substantially increased significant effects would result from the revised project with respect to emergency access as the revised project is substantially consistent with the previously analyzed project.

i) Impacts related to conflicts with adopted policies supporting alternative transportation were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that the approved project would comply with the County's adopted plans and policies that are supportive of alternative modes of transportation. The types of land uses proposed by the revised project would be the same as the approved project. As a result, impacts related to compliance with the County's adopted plans and policies that are supportive of alternative modes of transportation would remain the same as those under the approved project. The relocated sewer lift station and the infrastructure to be constructed along the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would not interfere with the County's adopted plans and policies that are supportive of alternative modes of transportation as no residential or commercial uses that would generate transit trips are proposed under these project elements. No new or substantially increased significant effects would result from the revised project with respect to conflicts with adopted policies supporting alternative transportation as the revised project is substantially consistent with the previously analyzed project.

Mitigation: Compliance with previously certified Riverside County EIR 455 mitigation measures.

Monitoring: The previously certified Riverside County EIR 455 monitoring requirements will be followed.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
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44. Bike Trails

Source: Riverside County General Plan

Findings of Fact: See discussion for **Item 42**, above. Impacts related to bike trails were not specifically addressed in the Final EIR prepared for the Desert Dunes Specific Plan. According to Figure 8 of the Western Coachella Valley Area Plan, a Regional/Class I Bike Path is proposed along the western boundary of the residential site along Palm Drive. The Regional/Class I Bike Path will be constructed along the Palm Drive frontage of the residential site in accordance with the plan. Therefore, no impacts would occur. No new or substantially increased significant effects would result from the revised project with respect to bike trails.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
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UTILITY AND SERVICE SYSTEMS Would the project

45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

X

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

X

Source: Department of Environmental Health Review, Riverside County EIR 455, Coachella Valley Water District 2010 Urban Water Management Plan

Findings of Fact:

a-b) CVWD would provide water to the revised project. Impacts related to water supply and infrastructure were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The Water

Supply Assessment prepared for the project and referenced in the Final EIR indicated that sufficient water supplies are available to meet the demand of the project. Therefore, the Final EIR concluded that impacts associated with water supply would be less than significant. The Final EIR also indicated that impacts associated with infrastructure would be less than significant with the incorporation of mitigation measures. The revised project would result in fewer residential units than the approved project, thus reducing the amount of water that would be needed. In addition, the proposed project would implement the same mitigation measures as the proposed project to reduce impacts related to water supply and infrastructure. Finally, although the demand for water within the CVWD service area has increased since certification of the Final EIR due to growth in the Coachella Valley, the CVWD has adequate resources to provide water to future users in the valley through 2045 according to the CVWD's 2010 Urban Water Management Plan. The reservoir site, the relocated sewer lift station, and the infrastructure to be constructed along the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would not demand water. No new or substantially increased significant effects would result from the revised project with respect to water supply and infrastructure as fewer residential units would be allowed under the revised project.

Mitigation: Compliance with previously certified Riverside County EIR 455 mitigation measures.

Monitoring: The previously certified Riverside County EIR 455 monitoring requirements will be followed.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
46. Sewer					X
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?					X
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?					X

Source: Department of Environmental Health Review, Riverside County EIR 455

Findings of Fact:

a-b) Wastewater generated on the project site would be treated at Waste Water Treatment Plant No. 7. Impacts related to sewer capacity and infrastructure were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The Final EIR indicated that impacts associated with sewer capacity and infrastructure would be less than significant. The revised project would result in fewer residential units than the approved project, thus reducing the amount of wastewater that would be generated. Although wastewater generation within the treatment plant's service area has increased since certification of the Final EIR due to growth in the Coachella Valley, the CVWD has the capacity to increase its wastewater treatment capacity as population in the valley grows according to information posted on the CVWD's website. The reservoir site, the relocated sewer lift station, and the infrastructure to be constructed along the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would not generate wastewater. No new or substantially increased significant effects would result from the proposed project with respect to sewer capacity and infrastructure as fewer residential units would be allowed under the revised project.

Mitigation: Compliance with previously certified Riverside County EIR 455 mitigation measures.

Monitoring: The previously certified Riverside County EIR 455 monitoring requirements will be followed.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
47. Solid Waste					
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?					X
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?					X

Source: Riverside County General Plan, Riverside County EIR 455

Findings of Fact:

a-b) Solid waste generated by the revised project would be disposed of at one of several landfills in Riverside County. Impacts related to solid waste capacity were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The Final EIR indicated that impacts associated with solid waste capacity would be less than significant with the incorporation of mitigation measures. The revised project would result in fewer residential units than the approved project, thus reducing the amount of solid waste that would be generated. In addition, the proposed project would implement the same

mitigation measures as the proposed project to reduce impacts related to solid waste capacity. Finally, while solid waste generation in the Coachella Valley has increased since certification of the Final EIR, Riverside County has enough landfill capacity to meet future growth in the valley for 15 years according to the website for the County's Waste Management Department. The reservoir site, the relocated sewer lift station, and the infrastructure to be constructed along the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would not generate solid waste. No new or substantially increased significant effects would result from the revised project with respect to solid waste capacity as fewer residential units would be allowed under the revised project.

Mitigation: Compliance with previously certified Riverside County EIR 455 mitigation measures.

Monitoring: The previously certified Riverside County EIR 455 monitoring requirements will be followed.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
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48. Utilities

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

a) Electricity?					X
b) Natural gas?					X
c) Communications systems?					X
d) Storm water drainage?					X
e) Street lighting?					X
f) Maintenance of public facilities, including roads?					X
g) Other governmental services?					X

Source: None

Findings of Fact:

a-g) Impacts related to the construction of new utility facilities or the expansion of existing utility facilities were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The Final EIR indicated that impacts associated with constructing utility facilities (i.e., air quality) would be significant even with the incorporation of mitigation measures. The revised project would result in fewer residential units than the approved project, thus reducing impacts associated with constructing utility facilities. Impacts associated with construction of utility facilities on the reservoir site under the revised project would be the same as under the approved project as a similar amount of development is proposed for the site under both scenarios. While the site of the sewer lift station would be

relocated under the revised project, the type of development on the new site would be the same as the type of development on the previous site. Therefore, impacts associated with construction of utility facilities on the lift station site under the revised project would be the same as under the approved project. Finally, the revised project would implement the same mitigation measures as the proposed project to reduce impacts related to constructing utility facilities. No new or substantially increased significant effects would result from the revised project with respect to the construction of new utility facilities or the expansion of existing utility facilities as the revised project is substantially consistent with the previously analyzed project.

Mitigation: Compliance with previously certified Riverside County EIR 455 mitigation measures.

Monitoring: The previously certified Riverside County EIR 455 monitoring requirements will be followed.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
49. Energy Conservation					
a) Would the project conflict with any adopted energy conservation plans?				X	

Source: None

Findings of Fact:

a) Impacts related to energy conservation were not specifically addressed in the Final EIR prepared for the Desert Dunes Specific Plan. There are no adopted energy conservation plans that are applicable to the revised project. All development proposed under the Specific Plan would be required to comply with Title 24 of the California Code of Regulations. Therefore, no impacts would occur. No new or substantially increased significant effects would result from the revised project with respect to energy conservation.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
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MANDATORY FINDINGS OF SIGNIFICANCE

50.

Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

X

Source: Staff review, Project Application Materials

Findings of Fact: As discussed above, impacts to biological and cultural resources were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The revised project may cause environmental degradation, reduce habitat of sensitive fish, wildlife, or plant species, or eliminate important examples of the major periods of California history or prehistory. However, development of land uses allowed by the revised project would not result in any new or substantially more severe impacts than those identified in the Desert Dunes Specific Plan EIR as the revised project is substantially consistent with the previously analyzed project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
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51.

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

X

Source: Staff review, Project Application Materials

Findings of Fact: The Final EIR prepared for the Desert Dunes Specific Plan indicated that significant and unavoidable cumulative impacts would occur with respect to traffic, groundwater resources, biological resources, air quality and water supply, and the County deemed these impacts to be acceptable by adopting a Statement of Overriding Considerations after certifying the Final EIR. Development of land uses allowed by the revised project would not result in any new or substantially more severe cumulative impacts than those identified in the Desert Dunes Specific Plan EIR as the revised project is substantially consistent with the previously analyzed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
52.					X
Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?					

Source: Staff review, project application

Findings of Fact: As discussed above, implementation of the revised project would have significant and unavoidable effects on the environment. The nature of these effects may have a substantial adverse effect on human beings. However, development of land uses allowed by the revised project would not result in any new or substantially more severe impacts than those identified in the Desert Dunes Specific Plan EIR as the revised project is substantially consistent with the previously analyzed project.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: Environmental Impact Report No. 455

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

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

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

APPENDIX A

Greenhouse Gas Emissions Worksheets

Desert Dunes
Riverside-Mojave Desert SCAQMD County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Health Club	30	1000sqft
Single Family Housing	1850	Dwelling Unit

1.2 Other Project Characteristics

Urbanization Rural Wind Speed (m/s) 2.6 Utility Company Southern California Edison
 Climate Zone 15 Precipitation Freq (Days) 28

1.3 User Entered Comments

Project Characteristics -
 Land Use - 1,850 single family homes and 30,000 sqft community center.
 Construction Phase - Construction schedule assumed over 10 years using default construction schedule estimator.
 Woodstoves - No fireplaces or woodstves.
 Mobile Land Use Mitigation -
 Area Mitigation -

Energy Mitigation -

Water Mitigation -

Waste Mitigation -

Construction Off-road Equipment Mitigation -

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

Year	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
2013											0.00	1,337.45	1,337.45	0.13	0.00	1,340.19
2014											0.00	1,707.71	1,707.71	0.14	0.00	1,710.66
2015											0.00	3,054.80	3,054.80	0.21	0.00	3,059.16
2016											0.00	3,014.73	3,014.73	0.19	0.00	3,018.75
2017											0.00	2,966.06	2,966.06	0.18	0.00	2,969.75
2018											0.00	2,943.58	2,943.58	0.16	0.00	2,947.00
2019											0.00	2,912.48	2,912.48	0.15	0.00	2,915.68
2020											0.00	2,893.89	2,893.89	0.14	0.00	2,896.89
2021											0.00	2,855.33	2,855.33	0.13	0.00	2,858.13
2022											0.00	2,819.01	2,819.01	0.13	0.00	2,821.64
2023											0.00	244.29	244.29	0.01	0.00	244.60
Total											0.00	26,749.33	26,749.33	1.57	0.00	26,782.45

2.1 Overall Construction

Mitigated Construction

Year	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
2013											0.00	1,337.45	1,337.45	0.13	0.00	1,340.19
2014											0.00	1,707.71	1,707.71	0.14	0.00	1,710.66
2015											0.00	3,054.80	3,054.80	0.21	0.00	3,059.16
2016											0.00	3,014.73	3,014.73	0.19	0.00	3,018.75
2017											0.00	2,966.06	2,966.06	0.18	0.00	2,969.75
2018											0.00	2,943.58	2,943.58	0.16	0.00	2,947.00
2019											0.00	2,912.48	2,912.48	0.15	0.00	2,915.68
2020											0.00	2,893.89	2,893.89	0.14	0.00	2,896.89
2021											0.00	2,855.33	2,855.33	0.13	0.00	2,858.13
2022											0.00	2,819.01	2,819.01	0.13	0.00	2,821.64
2023											0.00	244.29	244.29	0.01	0.00	244.60
Total											0.00	26,749.33	26,749.33	1.57	0.00	26,762.45

2.2 Overall Operational

Unmitigated Operational

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Area											1,910.97	2,450.32	4,361.29	1.84	0.18	4,455.60
Energy											0.00	8,024.92	8,024.92	0.26	0.14	8,074.48
Mobile											0.00	153,472.5 ₃	153,472.5 ₃	1.72	0.00	153,508.5 ₈
Waste											475.06	0.00	475.06	28.08	0.00	1,064.64
Water											0.00	713.69	713.69	3.77	0.10	825.26
Total											2,386.03	164,661.4₆	167,047.4₉	35.67	0.42	167,928.5₆

2.2 Overall Operational

Mitigated Operational

Category	ROG	NOx	CO	SO2	tons/yr					MT/yr							
					Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e	
Area												0.00	3,980.33	3,980.33	0.12	0.07	4,005.20
Energy												0.00	6,487.98	6,487.98	0.21	0.12	6,528.03
Mobile												0.00	150,795.58	150,795.58	1.70	0.00	150,831.24
Waste												332.54	0.00	332.54	19.65	0.00	745.25
Water												0.00	499.58	499.58	2.64	0.07	577.68
Total												332.54	161,763.47	162,096.01	24.32	0.26	162,687.40

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Use DPF for Construction Equipment

3.2 Grading - 2013

Unmitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Fugitive Dust											0.00	0.00	0.00	0.00	0.00	0.00
Off-Road											0.00	1,284.94	1,284.94	0.13	0.00	1,287.58
Total											0.00	1,284.94	1,284.94	0.13	0.00	1,287.58

Unmitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling											0.00	0.00	0.00	0.00	0.00	0.00
Vendor											0.00	0.00	0.00	0.00	0.00	0.00
Worker											0.00	52.50	52.50	0.01	0.00	52.61
Total											0.00	52.50	52.50	0.01	0.00	52.61

3.2 Grading - 2013

Mitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Fugitive Dust											0.00	0.00	0.00	0.00	0.00	0.00
Off-Road											0.00	1,284.94	1,284.94	0.13	0.00	1,287.58
Total											0.00	1,284.94	1,284.94	0.13	0.00	1,287.58

Mitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling											0.00	0.00	0.00	0.00	0.00	0.00
Vendor											0.00	0.00	0.00	0.00	0.00	0.00
Worker											0.00	52.50	52.50	0.01	0.00	52.61
Total											0.00	52.50	52.50	0.01	0.00	52.61

3.2 Grading - 2014

Unmitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Fugitive Dust											0.00	0.00	0.00	0.00	0.00	0.00
Off-Road											0.00	132.93	132.93	0.01	0.00	133.18
Total											0.00	132.93	132.93	0.01	0.00	133.18

Unmitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling											0.00	0.00	0.00	0.00	0.00	0.00
Vendor											0.00	0.00	0.00	0.00	0.00	0.00
Worker											0.00	5.32	5.32	0.00	0.00	5.33
Total											0.00	5.32	5.32	0.00	0.00	5.33

3.2 Grading - 2014

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Fugitive Dust											0.00	0.00	0.00	0.00	0.00	0.00
Off-Road											0.00	132.93	132.93	0.01	0.00	133.18
Total											0.00	132.93	132.93	0.01	0.00	133.18
MT/yr																

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling											0.00	0.00	0.00	0.00	0.00	0.00
Vendor											0.00	0.00	0.00	0.00	0.00	0.00
Worker											0.00	5.32	5.32	0.00	0.00	5.33
Total											0.00	5.32	5.32	0.00	0.00	5.33
MT/yr																

3.3 Paving - 2014

Unmitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road											0.00	153.48	153.48	0.02	0.00	153.99
Paving											0.00	0.00	0.00	0.00	0.00	0.00
Total											0.00	153.48	153.48	0.02	0.00	153.99

Unmitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling											0.00	0.00	0.00	0.00	0.00	0.00
Vendor											0.00	0.00	0.00	0.00	0.00	0.00
Worker											0.00	17.16	17.16	0.00	0.00	17.19
Total											0.00	17.16	17.16	0.00	0.00	17.19

3.3 Paving - 2014

Mitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road											0.00	153.48	153.48	0.02	0.00	153.99
Paving											0.00	0.00	0.00	0.00	0.00	0.00
Total											0.00	153.48	153.48	0.02	0.00	153.99

Mitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling											0.00	0.00	0.00	0.00	0.00	0.00
Vendor											0.00	0.00	0.00	0.00	0.00	0.00
Worker											0.00	17.16	17.16	0.00	0.00	17.19
Total											0.00	17.16	17.16	0.00	0.00	17.19

3.4 Building Construction - 2014

Unmitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road											0.00	216.21	216.21	0.02	0.00	216.69
Total											0.00	216.21	216.21	0.02	0.00	216.69

Unmitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling											0.00	0.00	0.00	0.00	0.00	0.00
Vendor											0.00	392.57	392.57	0.01	0.00	392.72
Worker											0.00	790.04	790.04	0.07	0.00	791.55
Total											0.00	1,182.61	1,182.61	0.08	0.00	1,184.27

3.4 Building Construction - 2014

Mitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road											0.00	216.21	216.21	0.02	0.00	216.69
Total											0.00	216.21	216.21	0.02	0.00	216.69

Mitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling											0.00	0.00	0.00	0.00	0.00	0.00
Vendor											0.00	392.57	392.57	0.01	0.00	392.72
Worker											0.00	790.04	790.04	0.07	0.00	791.55
Total											0.00	1,182.61	1,182.61	0.08	0.00	1,184.27

3.4 Building Construction - 2015

Unmitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road											0.00	478.23	478.23	0.05	0.00	479.20
Total											0.00	478.23	478.23	0.05	0.00	479.20

Unmitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling											0.00	0.00	0.00	0.00	0.00	0.00
Vendor											0.00	867.01	867.01	0.01	0.00	867.31
Worker											0.00	1,709.56	1,709.56	0.15	0.00	1,712.66
Total											0.00	2,576.57	2,576.57	0.16	0.00	2,579.97

3.4 Building Construction - 2015

Mitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road											0.00	478.23	478.23	0.05	0.00	479.20
Total											0.00	478.23	478.23	0.05	0.00	479.20

Mitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling											0.00	0.00	0.00	0.00	0.00	0.00
Vendor											0.00	867.01	867.01	0.01	0.00	867.31
Worker											0.00	1,709.56	1,709.56	0.15	0.00	1,712.66
Total											0.00	2,576.57	2,576.57	0.16	0.00	2,579.97

3.4 Building Construction - 2016

Unmitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road											0.00	478.23	478.23	0.04	0.00	479.11
Total											0.00	478.23	478.23	0.04	0.00	479.11

Unmitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling											0.00	0.00	0.00	0.00	0.00	0.00
Vendor											0.00	865.93	865.93	0.01	0.00	866.21
Worker											0.00	1,670.57	1,670.57	0.14	0.00	1,673.43
Total											0.00	2,536.50	2,536.50	0.15	0.00	2,539.64

3.4 Building Construction - 2016

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
	MT/yr															
Off-Road											0.00	478.23	478.23	0.04	0.00	479.11
Total											0.00	478.23	478.23	0.04	0.00	479.11

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
	MT/yr															
Hauling											0.00	0.00	0.00	0.00	0.00	0.00
Vendor											0.00	865.93	865.93	0.01	0.00	866.21
Worker											0.00	1,670.57	1,670.57	0.14	0.00	1,673.43
Total											0.00	2,536.50	2,536.50	0.15	0.00	2,539.64

3.4 Building Construction - 2017

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
Off-Road											0.00	476.40	476.40	0.04	0.00	477.20
Total											0.00	476.40	476.40	0.04	0.00	477.20

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
Hauling											0.00	0.00	0.00	0.00	0.00	0.00
Vendor											0.00	861.81	861.81	0.01	0.00	862.07
Worker											0.00	1,627.85	1,627.85	0.13	0.00	1,630.48
Total											0.00	2,489.66	2,489.66	0.14	0.00	2,492.55

3.4 Building Construction - 2017

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Off-Road											0.00	476.40	476.40	0.04	0.00	477.20
Total											0.00	476.40	476.40	0.04	0.00	477.20

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling											0.00	0.00	0.00	0.00	0.00	0.00
Vendor											0.00	861.81	861.81	0.01	0.00	862.07
Worker											0.00	1,627.85	1,627.85	0.13	0.00	1,630.48
Total											0.00	2,489.66	2,489.66	0.14	0.00	2,492.55

3.4 Building Construction - 2018

Unmitigated Construction On-Site

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road											0.00	478.23	478.23	0.04	0.00	478.97
Total											0.00	478.23	478.23	0.04	0.00	478.97

Unmitigated Construction Off-Site

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling											0.00	0.00	0.00	0.00	0.00	0.00
Vendor											0.00	864.60	864.60	0.01	0.00	864.83
Worker											0.00	1,600.75	1,600.75	0.12	0.00	1,603.21
Total											0.00	2,465.35	2,465.35	0.13	0.00	2,468.04

3.4 Building Construction - 2018

Mitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road											0.00	478.23	478.23	0.04	0.00	478.97
Total											0.00	478.23	478.23	0.04	0.00	478.97

Mitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling											0.00	0.00	0.00	0.00	0.00	0.00
Vendor											0.00	864.60	864.60	0.01	0.00	864.83
Worker											0.00	1,600.75	1,600.75	0.12	0.00	1,603.21
Total											0.00	2,465.35	2,465.35	0.13	0.00	2,468.04

3.4 Building Construction - 2019

Unmitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road											0.00	478.23	478.23	0.03	0.00	478.91
Total											0.00	478.23	478.23	0.03	0.00	478.91

Unmitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling											0.00	0.00	0.00	0.00	0.00	0.00
Vendor											0.00	864.15	864.15	0.01	0.00	864.36
Worker											0.00	1,570.10	1,570.10	0.11	0.00	1,572.41
Total											0.00	2,434.25	2,434.25	0.12	0.00	2,436.77

3.4 Building Construction - 2019

Mitigated Construction On-Site

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road											0.00	478.23	478.23	0.03	0.00	478.91
Total											0.00	478.23	478.23	0.03	0.00	478.91

Mitigated Construction Off-Site

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling											0.00	0.00	0.00	0.00	0.00	0.00
Vendor											0.00	864.15	864.15	0.01	0.00	864.36
Worker											0.00	1,570.10	1,570.10	0.11	0.00	1,572.41
Total											0.00	2,434.25	2,434.25	0.12	0.00	2,436.77

3.4 Building Construction - 2020

Unmitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road											0.00	480.06	480.06	0.03	0.00	480.68
Total											0.00	480.06	480.06	0.03	0.00	480.68

Unmitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling											0.00	0.00	0.00	0.00	0.00	0.00
Vendor											0.00	866.93	866.93	0.01	0.00	867.13
Worker											0.00	1,546.90	1,546.90	0.10	0.00	1,549.08
Total											0.00	2,413.83	2,413.83	0.11	0.00	2,416.21

3.4 Building Construction - 2020

Mitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road											0.00	480.06	480.06	0.03	0.00	480.68
Total											0.00	480.06	480.06	0.03	0.00	480.68

Mitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling											0.00	0.00	0.00	0.00	0.00	0.00
Vendor											0.00	866.93	866.93	0.01	0.00	867.13
Worker											0.00	1,546.90	1,546.90	0.10	0.00	1,549.08
Total											0.00	2,413.83	2,413.83	0.11	0.00	2,416.21

3.4 Building Construction - 2021

Unmitigated Construction On-Site

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road											0.00	478.23	478.23	0.03	0.00	478.79
Total											0.00	478.23	478.23	0.03	0.00	478.79

Unmitigated Construction Off-Site

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling											0.00	0.00	0.00	0.00	0.00	0.00
Vendor											0.00	863.12	863.12	0.01	0.00	863.31
Worker											0.00	1,513.97	1,513.97	0.10	0.00	1,516.02
Total											0.00	2,377.09	2,377.09	0.11	0.00	2,379.33

3.4 Building Construction - 2021

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road											0.00	478.23	478.23	0.03	0.00	478.79
Total											0.00	478.23	478.23	0.03	0.00	478.79

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling											0.00	0.00	0.00	0.00	0.00	0.00
Vendor											0.00	863.12	863.12	0.01	0.00	863.31
Worker											0.00	1,513.97	1,513.97	0.10	0.00	1,516.02
Total											0.00	2,377.09	2,377.09	0.11	0.00	2,379.33

3.4 Building Construction - 2022

Unmitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road											0.00	476.40	476.40	0.02	0.00	476.92
Total											0.00	476.40	476.40	0.02	0.00	476.92

Unmitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling											0.00	0.00	0.00	0.00	0.00	0.00
Vendor											0.00	859.42	859.42	0.01	0.00	859.61
Worker											0.00	1,483.19	1,483.19	0.09	0.00	1,485.11
Total											0.00	2,342.61	2,342.61	0.10	0.00	2,344.72

3.4 Building Construction - 2022

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
Off-Road											0.00	476.40	476.40	0.02	0.00	476.92
Total											0.00	476.40	476.40	0.02	0.00	476.92
	MT/yr															

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
Hauling											0.00	0.00	0.00	0.00	0.00	0.00
Vendor											0.00	859.42	859.42	0.01	0.00	859.61
Worker											0.00	1,483.19	1,483.19	0.09	0.00	1,485.11
Total											0.00	2,342.61	2,342.61	0.10	0.00	2,344.72
	MT/yr															

3.4 Building Construction - 2023

Unmitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road											0.00	0.00	0.00	0.00	0.00	0.00
Total											0.00	0.00	0.00	0.00	0.00	0.00

Unmitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling											0.00	0.00	0.00	0.00	0.00	0.00
Vendor											0.00	0.00	0.00	0.00	0.00	0.00
Worker											0.00	0.00	0.00	0.00	0.00	0.00
Total											0.00	0.00	0.00	0.00	0.00	0.00

3.4 Building Construction - 2023

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
Off-Road											0.00	0.00	0.00	0.00	0.00	0.00
Total											0.00	0.00	0.00	0.00	0.00	0.00

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
Hauling											0.00	0.00	0.00	0.00	0.00	0.00
Vendor											0.00	0.00	0.00	0.00	0.00	0.00
Worker											0.00	0.00	0.00	0.00	0.00	0.00
Total											0.00	0.00	0.00	0.00	0.00	0.00

3.5 Architectural Coating - 2023

Unmitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Archit. Coating											0.00	0.00	0.00	0.00	0.00	0.00
Off-Road											0.00	24.86	24.86	0.00	0.00	24.90
Total											0.00	24.86	24.86	0.00	0.00	24.90

Unmitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling											0.00	0.00	0.00	0.00	0.00	0.00
Vendor											0.00	0.00	0.00	0.00	0.00	0.00
Worker											0.00	219.43	219.43	0.01	0.00	219.70
Total											0.00	219.43	219.43	0.01	0.00	219.70

3.5 Architectural Coating - 2023

Mitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Archit. Coating											0.00	0.00	0.00	0.00	0.00	0.00
Off-Road											0.00	24.86	24.86	0.00	0.00	24.90
Total											0.00	24.86	24.86	0.00	0.00	24.90

Mitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling											0.00	0.00	0.00	0.00	0.00	0.00
Vendor											0.00	0.00	0.00	0.00	0.00	0.00
Worker											0.00	219.43	219.43	0.01	0.00	219.70
Total											0.00	219.43	219.43	0.01	0.00	219.70

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

Improve Walkability Design
 Improve Pedestrian Network

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Mitigated											0.00	150,795.58	150,795.58	1.70	0.00	150,831.24
Unmitigated											0.00	153,472.53	153,472.53	1.72	0.00	153,508.58
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
Health Club	987.90	626.10	801.90	2,829,604	2,776,340
Single Family Housing	17,704.50	18,648.00	16,224.50	87,989,516	86,333,201
Total	18,692.40	19,274.10	17,026.40	90,819,120	89,109,541

4.3 Trip Type Information

Land Use	Miles				Trip %				
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Health Club	12.60	15.40	9.60	16.90	64.10	19.00			
Single Family Housing	17.60	12.10	14.90	40.20	19.20	40.60			

5.0 Energy Detail

5.1 Mitigation Measures Energy

Exceed Title 24

Install High Efficiency Lighting

Percent of Electricity Use Generated with Renewable Energy

Install Energy Efficient Appliances

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Electricity Mitigated											0.00	3,121.99	3,121.99	0.14	0.05	3,141.55
Electricity Unmitigated											0.00	3,970.90	3,970.90	0.18	0.07	3,995.79
Natural Gas Mitigated											0.00	3,365.99	3,365.99	0.06	0.06	3,386.47
Natural Gas Unmitigated											0.00	4,054.03	4,054.03	0.08	0.07	4,078.70
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

5.2 Energy by Land Use - Natural Gas

Unmitigated

Land Use	Natural Gas Use kBTU	ROG	NOx	CO	SO2	tons/yr					MT/yr					CO2e		
						Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4		N2O	
Health Club	998700											0.00	53.29	53.29	0.00	0.00	0.00	53.62
Single Family Housing	7.49709e+007											0.00	4,000.73	4,000.73	0.08	0.07	0.07	4,025.08
Total												0.00	4,054.02	4,054.02	0.08	0.07	0.07	4,078.70

Mitigated

Land Use	Natural Gas Use kBTU	ROG	NOx	CO	SO2	tons/yr					MT/yr					CO2e		
						Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4		N2O	
Health Club	901740											0.00	48.12	48.12	0.00	0.00	0.00	48.41
Single Family Housing	6.21745e+007											0.00	3,317.87	3,317.87	0.06	0.06	0.06	3,338.06
Total												0.00	3,365.99	3,365.99	0.06	0.06	0.06	3,386.47

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e	
Land Use	kWh	tons/yr					MT/yr			
Health Club	332100					96.60	0.00	0.00	97.20	
Single Family Housing	1.33197e+007					3,874.30	0.18	0.07	3,898.58	
Total						3,970.90	0.18	0.07	3,995.78	

Mitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e	
Land Use	kWh	tons/yr					MT/yr			
Health Club	257148					74.80	0.00	0.00	75.27	
Single Family Housing	1.04761e+007					3,047.19	0.14	0.05	3,066.29	
Total						3,121.99	0.14	0.05	3,141.56	

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

- Use Low VOC Paint - Residential Exterior
- Use Low VOC Paint - Non-Residential Interior
- Use Low VOC Paint - Non-Residential Exterior
- Use only Natural Gas Hearths
- Use Low VOC Cleaning Supplies

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Mitigated											0.00	3,980.33	3,980.33	0.12	0.07	4,005.20
Unmitigated											1,910.97	2,450.32	4,361.29	1.84	0.18	4,455.60
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

6.2 Area by SubCategory

Unmitigated

SubCategory	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Architectural Coating											0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products											0.00	0.00	0.00	0.00	0.00	0.00
Hearth											1,910.97	2,404.30	4,315.27	1.79	0.18	4,408.66
Landscaping											0.00	46.02	46.02	0.04	0.00	46.94
Total											1,910.97	2,450.32	4,361.29	1.83	0.18	4,455.60

Mitigated

SubCategory	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Architectural Coating											0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products											0.00	0.00	0.00	0.00	0.00	0.00
Hearth											0.00	3,934.31	3,934.31	0.08	0.07	3,958.25
Landscaping											0.00	46.02	46.02	0.04	0.00	46.94
Total											0.00	3,980.33	3,980.33	0.12	0.07	4,005.19

7.0 Water Detail

7.1 Mitigation Measures Water

- Apply Water Conservation Strategy
- Install Low Flow Bathroom Faucet
- Install Low Flow Kitchen Faucet
- Install Low Flow Toilet
- Install Low Flow Shower
- Turf Reduction
- Use Water Efficient Irrigation System

Category	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	tons/yr							
Mitigated					499.58	2.64	0.07	577.68
Unmitigated					713.69	3.77	0.10	825.26
Total	NA	NA	NA	NA	NA	NA	NA	NA

7.2 Water by Land Use

Unmitigated

Land Use	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	Mgal	tons/yr				MT/yr			
Health Club	1.77429 / 1.08747					10.25	0.05	0.00	11.87
Single Family Housing	120.535 / 75.9894					703.43	3.71	0.10	813.39
Total						713.68	3.76	0.10	825.26

Mitigated

Land Use	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	Mgal	tons/yr				MT/yr			
Health Club	1.24201 / 0.761229					7.18	0.04	0.00	8.31
Single Family Housing	84.3745 / 53.1926					492.40	2.60	0.07	569.37
Total						499.58	2.64	0.07	577.68

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	tons/yr							MT/yr
Mitigated					332.54	19.65	0.00	745.25
Unmitigated					475.06	28.08	0.00	1,064.64
Total	NA	NA	NA	NA	NA	NA	NA	NA

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr							MT/yr
Health Club	171					34.71	2.05	0.00	77.79
Single Family Housing	2169.31					440.35	26.02	0.00	986.85
Total						475.06	28.07	0.00	1,064.64

8.2 Waste by Land Use

Mitigated

Land Use	Waste Disposed tons	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Health Club	119.7					24.30	1.44	0.00	54.45
Single Family Housing	1518.52					308.25	18.22	0.00	690.80
Total						332.55	19.66	0.00	745.25

9.0 Vegetation

SPECIFIC PLAN Case #: SP00336

Parcel: 657-470-007

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SP - Hold Harmless INEFFECT

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 INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 336 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 336.

CHANGE OF ZONE = Change of Zone No. 6876.

EIR = Environmental Impact Report No. 455.

10. EVERY. 3 SP - SP Document INEFFECT

Specific Plan No. 336 shall consist of the following:

a. Specific Plan Document, which must include, but not be limited to, the following items:

1. Board of Supervisors Specific Plan Resolution and all resolutions for prior amendments to the Specific Plan.
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance Text.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.
6. Descriptions of each Planning Area in both

SPECIFIC PLAN Case #: SP00336

Parcel: 657-470-007

10. GENERAL CONDITIONS

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

graphical and narrative formats.

b. Environmental Impact Report No. 455 Document, which must include, but not be limited to, the following items:

1. Mitigation Reporting/Monitoring Program (M/M).
2. Agency Notice of Preparation (NOP).
3. Draft EIR
4. Agency Notice of Completion (NOC).
5. Comments on the NOC.
6. Final EIR, including the responses to comments on the NOC.
7. 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 INEFFECT

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 INEFFECT

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 o above, the design guidelines and development standards of the SPECIFIC PLAN or hillside development and grading shall apply in place of more general County guidelines and standards.

10. EVERY. 6 SP - HOLD HARMLESS SPSC1 RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

- (a) any claim, action, or proceeding against the COUNTY to

SPECIFIC PLAN Case #: SP00336

Parcel: 657-470-007

10. GENERAL CONDITIONS

10. EVERY. 6 SP - HOLD HARMLESS SPSC1 (cont.) RECOMMND

attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the SPECIFIC PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the SPECIFIC PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 7 SP - DEFINITIONS SPSC1 RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 336 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 336 [as modified by Substantial Conformance No. 1]

CHANGE OF ZONE = Change of Zone No. 7715. [replacing CZ6876]

BS GRADE DEPARTMENT

10.BS GRADE. 2 SP-GSP-1 ORD. NOT SUPERSEDED INEFFECT

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall

SPECIFIC PLAN Case #: SP00336

Parcel: 657-470-007

10. GENERAL CONDITIONS

10.BS GRADE. 2 SP-GSP-1 ORD. NOT SUPERSEDED (cont.) INEFFECT

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 INEFFECT

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 INEFFECT

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 INEFFECT

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.

EPD DEPARTMENT

10.EPD. 1 CVMSHCP LUAG COMPLIANCE INEFFECT

The project shall comply with the Coachella Valley Multiple-Species Habitat Conservation Plan (CVMSHCP) Section 4.5 Land Use Adjacency Guidelines (LUAG). Areas of compliance include, but are not limited to:

1. Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will occur only in the boundaries of the development. Fuel modification zones will not encroach into the Conservation Area.

2. Night lighting shall be directed away from the Conservation Area. Shielding shall be incorporated in

SPECIFIC PLAN Case #: SP00336

Parcel: 657-470-007

10. GENERAL CONDITIONS

10.EPD. 1 CVMSHCP LUAG COMPLIANCE (cont.)

INEFFECT

project designs to ensure ambient lighting in the Conservation Area do not increase.

3. All landscaping shall conform to the CVMSHCP, Section 4.5 in Table 4-112, Coachella Valley Native Plants Recommended for Landscaping on pages 4-203 through 4-205 and Table 4-113, Prohibited Invasive Ornamental Plants, on pages 4-206.

4. Manufactured slopes associated with proposed site development shall not extend into the Conservation Area.

5. Land uses adjacent to or with a Conservation Area Noise levels shall not exceed 105 dBA hourly without the incorporation of setbacks, berms, or walls to minimize the effects of the noise on the adjacent Conservation Area.

6. All drainages shall be kept clear of toxins, chemicals, petroleum products, exotic plant material or elements to ensure that the quantity and quality of runoff discharged from the site are not adversely altered from existing conditions.

7. New roads or trails shall not extend into the Conservation Area.

8. Land uses adjacent to or within a Conservation Area shall incorporate barriers to minimized unauthorized public access, domestic animal predation, illegal trespass, or dumping in the Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls and other signage.

10.EPD. 2 SP - CVMSHCP CREDIT AGREEMENT

INEFFECT

THIS PROJECT MAY BE ELIGIBLE FOR A CREDIT AGAINST FUTURE CVMSHCP MITIGATION FEES. AT THE TIME OF PROCESSING ENTITLEMENT PROJECTS UNDER THIS SP, IF THE CVMSHCP HAS BEEN APPROVED AND EFFECTIVE, AND IF ANY ASSOCIATED MITIGATION FEES HAVE BEEN ADOPTED, THEN THE APPLICANT CAN REQUEST THAT A CREDIT AGREEMENT BE CONSIDERED IN ASSOCIATION WITH THEIR PROJECT APPROVALS. A CREDIT WILL ONLY BE CONSIDERED IF THE CONSERVATION LAND SET ASIDE AS PART OF THIS SP IS INCLUDED IN ANY FUTURE CONSERVATION LAND IDENTIFIED AS TO BE CONSERVED BY THE CVMSHCP. THE PROCESSING OF A CREDIT AGREEMENT SHALL BE IN CONFORMANCE WITH THE RULES ADOPTED AS

SPECIFIC PLAN Case #: SP00336

Parcel: 657-470-007

10. GENERAL CONDITIONS

10.EPD. 2 SP - CVMSHCP CREDIT AGREEMENT (cont.) INEFFECT
PART OF THE CVMSHCP FEE PROGRAM.

FIRE DEPARTMENT

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

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-#86-WATER MAINS INEFFECT

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. 3 SP-#87-OFF-SET FUNDING INEFFECT

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.

10.FIRE. 4 SP-#96-ROOFING MATERIAL INEFFECT

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.

SPECIFIC PLAN Case #: SP00336

Parcel: 657-470-007

10. GENERAL CONDITIONS

10.FIRE. 6 SP-#85-FINAL FIRE REQUIRE INEFFECT

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

10.FIRE. 7 SP-#100-FIRE STATION INEFFECT

Based on national fire standards, one new fire station and/or engine company could be required for every 2,000 new dwelling units, or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to 1 fire station may be needed to meet anticipated service demands, given project densities.

10.FIRE. 8 SP-#101-DISCL/FLAG LOT INEFFECT

1) For safety reasons flag lots are not permitted by the fire department.

10.FIRE. 9 SP-#47 SECONDARY ACCESS INEFFECT

In the interest of Public Safety, the project shall provide an Alternate/Secondary Access/egress(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.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT INEFFECT

Specific Plan 336 (Desert Dunes) and EIR 455 is a proposal to develop about 450 acres for residential use in the southern Desert Hot Springs area. The site is bounded by Palm Avenue on the west, 18-th street on the north, Bubbling Wells Road on the East and 20-th Avenue on the south. As acknowledged in the SP and EIR document, the entire site is presently subject to extreme flood hazard, shown as a 100 year Zone AO floodplain delineated on Panel No. 060245-0925B of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). Flood flows from three major streams confluence on the site and major flood control infrastructure will be required to develop the site to the proposed density. The

SPECIFIC PLAN Case #: SP00336

Parcel: 657-470-007

10. GENERAL CONDITIONS

10.FLOOD RI. 1

SP FLOOD HAZARD REPORT (cont.)

INEFFECT

developer's consulting engineer has produced a report titled "Flood Hazard Analysis and Flood Control Plan for Tract 31879, Solera at Desert Dunes, Riverside County California" The most recent submittal dated June 1, 2005 presents a feasible overall drainage plan.

The project proposes to capture tributary flood flows from major offsite watersheds within engineered and landscaped channels running parallel to the perimeter roadways on the north and east project boundaries and convey them through the site within the golf course. The District notes that the collector channels along 18-th street are aligned nearly perpendicular to the fall-line of the existing terrain consequently forcing stormwater to turn ninety degrees upon entering the project site. This configuration creates a greater possibility of aggradation in the channel. However, because the project is located on the relative fringe of the Morongo/Mission alluvial floodplain, the compounded risk of flows reaching the site and causing significant in-channel aggradation is small. The District finds the proposal to be acceptable in this case.

The proposed development would rely on the flood protection/conveyance provided by the golf course. The golf course is existing, but was not designed as a flood control facility. Protection of the new commercial and residential development proposed by SP336 carries a much higher standard of care than required for the existing use. The developer has proposed to install armored bank protection in the golf course to assure that the proposed homes adjacent to the golf course are protected from flooding. The limits of the bank protection may need to be modified and lengthened somewhat from what is shown on the exhibits included in the June 1, 2005 report, but the concept appears sound.

These major green belt facilities provide for the public health and safety and will require maintenance by a public agency or a guarantee of maintenance by a public agency. The Riverside County Flood Control and Water Conservation District is willing to accept maintenance responsibility for the structural aspects of the channels (e.g. channel revetments, drop structures, side inlets etc.) but cannot be responsible for the maintenance of the landscaping or amenities. Nor will landscaping be credited with contributing to the flood control function (e.g. turf as

SPECIFIC PLAN Case #: SP00336

Parcel: 657-470-007

10. GENERAL CONDITIONS

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT (cont.) (cont.) INEFFECT

erosion protection).

In order to accommodate the type of flood control facilities which have been selected at the discretion of the applicant to complement the nature of the proposed development, the District will require that, prior to the issuance of any grading permit within the Specific Plan, or recordation of any of the associated tract maps, whichever occurs first, the developer shall enter into a cooperative agreement with the District to establish important items. Said agreement shall be acceptable to both the District and County Counsel and shall include but not necessarily be limited to the following:

1. A precise description of the facilities to be maintained under the agreement and exact language of the easement(s) for the major flood control conveyance facilities.

2. The entity/entities and assigns that will be responsible for maintenance activities both ordinary and catastrophic.

3. Definitions of "ordinary" verses "catastrophic" maintenance and establishment of the party responsible for the various maintenance activities. This would include a clause stating that determination of the adherence to the levels of maintenance will be in the sole judgment of the District.

4. An understanding that should the District be forced to provide maintenance for the facilities, it will be done in a manner that, in the sole discretion of the District, is in the best public interest. This may involve the elimination of amenities. (For example, the District would not restore damage to the Golf Course channel unless the damage impaired the flood control function. Further, the District would not be responsible for re-establishment of amenities damaged by the catastrophic event or the restoration effort.)

5. The specific uses and maintenance activities within the various channels, conveyance areas, and access roads/trails. (For example, some areas would be used by the public and some areas only entered by landscaping crews.)

6. The entity/entities that would indemnify, hold harmless and defend the District, and the County of Riverside

SPECIFIC PLAN Case #: SP00336

Parcel: 657-470-007

10. GENERAL CONDITIONS

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT (cont.) (cont.) (cont.INEFFECT

against any claims or liability resulting from the construction, operation, maintenance and all other uses of the drainage facilities.

7. The appropriate coverage and of types insurance policies required.

8. The process by which any proposed modifications to the conveyance areas by either District or others would be reviewed and approved. (For example, changes in the golf course grading by the golf course operator must be acceptable to the District. Conversely, if the District finds that a facility needs modification to provide for the flood control function, this would need to be coordinated with the underlying fee owner.)

9. Access rights for the District for inspection purposes.

10. An establishment of time frames and procedures for noticing and compliance regarding maintenance of the facilities. (i.e. Uncorrected activities or neglect causing impairment of the flood control function could trigger action by the District)

11. A clause providing that if the District is forced to assume the maintenance responsibility for the drainage facilities, ownership of the facilities will fall to the District.

12. That the owner agrees to accept developed conditions flows from offsite areas whether or not offsite water quality mitigation features have been provided.

13. The owner will not unreasonably withhold permission to construct future connecting facilities and will allow connections without fee. (i.e. No "toll" channels, but owner may require that future connections make reasonable effort avoid disturbing existing amenities.)

10.FLOOD RI. 1 SP FLOOD HZRD RPT SC1 11/6/12

RECOMMND

Specific Plan 336 (Desert Dunes) is a proposal to develop about 450 acres for residential use in the southern Desert Hot Springs area. The site is bounded by Palm Avenue on the west, 18th street on the north, Bubbling Wells Road on the East and 20th Avenue on the south. This development

SPECIFIC PLAN Case #: SP00336

Parcel: 657-470-007

10. GENERAL CONDITIONS

10.FLOOD RI. 1

SP FLOOD HZRD RPT SC1 11/6/12 (cont.)

RECOMMND

would be part of the three tract development which includes Tract 31879, 34552, and 34553.

The entire site is presently subject to extreme flood hazard, shown as a 100 year Zone AO floodplain delineated on Panel No. 06065C0915G (depth of 1 to 3-foot, velocity of 6 to 8 feet per second) of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). Flood flows from Long Canyon and Morongo Wash confluence on the site and major flood control infrastructure is required to develop the site to the proposed density. The developer's consulting engineer has produced a report titled "Flood Hazard Analysis and Flood Control Plan for Tract 31879, Solera at Desert Dunes, Riverside County California". The most recent submittal dated April 16, 2007 presents a feasible overall drainage plan. Some details still need to be addressed in the plan check stage.

Together with and Tract 31879 (Phase 1 - proposed along the northwest), Tract 34552 (Phase 2 - proposed along the south), and Tract 34553 (Phase 3 - proposed along the northeast), the project proposes to capture tributary flood flows from the major offsite watersheds, Long Canyon and Morongo Wash, within engineered and landscaped channels running parallel to the perimeter roadways on the north and east project boundaries and convey them through the site within the golf course. The three channels proposed to collect stormwater runoff are (1) 18th Avenue West Channel and Golf Course, (2) 18th Avenue East Channel, and (3) Bubbling Wells Road Channel. The District notes that the collector channels along 18th Avenue are aligned nearly perpendicular to the fall-line of the existing terrain consequently forcing stormwater to turn ninety degrees upon entering the project site. This configuration creates a greater possibility of aggradation in the channel. However, because the project is located on the relative fringe of the Morongo/Mission alluvial floodplain, the compounded risk of flows reaching the site and causing significant in-channel aggradation is small. The 18th Avenue East Channel and the Bubbling Wells Road Channel are proposed to collect and convey the 100-year storm event from Long Canyon Wash. The 18th Avenue East Channel would outlet into the golf course channel while the Bubbling Wells Road Channel would convey storm runoff southerly

SPECIFIC PLAN Case #: SP00336

Parcel: 657-470-007

10. GENERAL CONDITIONS

10.FLOOD RI. 1 SP FLOOD HZRD RPT SC1 11/6/12 (cont.) (cont.)RECOMMND

along Bubbling Wells Road and discharge onto 20th Street.

The entire development would rely on the flood protection/conveyance provided by the golf course and three channels. The existing golf course was not designed as a flood control facility. Protection of the new development proposed by SP336 carries a much higher standard of care than required for the existing use. The developer has proposed to install buried concrete bank protection in the golf course to assure that the proposed homes adjacent to the golf course are protected from flooding. The limits of the bank protection may need to be modified and lengthened somewhat from what is shown on the exhibits included in the April 16, 2007 report, but the concept appears sound.

Tract 31879 (Phase 1) is responsible for constructing the 18th Avenue West Channel from Palm Drive to the golf course channel.

TR34552 (Phase 2), the development in the southern portion, is responsible for constructing the eight cell box culvert underneath "C" Street and 20th Street and daylight channel that conveys flows from the eight cell box culvert. As proposed, storm runoff from Long Canyon and Morongo Wash would be discharged downstream of 20th Avenue via the eight cell box culvert system. These culverts discharge into an approximate 560 foot long proposed improved channel protected by rip-rap or concrete revetment which would serve to dissipate the energy of the flow. As a result, the property downstream of the project site could be subject to more concentrated flooding. The District notes that the existing downstream property is currently subject to severe flooding.

Tract 34553 (Phase 3) is responsible for constructing the channel along 18th Avenue from Bubbling Wells Road to a point 2900 feet west of the intersection (18th Avenue East Channel). Tract 34553 is also responsible for constructing the channel along Bubbling Wells Road from 18th Avenue to 20th Avenue. The culvert under "B" Street across the 18th Avenue East Channel shall be designed to pass the 100 year flow.

Unless constructed by the above mentioned development, TR34552 shall construct the following drainage structures to adequate protect the site: (1) the 18th Avenue West

SPECIFIC PLAN Case #: SP00336

Parcel: 657-470-007

10. GENERAL CONDITIONS

10.FLOOD RI. 1 SP FLOOD HZRD RPT SC1 11/6/12 (cont.) (cont.)RECOMMND

Channel from Palm Drive to the golf course channel (18th Avenue West Channel), (2) the channel along 18th Avenue from Bubbling Wells Road to a point 2900 feet west of the intersection (18th Avenue East Channel), (3) the channel along Bubbling Wells Road from 18th Avenue to 20th Avenue (Bubbling Wells Road Channel), (4) eight cell box culvert underneath "C" Street and 20th Street, and (5) daylight channel that conveys flows from the eight cell box culvert.

Unless constructed by the above mentioned development, TR34553 is responsible for constructing the following drainage structures to adequately protect the site: (1) the 18th Avenue West Channel, (2) 18th Avenue East Channel, (3) Bubbling Wells Road Channel, (4) the culvert under "B" Street across the 18th Avenue East Channel, which will be designed to pass the 100 year flow, (5) eight cell box culvert underneath "C" Street and 20th Street, and (6) daylight channel that conveys flows from the eight cell box culvert.

Overall, the drainage scheme is acceptable to the District.

However, it is to be noted that offsite flows conveyed by the Bubbling Wells Road Channel would overtop 20th Avenue, causing 20th Avenue to be impassable during the 100-year flood. However, interior street that connect to the exterior streets can provide an alternate route.

A total of three (3) detention basins and a grass swale are proposed to mitigate the water quality impacts caused by Tract 34552.

Grading permits shall not be issued and final maps shall not record until a Conditional Letter of Map Revision (CLOMR) has been received from FEMA. Final Building Inspections for lots impacted by the FEMA floodplain shall not be issued until a Letter of Map Revision (LOMR) is obtained from FEMA.

These major green belt facilities would also serve to provide public health and safety and will require maintenance by a public agency or a guarantee of maintenance by a public agency. The Riverside County Flood Control and Water Conservation District is willing to accept maintenance responsibility for the structural aspects of the channels (e.g. channel revetments, drop structures, side inlets etc.) but cannot be responsible for

SPECIFIC PLAN Case #: SP00336

Parcel: 657-470-007

10. GENERAL CONDITIONS

10.FLOOD RI. 1 SP FLOOD HZRD RPT SC1 11/6/12 (cont.) (cont.)RECOMMND

the maintenance of the landscaping or amenities. Nor will landscaping be credited with contributing to the flood control function (e.g. turf as erosion protection).

In order to accommodate the type of flood control facilities which have been selected at the discretion of the applicant to complement the nature of the proposed development, the District will require that, prior to the issuance of any grading permit or recordation, whichever occurs first, the developer shall enter into a cooperative agreement with the District to establish important items. Said agreement shall be acceptable to both the District and County Counsel and shall include but not necessarily be limited to the following:

1.A precise description of the facilities to be maintained under the agreement and exact language of the easement/s for the major flood control conveyance facilities.

2.The entity/entities and assigns that will be responsible for maintenance activities both ordinary and catastrophic.

3.Definitions of "ordinary" verses "catastrophic" maintenance and establishment of the party responsible for the various maintenance activities. This would include a clause stating that determination of the adherence to the levels of maintenance will be in the sole judgment of the District.

4.An understanding that should the District be forced to provide maintenance for the facilities, it will be done in a manner that, in the sole discretion of the District, is in the best public interest. This may involve the elimination of amenities. (For example, the District would not restore damage to the Golf Course channel unless the damage impaired the flood control function. Further, the District would not be responsible for re-establishment of amenities damaged by the catastrophic event or the restoration effort.)

5.The specific uses and maintenance activities within the various channels, conveyance areas, and access roads/trails. (For example, some areas would be used by the public and some areas only entered by landscaping crews.)

SPECIFIC PLAN Case #: SP00336

Parcel: 657-470-007

10. GENERAL CONDITIONS

10.FLOOD RI. 1 SP FLOOD HZRD RPT SC1 11/6/12 (cont.) (cont.)RECOMMND

6.The entity/entities that would indemnify, hold harmless and defend the District, and the County of Riverside against any claims or liability resulting from the construction, operation, maintenance and all other uses of the drainage facilities.

7.The appropriate coverage and of types insurance policies required.

8.The process by which any proposed modifications to the conveyance areas by either District or others would be reviewed and approved. (For example, changes in the golf course grading by the golf course operator must be acceptable to the District. Conversely, if the District finds that a facility needs modification to provide for the flood control function, this would need to be coordinated with the underlying fee owner.)

9.Access rights for the District for inspection purposes.

10.An establishment of time frames and procedures for noticing and compliance regarding maintenance of the facilities. (i.e. Uncorrected activities or neglect causing impairment of the flood control function could trigger action by the District)

11.A clause providing that if the District is forced to assume the maintenance responsibility for the drainage facilities, ownership of the facilities will fall to the District.

12.That the owner agrees to accept developed conditions flows from offsite areas whether or not offsite water quality mitigation features have been provided.

13.The owner will not unreasonably withhold permission to construct future connecting facilities and will allow connections without fee. (i.e. No "toll" channels, but owner may require that future connections make reasonable effort avoid disturbing existing amenities.)

10.FLOOD RI. 2

SP FEMA PANEL NO

INEFFECT

SP 336 (Desert Dunes is within the 100 year Zone AO flood plain limits as delineated on Panel No. 060245-0925B of the Flood Insurance Rate Maps issued in conjunction with the

SPECIFIC PLAN Case #: SP00336

Parcel: 657-470-007

10. GENERAL CONDITIONS

10.FLOOD RI. 2 SP FEMA PANEL NO (cont.) INEFFECT

National Flood Insurance Program administered by the
Federal Emergency Management Agency (FEMA).

10.FLOOD RI. 2 SP FEMA PANEL NO SPSC1 RECOMMND

The entire site is presently subject to extreme flood hazard, shown as a 100 year Zone AO floodplain delineated on Panel No. 06065C0915G (depth of 1 to 3-foot, velocity of 6 to 8 feet per second) of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA).

10.FLOOD RI. 3 SP WATERS OF THE US (FEMA) INEFFECT

A portion of the proposed project is in a floodplain and may affect "waters of the United States", "wetlands" or "jurisdictional streambeds", therefore, in accordance with the requirements of the National Flood Insurance Program and Related Regulations (44 CFR, Parts 59 through 73) and County Ordinance No. 458:

a. A flood study consisting of HEC-2/HEC-RAS calculations, cross sections, maps, and other data should be prepared to the satisfaction of the Federal Emergency Management Agency (FEMA) and the District for the purpose of revising the effective Flood Insurance Rate Map of the project site. The study shall be submitted with the related project improvement plans. Grading permits shall not be issued and final maps shall not record until a Conditional Letter of Map Revision (CLOMR) has been received from FEMA. Final Building Inspections for lots impacted by the FEMA floodplain shall not be issued until a Letter of Map Revision (LOMR) is obtained from FEMA.

The applicant shall be responsible for payment of all processing fees required by FEMA for the CLOMR and LOMR. FEMA submittals for a CLOMR shall be reviewed by the District on a fee for service basis. A fee in conformance with the requirements of 44 CFR Parts 65, 70, and subsequent final rules shall be required prior to final map approval to cover the cost of processing the LOMR. Payment of all District fees and deposits for processing of FEMA submittals shall be made directly to the District. Fees for processing FEMA submittals shall be in addition to regular District plan check fees.

SPECIFIC PLAN Case #: SP00336

Parcel: 657-470-007

10. GENERAL CONDITIONS

10.FLOOD RI. 3 SP WATERS OF THE US (FEMA) (cont.) INEFFECT

b. A copy of appropriate correspondence and necessary permits, or correspondence showing the project to be exempt, from those government agencies from which approval is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Game 1603 agreement) shall be provided to the District prior to the recordation of the final map.

All Regulatory Permits (and any attachments thereto such as Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) to be secured by the Developer shall be submitted to the District for review. The terms of the Regulatory Permits shall be approved by the District prior to improvement plan approval, map recordation or finalization of the Regulatory Permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility to protect public health and safety.

10.FLOOD RI. 4 SP SUMBIT CLOMR INEFFECT

The developer will be required to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to the issuance of building permits.

10.FLOOD RI. 5 SP SUBMIT LOMR INEFFECT

A Letter of Map Revision shall be obtained from FEMA for all lots impacted by a FEMA floodplain prior to issuance of occupancy permits.

10.FLOOD RI. 6 SP NDPES REGULATIONS INEFFECT

This project disturbs more than five acres and will require a National Pollutant Discharge Elimination System (NPDES) Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the District or the Department of Building and Safety has determined that the project has been granted a permit or is shown to be exempt. Section 3.G.3 (page 132) of the project EIR acknowledges the need to prepare a SWPPP.

SPECIFIC PLAN Case #: SP00336

Parcel: 657-470-007

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1 SP - MAINTAIN AREAS & PHASES INEFFECT

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

10.PLANNING. 2 SP - NO P.A. DENSITY TRANSPER INEFFECT

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process or Specific Plan Substantial Conformance process, as approved by the Planning Department.

10.PLANNING. 3 SP - GEO NO. 1276 INEFFECT

County Geologic Report (GEO) No. 1276 was prepared for this development (SP00336) and the following associated projects (EIR00455, PM31880 and TR31879) by Hilltop Geotechnical, Inc. and is entitled: "Report of Supplemental Fault Investigation, Proposed Desert Dunes Development, Desert Haven Area, /Riverside County, California", and dated May 14, 2004. In addition, Hilltop prepared and submitted the following reports for this project:

- 1."Updated Geotechnical Study, Proposed Single Family Residential Development, Quail Street Property, Northwest Quadrant of Palm Drive and 20th Avenue, Desert Haven Area, Riverside County, California", dated December 8, 2003.
- 2."Response to County of Riverside Review, County Geologic Report No. 1276 (Fault Hazard), Report of Supplemental Fault Investigation, Proposed Desert Dunes Development Desert Haven Area, Riverside County California", dated September 30, 2004.
- 3."Report of Geotechnical Study, Proposed Single Family Residential Development, Phase 1, Tentative Tract Map No. 31879 of the Desert Dunes Project, south of Dillon Road and East of Palm Drive, Desert Haven Area, Riverside County, California", dated October 1, 2004.
- 4."Response to County of Riverside Geotechnical and Fault Hazard Report Review, Proposed Tentative Tract Map No.

SPECIFIC PLAN Case #: SP00336

Parcel: 657-470-007

10. GENERAL CONDITIONS

10.PLANNING. 3 SP - GEO NO. 1276 (cont.)

INEFFECT

31879, Desert Haven Area of Riverside County, California", dated December 21, 2004.

These documents are herein incorporated as a part of GEO No. 1276.

GEO No. 1276 concluded:

1.Seiching should not be considered a hazard in the area.

2.Tsunamis are not considered a hazard.

3.An active trace of the Banning Fault is located near the southwest corner of the site.

4.All faults investigated under GEO No. 1276, with the exception of the Banning Fault, were concluded to be not present and/or not represent a potential surface rupture hazard to the project.

5.All lineaments investigated under GEO No. 1276, with the exception of that which defines the Banning Fault, was found to be non-fault related and do not represent a hazard to the project.

6.Liquefaction is not considered a hazard for most of the site. However, the area of the Specific Plan located adjacent to the Banning Fault is subject to the potential hazard of liquefaction due to susceptible sediments combined with the shallow groundwater backing up against the north side of the fault.

7.Liquefaction was concluded to not represent a potential hazard to TR31879.

8.Settlement of dry alluvium was found to be possible within the limits of TR31879. An estimated settlement of 0.5 inch was calculated for the upper 50 feet of the site with a total estimated differential settlement of approximately 0.25 inches. However, this amount of settlement is considered acceptable for residential structures.

GEO No. 1276 recommended:

1.Additional project specific geotechnical investigations

SPECIFIC PLAN Case #: SP00336

Parcel: 657-470-007

10. GENERAL CONDITIONS

10.PLANNING. 3

SP - GEO NO. 1276 (cont.) (cont.)

INEFFECT

should be performed for the remaining implementing projects within the Specific Plan.

2.Structural setbacks from the Banning Fault are required. A minimum building setback of 50 feet shall be established for the northeast side of the Banning fault. Structures for human occupancy shall not be proposed for the southwest corner of the site within this building setback zone.

3.Requirements of the latest Uniform Building Code or Riverside County Ordinance, whichever has precedence, shall be satisfactory for light wood-frame structures. Heavier structures shall be provided with site-specific seismic parameters for design purposes.

4.Seismic induced settlement of soils shall be mitigated by site earthwork as recommended in GEO No. 1276 (or as amended under future investigations or reports that may be required for grading permits).

5.The potential for lurching shall be mitigated by restricting structures for habitable purposes within the zones of faulting and potential ground rupture.

6.The exploratory trench backfill will require recompaction to 90 percent relative compaction in areas proposed for structures and/or streets.

GEO No. 1276 satisfies the Planning/CEQA requirement for a geologic study for purposes of entitlement of SP00336, PM31880 and TR31879. Pertinent information contained within GEO No. 1276 should be referenced for CEQA documentation purposes under EIR00455. Additional studies will be required for all other implementing projects within this Specific Plan prior to scheduling them for public hearing. Engineering and other Uniform Building Code parameters where not included as a part of this review or approval and 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.

An environmental constraints sheet (ECS) shall be prepared for all appropriate subdivision maps as defined elsewhere

SPECIFIC PLAN Case #: SP00336

Parcel: 657-470-007

10. GENERAL CONDITIONS

10.PLANNING. 3 SP - GEO NO. 1276 (cont.) (cont.) (cont.) INEFFECT

in this conditions set and as defined within the conditions enumerated for each individual map entitlement case (PM31880, TR31879 and future maps as appropriate). The fault and fault hazard zone, as well as the areas subject to the potential for liquefaction, shall also be delineated on the Specific Plan maps. In addition, the following notes shall be place on the ECS:

a)"This property is affected by earthquake faulting. Structures for human occupancy shall not be allowed in the Fault Hazard Area."

b)"County Geologic Report No.'s 662 and 1276 were prepared for this property. These reports are on file at the County Administrative Center located in Riverside, California. Specific items of concern include earthquake faulting, liquefaction, seismically-induced settlement, lurching, seismic design for structures and uncompacted trench backfill."

A copy of all final maps and the ECS shall be submitted to the County Geologist for review and approval.

10.PLANNING. 4 SP-HUMAN REMAINS FOUND SPSC1 RECOMMND

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

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

SPECIFIC PLAN Case #: SP00336

Parcel: 657-470-007

10. GENERAL CONDITIONS

10.PLANNING. 4 SP-HUMAN REMAINS FOUND SPSC1 (cont.) RECOMMND

associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 5 SP-INADVERTANT ARCHAEO SPSC1 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.

SPECIFIC PLAN Case #: SP00336

Parcel: 657-470-007

10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1

SP - SP336/ TS/CONDITIONS 2

INEFFECT

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 Comprehensive 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 of Service for the following intersections based on the traffic study assumptions.

Palm Drive at:
Pierson Boulevard
Hacienda Avenue
Two Bunch Palms Trail
Dillon Road
18th Street
Site Access
20th Avenue
Varner Road
I-10 Westbound Ramps
I-10 Eastbound Ramps

Site Access at:
18th Street
20th Street

Bubbling Wells Road at:
18th Avenue
Site Access
20th Avenue

Mountain View Road at:
20th Avenue
Varner Road

Date Palm Drive at:
Varner Road

SPECIFIC PLAN Case #: SP00336

Parcel: 657-470-007

10. GENERAL CONDITIONS

10.TRANS. 1 SP - SP336/ TS/CONDITIONS 2 (cont.) INEFFECT

I-10 Westbound Ramps
I-10 Eastbound Ramps

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

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

10.TRANS. 2 SP - SP336/IMPROVEMENTS INEFFECT

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

10.TRANS. 3 SP - REALIGNMENT OF 20TH AVE INEFFECT

20th Avenue shall be realigned, off-site, between Mountain View Drive and Bubbling Wells Road aligning with 20th Avenue ease of Mountain View road. The new alignment shall be along the section line between Sections 17 and 20 of T3S,R5E of the San Bernardino Base and Meridian.

This condition was modified by the Riverside County Board of Supervisors on August 15, 2006.

10.TRANS. 4 SP - SP336/TUMF INEFFECT

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.

10.TRANS. 5 SP - TRAFFIC SIGNAL INEFFECT

A traffic signal shall be designed and installed at the intersection of Mountain View Drive and 20th Avenue with fee credit eligibility or as approved by the Transportation Department.

SPECIFIC PLAN Case #: SP00336

Parcel: 657-470-007

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST

INEFFECT

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

EPD DEPARTMENT

30.EPD. 1 SP -DEDCTN OF CONSER SPSC1

RECOMMND

The following conditions must be added to any implementing project under SP0336 prior to project approval as a prior to grading permit issuance condition: Dedication of Conservation

A portion of the project site, referred to as Planning Area 24 (APN: 660-040-003) in SP0336, is located in the Willow Hole Conservation Area of the Coachella Valley Multi Species Habitat Conservation Plan. Based on the June 6, 2008 Interim Project Review (IPR) letter from the Coachella Valley Association of Governments (CVAG) the project was authorized for 5.25 acres of disturbance within APN: 660-040-003 for grading and construction of flood control improvements associated with Solera at Deert Dunes residential development (TR34552). Prior to issuance of any grading permit the remaining 18.50 acres of land associated with APN: 660-040-003 must be offered in fee title or conservation easement to a conservation entity recognized by the CVAG. Documentation of the recorded easement or fee title transfer of land must be provided to the Environmental Programs Division (EPD) of the Planning Department for review and approval.

30.EPD. 2 SP - AVOID MESRS SPSC1

RECOMMND

The following conditions must be added to any implementing project under SP0336 prior to project approval as a prior to grading permit issuance condition:

Planning Area 24 (APN: 660-040-003) is located in the

SPECIFIC PLAN Case #: SP00336

Parcel: 657-470-007

30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 2

SP - AVOID MESRS SPSC1 (cont.)

RECOMMND

Willow Hole Conservation Area of the Coachella Valley Multi Species Habitat Conservation Plan and is thus subject to the follow Avoidance, Minimization, and Mitigation Measures:

Planning Area 24 supports existing mesquite trees and mesquite bosque habitat that must be avoided to the maximum extent feasible. Prior to issuance of any grading permit or site preparation a Mesquite Bosque Avoidance and Minimization Plan must be provided to the Environmental Programs Division (EPD) of the Planning Department. This plan must be prepared by a qualified biologist and must include a description of the best management practices (BMP's) that will be utilized to minimize impacts to the mesquite habitat. This includes staking of the boundaries of grading, temporary silt/exclusionary fencing, the duties and duration of a biological monitor, examples of worker education materials, and all other minimization details. In addition the mesquite trees and bosque habitat must be clearly delineated on all grading exhibits. This report must be provided to EPD for review and approval prior to issuance of any grading permit.

30.EPD. 3

SP -BUOW PRECST SURVY SPSC1

RECOMMND

The following conditions must be added to any implementing project under SP0336 prior to project approval as a prior to grading permit issuance condition:

Prior to issuance of any grading permit a pre-construction survey for burrowing owl must be completed by a qualified biologist currently holding a MOU with the County. A report summarizing the survey methods and results must be submitted to the Environmental Programs Division of the Planning Department for review and approval. This report is only valid for 30 days and if not grading permit is issued within 30-days of the last survey date the preconstruction survey will need to be completed again.

30.EPD. 4

SP - NSTN BIRD SRVY SPSC1

RECOMMND

The following conditions must be added to any implementing project under SP0336 prior to project approval as a prior to grading permit issuance condition:

Prior to issuance of any grading permit between Feb 1st and

SPECIFIC PLAN Case #: SP00336

Parcel: 657-470-007

30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 4 SP - NSTN BIRD SRVY SPSC1 (cont.) RECOMMND

Aug 31st a nesting bird clearance survey must be complete by a qualified biologist currently holding a MOU with the County. A report summarizing the survey methods and results must be submitted to the Environmental Programs Division of the Planning Department for review and approval. If any nesting birds are observed EPD will work directly with the project applicant to establish avoidance buffers and minimization measure to ensure nesting birds are not impacted.

PARKS DEPARTMENT

30.PARKS. 2 SP - PRIOR TO PROJECT APP INEFFECT

Prior to any project approval, the trails plan shall show the trail as follows: a Class 1 Bike Path (20') along the east side of Palm Drive outside the road right-of-way and an 8' meandering multi-purpose trail. The Class 1 Bike Path shall follow the entire western boundary property line in a north/south direction adjacent to Palm Drive. If you have questions, please contact Sian Roman at 951.955.5117.

PLANNING DEPARTMENT

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

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 INEFFECT

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

SPECIFIC PLAN Case #: SP00336

Parcel: 657-470-007

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2 SP - NON-IMPLEMENTING MAPS (cont.) INEFFECT

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. 3 SP - DURATION OF SP VALIDITY INEFFECT

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 SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as The issuance of the 1450th building permit.) The specific plan amendment will update the entire specific plan document to reflect current development requirements.

This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed."

30.PLANNING. 4 SP - SUBMIT FINAL DOCUMENTS INEFFECT

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:

"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 -

SPECIFIC PLAN Case #: SP00336

Parcel: 657-470-007

30. PRIOR TO ANY PROJECT APPROVAL

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

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
Flood Control and Water Conservation	1 copy
Coachella Valley Water District	1 copy
Transportation Department	1 copy
County Planning Department in Riverside	1 copy
City of Desert Hot Springs	1 copy
Riverside County Planning Department in Indio	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 INEFFECT

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."

30.PLANNING. 6 SP - ACOUSTICAL STUDY REQD INEFFECT

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

SPECIFIC PLAN Case #: SP00336

Parcel: 657-470-007

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 6 SP - ACOUSTICAL STUDY REQD (cont.) INEFFECT

"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.

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. 8 SP - ARCHAEO STUDY REQD INEFFECT

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 archaeological study shall be submitted to the Planning Department 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."

30.PLANNING. 10 SP - GEO STUDY REQUIRED INEFFECT

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 study shall be

SPECIFIC PLAN Case #: SP00336

Parcel: 657-470-007

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 10 SP - GEO STUDY REQUIRED (cont.) INEFFECT

submitted to the County 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 County Engineering Geologist 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."

30.PLANNING. 12 SP - EA REQUIRED INEFFECT

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 INEFFECT

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

SPECIFIC PLAN Case #: SP00336

Parcel: 657-470-007

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 13 SP *- ADDENDUM EIR (cont.) INEFFECT

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."

30.PLANNING. 14 SP *- SUPPLEMENT TO EIR INEFFECT

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 INEFFECT

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:

SPECIFIC PLAN Case #: SP00336

Parcel: 657-470-007

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15 SP *- SUBSEQUENT EIR (cont.) INEFFECT

"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 not required."

30.PLANNING. 16 SP - COMPLETE CASE APPROVALS INEFFECT

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 INEFFECT

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

SPECIFIC PLAN Case #: SP00336

Parcel: 657-470-007

30. PRIOR TO ANY PROJECT APPROVAL

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

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 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 INEFFECT

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 [___ Recreation and Park District][County Service Area ___], shall be annexed into the [___ Recreation and Park District][County Service Area ___] 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 [___ Recreation and Parks District][County Service Area No. ___] is unwilling or unable to annex the property in

SPECIFIC PLAN Case #: SP00336

Parcel: 657-470-007

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 18 SP *- PARK AGENCY REQUIRED (cont.) INEFFECT

question."

30.PLANNING. 20 SP *- PA PROCEDURES INEFFECT

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 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 INEFFECT

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

SPECIFIC PLAN Case #: SP00336

Parcel: 657-470-007

30. PRIOR TO ANY PROJECT APPROVAL

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

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 maintenance organization shall include, but not be limited to, the following: All common area slopes, landscaped areas, detention basin, water quality features, neighborhood parks, paseos and other recreational amenities not listed herein.

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

rior 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:

SPECIFIC PLAN Case #: SP00336

Parcel: 657-470-007

30. PRIOR TO ANY PROJECT APPROVAL

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

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 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',

SPECIFIC PLAN Case #: SP00336

Parcel: 657-470-007

30. PRIOR TO ANY PROJECT APPROVAL

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

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 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 INEFFECT

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

SPECIFIC PLAN Case #: SP00336

Parcel: 657-470-007

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23

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

INEFFECT

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 if 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 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

SPECIFIC PLAN Case #: SP00336

Parcel: 657-470-007

30. PRIOR TO ANY PROJECT APPROVAL

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

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 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. 25 SP - PALEO M/M PROGRAM INEFFECT

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 enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

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

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

SPECIFIC PLAN Case #: SP00336

Parcel: 657-470-007

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 26 SP - GENERIC M/M PROGRAM (cont.) INEFFECT

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 455 for the SPECIFIC PLAN 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. 31 SP *- ENTRY MONUMENTATION INEFFECT

rrior 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. 32 SP *- POST GRADING REPORT INEFFECT

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 grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreement[s] with the qualified archaeologist, paleontologist, and/or other were complied [archaeologist/paleontologist/other] were complied with."

SPECIFIC PLAN Case #: SP00336

Parcel: 657-470-007

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 33 SP *- SCHOOL MITIGATION INEFFECT

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 Palm Springs Unified School District shall be mitigated in accordance with state law."

30.PLANNING. 34 SP - FTL SAND SOURCE MOU COMP INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.) that is located within the sand source areas identified in Exhibits B and C of the Third Amendment to the Coachella Valley Fringe-toed Lizard Habitat Conservation Plan and Implementing Agreement, the following condition of approval shall be placed on the implementing project:

"Prior to the issuance of any grading or building permit, whichever comes first, clearance shall be obtained from the U.S. Fish and Wildlife Service and State Department of fish and Game in accordance with subsection H. of section 1. of Ordinance No. 457 and the Memorandum of Understanding Regarding Measures to Minimize and Mitigate Take of the Coachella Valley Fringe-toed Lizard."

30.PLANNING. 35 SP - SP VALIDITY SPSC1 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 SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as the issuance of the 1450th building permit) The specific plan amendment will update the entire specific plan document to reflect current development requirements. Should no

SPECIFIC PLAN Case #: SP00336

Parcel: 657-470-007

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 35 SP - SP VALIDITY SPSC1 (cont.)

RECOMMND

SPECIFIC PLAN Amendment be filed and the condition above not met, the County may begin revocation hearings to revoke the SPECIFIC PLAN.

This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed."

30.PLANNING. 36 SP - PLN AREA 23 RSTRCT SPSC1

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:

"Access to the sensitive area's within Planning Area 23 (as defined by the SPECIFIC PLAN) shall be restricted by means of constructing a perimeter wall and/or fence around this area. Entry into this area shall be limited to personnel involved in the maintenance of weed growth and for authorized scientific research only. Authorization for entry shall be the responsibility of the HOA."

TRANS DEPARTMENT

30.TRANS. 1 SP - SP336/TS/INSTALLATION

INEFFECT

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:

Prior to Occupancy of 1st Unit:

- Palm Drive/West Site Access
- Palm Drive/Golf Course Entry
- Mountain View Drive/20th Avenue (with fee credit)

with no fee credit given for Traffic Signal Mitigation Fees.

Prior to Occupancy of 1st Unit:

- Palm Drive/18th Avenue

SPECIFIC PLAN Case #: SP00336

Parcel: 657-470-007

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 1 SP - SP336/TS/INSTALLATION (cont.) INEFFECT

- Palm Drive/Varner Road
- Mountain View Drive/Varner Road

with fee credit eligibility.

Prior to Occupancy of 686th Unit:

- Date Palm Drive/Varner Road

with fee credit eligibility.

Prior to Occupancy of 1265th Unit:

- Palm Drive/20th Avenue

with fee credit eligibility.

Intersection improvements identified in 30.Trans.2 shall be incorporated into the traffic signal design.

30.TRANS. 3 SP - SP336 - 20TH REALIGN INEFFECT

Prior to Occupancy of the 1st unit in Phase I the project proponent shall design and bond for the realignment of 20th Avenue from the east project boundary to Mountain View Road (aligning with 20th Avenue east of Mountain View Road), in accordance with County Standard No. 93 (32'/60'), or as approved by the Transportation Department. Improvements shall include the design and installation of a traffic signal at the intersection of 20th Avenue and Mountain View Road.

The project proponent shall obtain the right-of-way for these improvements prior to the occupancy of the 251st unit within the project, and shall construct the improvements prior to the occupancy of the 501st unit within the project.

The requirements of Subdivision Map Act, Section 66462.5 et. al., which address the County's and project proponents responsibilities regarding land acquisitions for off-site improvements prior to the approval of a Final Map, are noted herein.

This condition was amended by the Board of Supervisors on August 15, 2006.

SPECIFIC PLAN Case #: SP00336

Parcel: 657-470-007

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 6 SP - SP336/TS GEOMETRICS

INEFFECT

Prior to Occupancy of 1st Unit

The intersection of Palm Drive/West Site Access shall be improved to provide the following geometrics:

Northbound: one through lane and one through/right turn lane

Southbound: one left turn lane and two through lanes

Westbound: one left turn lane and one right turn lane

The intersection of Palm Drive/Varner Road shall be improved to provide the following geometrics:

Northbound: one left turn lane, one through lane and one through/right turn lane

Southbound: one left turn lane, one through lane and one through/right turn lane

Eastbound: one left turn lane and one through/right turn lane

Westbound: one left turn lane and one through/right turn lane

The intersection of Mountain View Road/Varner Road shall be improved to provide the following geometrics:

Southbound: one left turn lane and one right turn lane

Eastbound: one left turn lane and one through lane

Westbound: one through lane and one right turn lane

The intersection of Palm Drive/18th Avenue shall be improved to provide the following geometrics:

Northbound: one through lane and one through/right turn lane

Southbound: one left turn lane and two through lanes

SPECIFIC PLAN Case #: SP00336

Parcel: 657-470-007

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 6 SP - SP336/TS GEOMETRICS (cont.)

INEFFECT

Westbound: one left turn lane and one right turn lane

The intersection of North Site Access/18th Avenue shall be improved to provide for the following geometrics:

Northbound: one left turn lane and one right turn lane

Eastbound: one through/right turn lane

Westbound: one left turn lane and one through lane

The intersection of Mountain View/20th Avenue shall be improved to provide the following geometrics:

Northbound: one left turn lane and one through lane

Southbound: one through/right turn lane

Eastbound: one shared left/right turn lane

Prior to Occupancy of 686th Unit

The intersection of Date Palm Drive/Varner Road shall be improved to provide the following geometrics:

Northbound: two left turn lanes, one right turn lane

Eastbound: one through and one right turn lane

Westbound: one left turn lane and one through lane

The intersection of Bubbling Wells Road/East Site Access shall be improved to provide the following geometrics:

Northbound: one left turn/through/right turn lane

Southbound: one left turn/through/right turn lane

Eastbound: one left turn lane and one right turn lane

SPECIFIC PLAN Case #: SP00336

Parcel: 657-470-007

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 6 SP - SP336/TS GEOMETRICS (cont.) (cont.) INEFFECT

Westbound: one left turn lane/through/right turn lane

The intersection of Bubbling Wells Road/18th Avenue shall be improved to provide the following geometrics:

Northbound: one left turn lane and one through lane

Southbound: one through/right turn lane

Eastbound: one left turn lane and right turn lane

Prior to Occupancy of 1266th Unit

The intersection of South Site Access/20th Avenue shall be improved to provide the following geometrics:

Southbound: one left turn lane and one right turn lane

Eastbound: one left/through turn lane

Westbound: one through/right turn lane

The intersection of Palm Drive/20th Avenue shall be improved to provide the following geometrics:

Northbound: one left turn lane, one through lane and one through/right turn lane

Southbound: one left turn lane, one through lane and one through/right turn lane

Eastbound: one left turn lane and one through/right turn lane

Westbound: one left turn lane and one through/right turn lane

30.TRANS. 9 SP SIG INST MTN VIEW/20TH INEFFECT

Prior to the final building inspection of the first dwelling unit, the signal at the intersection of Mountain View Drive and 20th Avenue shall be installed and operational with fee credit eligibility or as approved by

SPECIFIC PLAN Case #: SP00336

Parcel: 657-470-007

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 9 SP SIG INST MTN VIEW/20TH (cont.) INEFFECT

the Transportation Department.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1 SP - Community Recreation Cent INEFFECT

PRIOR TO THE ISSUANCE OF THE 250th building permit within the SPECIFIC PLAN, detailed community recreation center plans shall be submitted to and approved by the Planning Department and the [____ Recreation and Parks District][County Service Area No. ____] or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area _____. The detailed community recreation center plans shall conform with the design criteria in the specific plan document for Planning Area 1 and with the requirements of the [____ Recreation and Parks District][County Service Area ____] or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". 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. 2 SP - Community Recreation Cent INEFFECT

PRIOR TO THE ISSUANCE OF THE 500th building permit within the SPECIFIC PLAN, the community recreation center as shown on the Adopted Land Use Plan for the SPECIFIC PLAN shall be constructed and fully operable.

100.PLANNING. 3 SP - Count Res Build Permits INEFFECT

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 2250 residential building permits to be issued within the SPECIFIC PLAN.

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 49

SPECIFIC PLAN Case #: SP00336

Parcel: 657-470-007

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 4

SP-COMUNITY CTR PLNS SPSC1

RECOMMND

Prior to the issuance of the 250th cumulative building permit, anywhere within the SPECIFIC PLAN, improvement plans for the Community Center located within Planning area 17 shall be submitted to the Planning Department for review and approval. The Community Center improvement plans shall include a detailed site plan, floor plans and elevations, and documentation evidencing a permanent funding and maintenance mechanism for the construction and maintenance of the community center. The improvement plans shall be submitted as a plot plan.

SUBST CONFORMANCE - SP Case #: SP00336S1

Parcel: 657-470-005

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 3

SPSC- SPSC DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 00336 (Desert Dunes), Substantial Conformance No. 1, shall be henceforth defined as follows:

SPECIFIC PLAN SUBSTANTIAL CONFORMANCE = Specific Plan No. 00336 (Desert Dunes) Substantial Conformance No. 1, dated 10/24/12

SPECIFIC PLAN = the original approved SP336 which will be modified upon approval of the project.

10. EVERY. 5

SPSC- SPSC description (1)

RECOMMND

This SPECIFIC PLAN SUBSTANTIAL CONFORMANCE proposes to make the following minor alterations to the SPECIFIC PLAN:

1) Transfer dwelling unit counts between all Planning Areas in Phases I through III and re-assign Planning Area 5 from Phase II to Phase III;

2) assign densities to each Planning Area within an overall range of the originally approved 5-8 du/ac;

3) modify Planning Area acreage in all phases with a decrease in residential acreage from 314.5 acres to 314.2 acres;

4) modify acreage for all non-residential uses, including the recreation center, open space, drainage areas and streets, with a decrease in non-residential acreage from 453 acres to 447.3 acres;

5) reduce total project acreage from 478 acres to 471.9 acres;

6) adjust the acreage and boundaries of Planning Area Nos. 1-16, and maintain the 1,850 dwelling unit count approved under SP336;

7) re-locate the gravity sewer mains and sewer lift station site planned for the 24.6 acre parcel south of Avenue 20 and construct a regional sewer lift station on 0.50 acres west of Varner Road and Bubbling Wells Road in Cathedral

SUBST CONFORMANCE - SP Case #: SP00336S1

Parcel: 657-470-005

10. GENERAL CONDITIONS

10. EVERY. 5 SPSC- SPSC description (1) (cont.) RECOMMND

City;

8) construct and maintain a flood control outlet facility on a portion of a 24.6 acre parcel south of Avenue 20, reserving the remainder in open-space conservation for the Coachella Valley Multi-Species Habitat Plan (CVMSHCP);

9) re-locate and construct a water reservoir site from Dillon Road and Long Canyon Drive to five (5) acres on the northeast corner of Dillon Road and Rancho Road;

10) modify the Pedestrian Circulation Plan to match changes to internal streets; and

11) reduce the internal street rights-of-way from forty-one feet (41') to thirty-seven feet (37'), together with other minor modifications to the exhibits, text, and tables of Specific Plan No. 336.

12) Revise many other editorial aspects of the Specific Plan to make it consistent with more current Specific Plans processed by the County.

10. EVERY. 6 SPSC - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the SPECIFIC PLAN SUBSTANTIAL CONFORMANCE; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the SPECIFIC PLAN SUBSTANTIAL CONFORMANCE, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action,

SUBST CONFORMANCE - SP Case #: SP00336S1

Parcel: 657-470-005

10. GENERAL CONDITIONS

10. EVERY. 6 SPSC - HOLD HARMLESS (cont.) RECOMMND

or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

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

SUBST CONFORMANCE - SP Case #: SP00336S1

Parcel: 657-470-005

10. GENERAL CONDITIONS

10.BS GRADE. 5 SP-NO GRADING & SUBDIVIDING (cont.) RECOMMND

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.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 SP CONDITIONS MODIFIED/DELETED RECOMMND

Within thirty (30) days after the approval of the SUBSTANTIAL CONFORMANCE, the Planning Department shall:

-Delete condition 10. FLOOD RI. 1 SP FLOOD HAZARD REPORT and replace it with 10. FLOOD RI. 1 SP FLOOD HAZRD RPT SC1 11/6/12

-Delete condition 10. FLOOD RI. 2 SP FEMA PANEL NO and replace it with 10. FLOOD RI. 2 SP FEMA PANEL NO SC1

-Delete condition 10. FLOOD RI. 6 SP NPDES REGULATIONS

PLANNING DEPARTMENT

10.PLANNING. 3 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

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

SUBST CONFORMANCE - SP Case #: SP00336S1

Parcel: 657-470-005

10. GENERAL CONDITIONS

10.PLANNING. 3 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 4 GEN - 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.

SUBST CONFORMANCE - SP Case #: SP00336S1

Parcel: 657-470-005

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - SC DOCUMENT TO BE PREPAR RECOMMND

Within ninety (90) days of the approval of the SPECIFIC PLAN SUBSTANTIAL CONFORMANCE, the applicant shall provide to the Planning Department fifteen (15) copies of the final SPECIFIC PLAN as outlined in SP336 10.EVERY.3.

20.PLANNING. 2 SC - COAS ADDED TO CASE RECOMMND

Within thirty (30) days after the approval of the SUBSTANTIAL CONFORMANCE, the Planning Department shall add the following conditions to SP00336:

10-PLANNING-GEN-IF HUMAN REMAINS FOUND

10-PLANNING-GEN-INADVERTANT ARCHAEO FIND

30-EPD-DEDICATION OF CONSERVATION

30-EPD-AVOIDANCE MEASURES

30-EPD-BUOW PRECONSTRUCTION SURVEY

30-EPD-NESTING BIRD SURVEY

30-PLANNING-PLANNING AREA 23 RESTRICT

20.PLANNING. 4 SC - CONDITION MODIFIED RECOMMND

SC- PLANNING COA'S MODIFIED

Within thirty (30) days after the approval of the SUBSTANTIAL CONFORMANCE, the Planning department shall:

-delete condition 10. EVERY.1 of the SPECIFIC PLAN and replace it with 10.PLANNING.6- HOLD HARMLESS SPSC1

-delete condition 10. EVERY.2 of the SPECIFIC PLAN and replace it with 10.PLANNING.7- DEFINITIONS SPSC1

-delete condition 30.PLANNING.3 of the SPECIFIC PLAN and replace it with 30.PLANNING.35- SP VALIDITY SPSC1

-delete condition 100.PLANNING.1 of the SPECIFIC PLAN and replace it with 100.PLANNING.4- SP COMMUNITY CENTER PLANS SPSC1

SUBST CONFORMANCE - SP Case #: SP00336S1

Parcel: 657-470-005

30. PRIOR TO ANY PROJECT APPROVAL

EPD DEPARTMENT

30.EPD. 1

SP - DEDICATION OF CONSERVATIO

RECOMMND

The following conditions must be added to any implementing project under SP0336 prior to project approval as a prior to grading permit issuance condition and as a prior to map recordation condition: Dedication of Conservation

A portion of the project site, referred to as Planning Area 24 (APN: 660-040-003) in SP0336, is located in the Willow Hole Conservation Area of the Coachella Valley Multi Species Habitat Conservation Plan. Based on the June 6, 2008 Interim Project Review (IPR) letter from the Coachella Valley Association of Governments (CVAG) the project was authorized for 5.25 acres of disturbance within APN: 660-040-003 for grading and construction of flood control improvements associated with Solera at Deert Dunes residential development (TR34552). Prior to issuance of any grading permit the remaining 18.50 acres of land associated with APN: 660-040-003 must be offered in fee title or conservation easement to a conservation entity recognized by the CVAG. Documentation of the recorded easement or fee title transfer of land must be provided to the Environmental Programs Division (EPD) of the Planning Department for review and approval.

Specifically, PAR 1261 was approved by the Board of Supervisors on September 25, 2012 for additional allocation of take with the understanding that the landowner has agreed to place the remaining portion of the property (20 acres) into a conservation easement or fee title dedication with the Coachella Valley Conservation Commission.

30.EPD. 2

SP - AVOIDANCE MEASURES

RECOMMND

The following conditions must be added to any implementing project under SP0336 prior to project approval as a prior to grading permit issuance condition and as a prior to map recordation condition:

Planning Area 24 (APN: 660-040-003) is located in the Willow Hole Conservation Area of the Coachella Valley Multi Species Habitat Conservation Plan and is thus subject to the follow Avoidance, Minimization, and Mitigation Measures:

Planning Area 24 supports existing mesquite trees and mesquite bosque habitat that must be avoided to the maximum

SUBST CONFORMANCE - SP Case #: SP00336S1

Parcel: 657-470-005

30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 2 SP - AVOIDANCE MEASURES (cont.) RECOMMND

extent feasible. Prior to issuance of any grading permit or site preparation a Mesquite Bosque Avoidance and Minimization Plan must be provided to the Environmental Programs Division (EPD) of the Planning Department. This plan must be prepared by a qualified biologist and must include a description of the best management practices (BMP's) that will be utilized to minimize impacts to the mesquite habitat. This includes staking of the boundaries of grading, temporary silt/exclusionary fencing, the duties and duration of a biological monitor, examples of worker education materials, and all other minimization details. In addition the mesquite trees and bosque habitat must be clearly delineated on all grading exhibits. This report must be provided to EPD for review and approval prior to issuance of any grading permit.

30.EPD. 3 SP - BUOW PRECONSTRUCTION SURV RECOMMND

The following conditions must be added to any implementing project under SP0336 prior to project approval as a prior to grading permit issuance condition:

Prior to issuance of any grading permit a pre-construction survey for burrowing owl must be completed by a qualified biologist currently holding a MOU with the County. A report summarizing the survey methods and results must be submitted to the Environmental Programs Division of the Planning Department for review and approval. This report is only valid for 30 days and if not grading permit is issued within 30-days of the last survey date the preconstruction survey will need to be completed again.

30.EPD. 4 SP - NESTING BIRD SURVEY RECOMMND

The following conditions must be added to any implementing project under SP0336 prior to project approval as a prior to grading permit issuance condition:

Prior to issuance of any grading permit between Feb 1st and Aug 31st a nesting bird clearance survey must be complete by a qualified biologist currently holding a MOU with the County. A report summarizing the survey methods and results must be submitted to the Environmental Programs Division of the Planning Department for review and approval. If any nesting birds are observed EPD will work directly with the project applicant to establish avoidance buffers and

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 9

SUBST CONFORMANCE - SP Case #: SP00336S1

Parcel: 657-470-005

30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 4 SP - NESTING BIRD SURVEY (cont.)

RECOMMND

minimization measure to ensure nesting birds are not impacted.

PLANNING DEPARTMENT

30.PLANNING. 1 SC - PLANNING AREA 23 RESTRICT

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 RECORDATION, GRADING, AND BUILDING PERMIT ISSUANCE:

"Access to the sensitive area's within Planning Area 23 (as defined by the SPECIFIC PLAN) shall be restricted by means of constructing a perimeter wall and/or fence around this area. Entry into this area shall be limited to personnel involved in the maintenance of weed growth and for authorized scientific research only. Authorization for entry shall be the responsibility of the HOA."

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP- DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 34552 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 34552,

Amended No. 4, Sheets 1-2, dated October 24, 2012.

EXHIBIT L = Amended No. 1, Sheets 1-28, dated November 18, 2009 (Conceptual Landscape Plans)

EXHIBIT T = Bubbling Wells Modified Section dated 3/19/12

SPECIFIC PLAN = Specific Plan No. 336 Desert Dunes Specific Plan including Substantial Conformance No. 1

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

10. EVERY. 3 MAP- PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is a Schedule A subdivision of 165.5 Gross Acres into 437 Single-Family Residential Lots, 3 Open Space Lots, 1 Open Space/Flood Control Facility Lot, 3 Water Quality Feature Lots, 2 Storm Drain Easement Lots, 3 Landscaping Lots, 1 Sewer Easement Lot and 1 Bicycle Easement Lot.

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

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

10. EVERY. 6 MAP - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

10. GENERAL CONDITIONS

10. EVERY. 6 MAP - HOLD HARMLESS (cont.) RECOMMND

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

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

10.BS GRADE. 8 MAP - OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

10. GENERAL CONDITIONS

10.BS GRADE. 8 MAP - OBEY ALL GDG REGS (cont.) RECOMMND

yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 9 MAP - DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 11 MAP - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

10. GENERAL CONDITIONS

10.BS GRADE. 11 MAP - NPDES INSPECTIONS (cont.) RECOMMND

Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 12 MAP - EROS CNTRL PROTECT RECOMMND

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

10.BS GRADE. 13 MAP - DUST CONTROL RECOMMND

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

10.BS GRADE. 14 MAP - 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 16 MAP - MINIMUM DRNAGE GRADE RECOMMND

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

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

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

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

10. GENERAL CONDITIONS

10.BS GRADE. 18 MAP - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 19 MAP - SLOPES IN FLOODWAY RECOMMND

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

10.BS GRADE. 22 MAP - FAULT LOCATIONS RECOMMND

Prior to issuance of any building permit on any lot located within the "Fault Hazard Zone" and its included setback area, the applicant shall have a licensed professional, qualified to do so, clearly delineate in the field the portions of that lot which are located within the "Fault Hazard Zone." No structures or portions thereof shall be located in those areas.

10.BS GRADE. 24 MAP - RETAINING WALLS RECOMMND

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

10.BS GRADE. 28 MAP - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

10. GENERAL CONDITIONS

10.BS GRADE. 29 MAP - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

E HEALTH DEPARTMENT

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

All lots under Tract Map#34552 are proposing Coachella Valley Water District (CVWD) water and sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with CVWD as well as all other applicable agencies.

Any existing septic system(s) and/or well(s) must be properly removed or abandoned under permit with the Department of Environmental Health (DEH).

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS RECOMMND

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

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

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1,000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 660 feet apart (Palm Dr., Bubbling Wells, 18th., and 20th.)

10.FIRE. 3 SECONDARY ACCESS RECOMMND

Maintain primary and secondary access during all phases of construction. Fire access roads must remain clear and unobstructed.

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

10. GENERAL CONDITIONS

10.FIRE. 10 MAP-FLAG LOT RECOMMND

For safety reasons flag lots are not permitted by the fire department

10.FIRE. 11 MAP-FIRE STATION RECOMMND

For Fire Station requirements see Sp100 in the Specific Plan.

FLOOD RI DEPARTMENT

10.FLOOD RI. 7 MAP FLOOD HAZARD RPT 06/17/09 RECOMMND

Tract Map No. 34552 (Tract 34552) is a proposal to divide 165.4 acres into 437 lots for single-family residences within the Desert Dunes Specific Plan (SP 336). The project is located in the south Desert Hot Springs area, at the northeast corner of Palm Drive and 20th Avenue. This development would be part of the three tract development proposed in the SP336, which includes Tract 31879, 34553, and 34552. The former two tracts have been issued recommended Conditions of Approval.

BACKGROUND

As acknowledged in the SP and EIR document, the entire site is presently subject to extreme flood hazard, shown as a 100 year Zone AO floodplain delineated on Panel No. 06065C0915G (depth of 1 to 3-foot, velocity of 6 to 8 feet per second) of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). Flood flows from Long Canyon and Morongo Wash confluence on the site and major flood control infrastructure is required to develop the site to the proposed density. The developer's consulting engineer has produced a report titled "Flood Hazard Analysis and Flood Control Plan for Tract 31879, Solera at Desert Dunes, Riverside County California". The most recent submittal dated April 16, 2007 presents a feasible overall drainage plan. Some details still need to be addressed in the plan check stage.

Together with Tract 34553, proposed along the northeast, and Tract 31879, proposed along the northwest, the project proposes to capture tributary flood flows from the major offsite watersheds, Long Canyon and Morongo Wash, within

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

10. GENERAL CONDITIONS

10.FLOOD RI. 7

MAP FLOOD HAZARD RPT 06/17/09 (cont.)

RECOMMND

engineered and landscaped channels running parallel to the perimeter roadways on the north and east project boundaries and convey them through the site within the golf course. The three channels proposed to collect stormwater runoff are (1) 18th Avenue West Channel and Golf Course, (2) 18th Avenue East Channel, and (3) Bubbling Wells Road Channel. The District notes that the collector channels along 18th Avenue are aligned nearly perpendicular to the fall-line of the existing terrain consequently forcing stormwater to turn ninety degrees upon entering the project site. This configuration creates a greater possibility of aggradation in the channel. However, because the project is located on the relative fringe of the Morongo/Mission alluvial floodplain, the compounded risk of flows reaching the site and causing significant in-channel aggradation is small. The 18th Avenue East Channel and the Bubbling Wells Road Channel are proposed to collect and convey the 100-year storm event from Long Canyon Wash. The 18th Avenue East Channel would outlet into the golf course channel while the Bubbling Wells Road Channel would convey storm runoff southerly along Bubbling Wells Road and discharge onto 20th Street.

The entire development would rely on the flood protection/conveyance provided by the golf course and three channels. The existing golf course was not designed as a flood control facility. Protection of the new development proposed by SP336 carries a much higher standard of care than required for the existing use. The developer has proposed to install buried concrete bank protection in the golf course to assure that the proposed homes adjacent to the golf course are protected from flooding. The limits of the bank protection may need to be modified and lengthened somewhat from what is shown on the exhibits included in the April 16, 2007 report, but the concept appears sound.

Tract 31879 is responsible for constructing the 18th Avenue West Channel from Palm Drive to the golf course channel. Additionally, a proposed eight cell box culvert beneath 20th Avenue, designed to carry the 30,000 cubic feet per second (cfs) from Morongo Wash, is proposed as part of this tract. The eight cell box culvert would serve as an outlet to the channel through the golf course.

Tract 34553 is responsible for constructing the channel along 18th Avenue from Bubbling Wells Road to a point 2900

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

10. GENERAL CONDITIONS

10.FLOOD RI. 7 MAP FLOOD HAZARD RPT 06/17/09 (cont.) (cont.)RECOMMND

feet west of the intersection (18th Avenue East Channel). Tract 34553 is also responsible for constructing the channel along Bubbling Wells Road from 18th Avenue to 20th Avenue. The culvert under "B" Street across the 18th Avenue East Channel shall be designed to pass the 100 year flow.

TRACT MAP NO. 34552

Unless constructed by the above mentioned development, TR34552 shall construct the following drainage structures to adequate protect the site: (1) 18th Avenue West Channel and Golf Course, (2) 18th Avenue East Channel, (3) Bubbling Wells Road Channel, (4) eight cell box culvert underneath "C" Street and 20th Avenue, and (5) daylight channel that conveys flows from the eight cell box culvert.

As proposed, storm runoff from Long Canyon and Morongo Wash would be discharged downstream of 20th Avenue via the eight cell box culvert system. These culverts discharge into an approximate 560 foot long proposed improved channel protected by rip-rap or concrete revetment which would serve to dissipate the energy of the flow. As a result, the property downstream of the project site could be subject to more concentrated flooding. The District notes that the existing downstream property is currently subject to severe flooding.

The District has reviewed the additional Hydraulic Analysis for 20th Avenue Channel Outlet and Hydrology Analysis for Tentative Tract 34552 - Desert Dunes Phase 2, received March 30, 2009 and April 17, 2009, respectively. The Hydraulic Analysis for 20th Avenue Channel Outlet is limited to the proposed channel south of 20th Avenue. Based on these reports and on-going meetings, the District feels a feasible overall drainage plan has been presented. This study shall be refined by comparing the existing and proposed conditions and determine the extent of impact on downstream property. The developer shall redesign the project or obtain permission from affected property owner for the release of concentrated flows should the results of the study show adverse impacts.

In addition, Tract 34552 is divided into two drainage areas. The runoff from the first drainage area, approximately 477 acres, located at the west portion of the

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

10. GENERAL CONDITIONS

10.FLOOD RI. 7 MAP FLOOD HAZARD RPT 06/17/09 (cont.) (cont.)RECOMMND

entire development and includes the development of Tract 31879. Stormwater runoff collect from this area either outlets at the Tract 31879 eight cell box culvert or the existing culvert near the intersection of Palm Drive and 20th Avenue.

The second drainage area is located at the east part of the entire development. The runoff from the second drainage area, approximately 152 acres, is collected in two basins located at the east portion of the site. The applicant proposes to collect these onsite flow discharge in the basins. The basins serves to mitigate water quality impacts and meter flows, down not to exceed 79 cubic feet per second during a 10-year event prior to discharging flows into the eight cell box culvert.

Overall, the drainage scheme is acceptable to the District. However, it is to be noted that offsite flows conveyed by the Bubbling Wells Road Channel would overtop 20th Avenue, causing 20th Avenue to be impassable during the 100-year flood. However, interior street that connect to the exterior streets can provide an alternate route.

A total of three (3) detention basins and a grass swale are proposed to mitigate the water quality impacts caused by Tract 34552.

Grading permits shall not be issued and final maps shall not record until a Conditional Letter of Map Revision (CLOMR) has been received from FEMA. Final Building Inspections for lots impacted by the FEMA floodplain shall not be issued until a Letter of Map Revision (LOMR) is obtained from FEMA.

These major green belt facilities would also serve to provide public health and safety and will require maintenance by a public agency or a guarantee of maintenance by a public agency. The Riverside County Flood Control and Water Conservation District is willing to accept maintenance responsibility for the structural aspects of the channels (e.g. channel revetments, drop structures, side inlets etc.) but cannot be responsible for the maintenance of the landscaping or amenities. Nor will landscaping be credited with contributing to the flood control function (e.g. turf as erosion protection). See 10. FLOOD RI.8 CHANNEL MAINT. AGREEMENT for details.

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

10. GENERAL CONDITIONS

10.FLOOD RI. 8

MAP CHANNEL MAINT. AGREEMENT

RECOMMND

In order to accommodate the type of flood control facilities which have been selected at the discretion of the applicant to complement the nature of the proposed development, the District will require that, prior to the issuance of any grading permit or recordation, whichever occurs first, the developer shall enter into a cooperative agreement with the District to establish important items. Said agreement shall be acceptable to both the District and County Counsel and shall include but not necessarily be limited to the following:

1.A precise description of the facilities to be maintained under the agreement and exact language of the easement/s for the major flood control conveyance facilities.

2.The entity/entities and assigns that will be responsible for maintenance activities both ordinary and catastrophic.

3.Definitions of "ordinary" verses "catastrophic" maintenance and establishment of the party responsible for the various maintenance activities. This would include a clause stating that determination of the adherence to the levels of maintenance will be in the sole judgment of the District.

4.An understanding that should the District be forced to provide maintenance for the facilities, it will be done in a manner that, in the sole discretion of the District, is in the best public interest. This may involve the elimination of amenities. (For example, the District would not restore damage to the Golf Course channel unless the damage impaired the flood control function. Further, the District would not be responsible for re-establishment of amenities damaged by the catastrophic event or the restoration effort.)

5.The specific uses and maintenance activities within the various channels, conveyance areas, and access roads/trails. (For example, some areas would be used by the public and some areas only entered by landscaping crews.)

6.The entity/entities that would indemnify, hold harmless and defend the District, and the County of Riverside against any claims or liability resulting from the construction, operation, maintenance and all other uses of the drainage facilities.

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

10. GENERAL CONDITIONS

10.FLOOD RI. 8

MAP CHANNEL MAINT. AGREEMENT (cont.)

RECOMMND

7.The appropriate coverage and of types insurance policies required.

8.The process by which any proposed modifications to the conveyance areas by either District or others would be reviewed and approved. (For example, changes in the golf course grading by the golf course operator must be acceptable to the District. Conversely, if the District finds that a facility needs modification to provide for the flood control function, this would need to be coordinated with the underlying fee owner.)

9.Access rights for the District for inspection purposes.

10.An establishment of time frames and procedures for noticing and compliance regarding maintenance of the facilities. (i.e. Uncorrected activities or neglect causing impairment of the flood control function could trigger action by the District)

11.A clause providing that if the District is forced to assume the maintenance responsibility for the drainage facilities, ownership of the facilities will fall to the District.

12.That the owner agrees to accept developed conditions flows from offsite areas whether or not offsite water quality mitigation features have been provided.

13.The owner will not unreasonably withhold permission to construct future connecting facilities and will allow connections without fee. (i.e. No "toll" channels, but owner may require that future connections make reasonable effort avoid disturbing existing amenities.)

10.FLOOD RI. 9

MAP 10 YR CURB - 100 YR ROW

RECOMMND

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

10. GENERAL CONDITIONS

10.FLOOD RI. 10 MAP 100 YR SUMP OUTLET RECOMMND

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

10.FLOOD RI. 11 MAP PERP DRAINAGE PATTERNS RECOMMND

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review. At this time, the plans do not show a need for offsite easement.

10.FLOOD RI. 12 MAP COORDINATE DRAINAGE DESIGN RECOMMND

Development of this property shall be coordinated with the development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 15 MAP MAJOR FACILITIES RECOMMND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design, and transfer of rights of way.

10.FLOOD RI. 22 MAP WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowner's association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

10. GENERAL CONDITIONS

10.FLOOD RI. 22 MAP WQMP ESTABL MAINT ENTITY (cont.) RECOMMND

maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI. 24 MAP SUBMIT FINAL WQMP =PRELIM RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:
www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP.

The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

10. GENERAL CONDITIONS

10.FLOOD RI. 25

MAP BMP MAINTENANCE & INSPECT

RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

10.FLOOD RI. 26

MAP WATERS OF THE US (FEMA)

RECOMMND

The entire site is in a floodplain and may affect "waters of the United States", "wetlands" or "jurisdictional streambeds", therefore, in accordance with the requirements of the National Flood Insurance Program and Related Regulations (44 CFR, Parts 59 through 73) and County Ordinance No. 458:

a. A flood study consisting of HEC-2/HEC-RAS calculations, cross sections, maps, and other data should be prepared to the satisfaction of the Federal Emergency Management Agency (FEMA) and the District for the purpose of revising the effective Flood Insurance Rate Map of the project site. The study shall be submitted with the related project improvement plans. Grading permits shall not be issued and final maps shall not record until a Conditional Letter of Map Revision (CLOMR) has been received from FEMA. Final Building Inspections for lots impacted by the FEMA floodplain shall not be issued until a Letter of Map Revision (LOMR) is obtained from FEMA.

The applicant shall be responsible for payment of all processing fees required by FEMA for the CLOMR and LOMR. FEMA submittals for a CLOMR shall be reviewed by the District on a fee for service basis. A fee in conformance with the requirements of 44 CFR Parts 65, 70, and subsequent final rules shall be required prior to final map approval to cover the cost of processing the LOMR. Payment of all District fees and deposits for processing of FEMA submittals shall be made directly to the District. Fees for processing FEMA submittals shall be in addition to regular District plan check fees.

b. A copy of appropriate correspondence and necessary permits, or correspondence showing the project to be

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

10. GENERAL CONDITIONS

10.FLOOD RI. 26 MAP WATERS OF THE US (FEMA) (cont.) RECOMMND

exempt, from those government agencies from which approval is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Game 1603 agreement) shall be provided to the District prior to the recordation of the final map.

All Regulatory Permits (and any attachments thereto such as Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) to be secured by the Developer shall be submitted to the District for review. The terms of the Regulatory Permits shall be approved by the District prior to improvement plan approval, map recordation or finalization of the Regulatory Permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility to protect public health and safety.

10.FLOOD RI. 27 MAP CONSTR 18TH AVE WEST CHNNL RECOMMND

Unless constructed by TR31879 or TR34553, TR34552 is responsible for constructing the 18th Avenue West Channel from Palm Drive to the golf course channel.

10.FLOOD RI. 28 MAP CONSTR 18TH AVE EAST CHNNL RECOMMND

Unless constructed by TR34553, TR34552 is responsible for constructing the channel along 18th Avenue from Bubbling Wells Road to a point 2900 feet west of the intersection (18th Avenue East Channel).

10.FLOOD RI. 29 MAP CONSTR BUBBLING WELLS CHNL RECOMMND

Unless constructed by TR34553, TR34552 is responsible for constructing the channel along Bubbling Wells Road from 18th Avenue to 20th Avenue. The culvert under "B" Street across the 18th Avenue East Channel shall be designed to pass the 100 year flow.

10.FLOOD RI. 30 MAP CONSTR 8 CELL BOX CULVERT RECOMMND

Unless constructed by TR31879 or TR34553, TR34552 is responsible for constructing the proposed eight cell box culvert beneath 20th Avenue, designed to carry the 30,000 cubic feet per second (cfs) from Morongo Wash. The eight cell box culvert would serve as an outlet to the channel through the golf course.

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

10. GENERAL CONDITIONS

10.FLOOD RI. 31 MAP CONSTR DAYLIGHT CHNNL RECOMMND

Unless constructed TR31879 or TR34553, TR34552 is responsible for constructing the daylight channel that conveys flows from the eight cell box culvert.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 2 MAP - FINAL MAP PREPARER RECOMMND

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

10.PLANNING. 3 MAP - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 4 MAP - LANDSCAPE MAINTENANCE RECOMMND

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

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

Model home complex plot plans shall not be approved without prior or concurrent Final Plan of Development approvals.

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

10. GENERAL CONDITIONS

10.PLANNING. 6 MAP - TRAIL MAINTENANCE RECOMMND

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

10.PLANNING. 7 MAP - ZONING STANDARDS RECOMMND

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

10.PLANNING. 8 MAP - PROCEDURE FOR PHASING RECOMMND

This land division includes phasing. All proposed phasing shall provide for adequate vehicular access to all lots and shall conform to the intent and purpose of the approval. No approval for any number of units or phases is given except as provided by Ordinance No. 460.

10.PLANNING. 9 MAP - NO OFFSITE SIGNAGE RECOMMND

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

10.PLANNING. 10 MAP - RESIDENTIAL RV PARKING RECOMMND

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

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

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

10.PLANNING. 11 MAP - ORD NO. 659 (DIF) RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

10. GENERAL CONDITIONS

10.PLANNING. 11 MAP - ORD NO. 659 (DIF) (cont.)

RECOMMND

County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

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

10.PLANNING. 12 MAP - REQUIRED MINOR PLANS

RECOMMND

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

1. Final Site Development Plan for each phase of development.
2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.]
3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.
4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.
5. Each phase shall have a separate wall and fencing plan consistant with the SPECIFIC PLAN.
6. Entry monument and gate entry plan shall be consistant

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

10. GENERAL CONDITIONS

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

with the SPECIFIC PLAN.

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

10.PLANNING. 14 MAP - RES. DESIGN STANDARDS RECOMMND

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the SP zone.
- b. The front yard setback is 17 feet to a garage. The front yard setback is 15 feet to porches, patios, or covered entries of the main structure.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 15 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street or a golf course then the setback shall be 13 feet the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 40 feet.
- g. The maximum height of any building is 28 feet.
- h. The minimum parcel size is 4000 square feet.
- i. No more than 60% of the lot shall be covered by structure.
- j. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, THE SPECIFIC PLAN AND THE COUNTYWIDE DESIGN STANDARDS AND GUIDELINES, THERE SHALL BE NO ENCROACHMENT INTO ANY SETBACK. THE PROJECT SHALL CONFORM TO THE REQUIREMENTS AND DESIGN GUIDELINES CONTAINED WITHIN SPECIFIC PLAN NO. 336.

10.PLANNING. 15 MAP - SPECIFIC PLAN NO. 336 RECOMMND

This subdivision shall remain at all times in conformance with the requirements of Specific Plan No. 336, including

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

10. GENERAL CONDITIONS

10.PLANNING. 15 MAP - SPECIFIC PLAN NO. 336 (cont.) RECOMMND

but not limited to that specific plan's conditions of approval.

10.PLANNING. 18 MAP - GEO01728 RECOMMND

County Geologic Report (GEO) No. 1728, submitted for this project (TR34552), was prepared by Hilltop Geotechnical, Inc. and is entitled: "Report of Geotechnical Study, Proposed Single Family Residential Development, Tentative Tract Map No. 34552, Phase 2 of the Desert Dunes Project, North of 20th Avenue and East of Palm Drive, Desert Haven Area of Riverside County, California", dated May 31, 2006. In addition, Hilltop Geotechnical, Inc. prepared and submitted the following reports for this project:

"Additional Fault Trenching, Proposed Desert Dunes Development, Desert Haven Area, Riverside County, California", dated December 31, 2004.

"Response to County of Riverside Geotechnical Report Review, Proposed Tentative Tract Map No. 34552, Phase 2 of the Desert Dunes Project, North of 20th Avenue and East of Palm Drive, Desert Haven Area of Riverside County, California", dated April 30, 2007.

"Response to County of Riverside Geotechnical Report Review, Proposed Single Family Residential Development, Tentative Tract Map No. 34552, Phase 2 of the Sun City Palm Springs (Desert Dunes) Project, South of Dillon Road and East of Palm Drive, Desert Haven Area, Riverside County California", dated October 8, 2007.

These documents are herein incorporated as a part of GEO No. 1728.

GEO No. 1728 concluded:

1.The southern branch of the San Andreas Fault Zone, Banning fault, traverses the southwest portion of the project site. The location of the fault zone is delineated on the Exploratory Excavation Location Plan, Plate 1aR, accompanying the April 30, 2007 response report referenced above. Two parallel fault zones are delineated on the map and are considered to be active, and capable of surface fault rupture.

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

10. GENERAL CONDITIONS

10.PLANNING. 18

MAP - GEO01728 (cont.)

RECOMMND

2.The onsite, active San Andreas fault zone has been assigned a maximum moment magnitude earthquake of 7.5, with a 10% likelihood of horizontal ground acceleration of 0.80g at this site.

3.The liquefaction potential at this site is considered to be high. The areas with a high liquefaction potential on the site are delineated on the Exploratory Excavation Location Plan, Plate 1aR, accompanying the April 30, 2007 response report referenced above. A total liquefaction settlement of up to 6.5 inches was estimated.

4.Seismically-induced settlement of dry soils on the site is estimated to be up to up to 1.9 inches.

5.The site is located within a 100-year flood zone.

GEO No. 1728 recommended:

1.A fault setback zone, as determined from previous County Geologic Reports is delineated on the Exploratory Excavation Location Plan, Plate 1aR, accompanying the April 30, 2007 response report referenced above. Human Occupancy structures shall not be constructed within this fault zone setback.

2.The potential for liquefaction and seismically-induced settlement shall be mitigated with the alternative foundation systems (post-tensioned foundation) and grading remedial procedures (Geogrid reinforced engineered fills) recommended in the geotechnical report and responses referenced above.

3.During grading operations, the project geologist shall observe all excavations and unsuitable soil removal areas.

4.The seismic design factors presented in the geotechnical report shall be used in the design and construction of the project.

GEO No. 1728 satisfies the requirement for a Faulting/Geologic/Seismic Study for Planning/CEQA purposes.

GEO No. 1728 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

10. GENERAL CONDITIONS

10.PLANNING. 18

MAP - GEO01728 (cont.) (cont.)

RECOMMND

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.

An environmental constraints sheet (ECS) shall be prepared for this tract indicating that County Geologic Report Nos. 662, 1276 and 1728 were prepared for this project and are on file at the Riverside County Planning Department, as indicated elsewhere in this conditions set. The ECS shall delineate the limits of the active fault, the recommended fault setback zone and the high liquefaction areas on the subject tract. The ECS should include a note that active faulting traverses a portion of this tract and a note that portions of this tract have high potential for liquefaction. The notes should indicate that these issues are to be mitigated with implementation of the recommendations contained in the referenced County Geologic Reports.

In addition, further geotechnical review for this tract should occur prior to issuance of grading permits as indicated in the B&S 60 series grading conditions.

10.PLANNING. 19

MAP - ORD 875 CVMSHCP FEE (1)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection approval, the holder of the construction permit(s) shall comply with the provisions of Riverside County Ordinance No. 875, which requires payment of the appropriate fee set forth in that ordinance. Riverside County Ordinance No. 875 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in the ordinance within the Coachella Valley and surrounding mountains.

The fee shall be paid for each residential unit to be constructed within a residential land division. The amount of the fee for commercial and industrial projects shall be calculated on the bases of "Project Area".

In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable.

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

10. GENERAL CONDITIONS

10.PLANNING. 19 MAP - ORD 875 CVMSHCP FEE (1) (cont.) RECOMMND

However, should Riverside County Ordinance No. 875 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 21 MAP - IF HUMAN REMAINS FOUND RECOMMND

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

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

10.PLANNING. 23 MAP - GEO01728 UPDATE RECOMMND

PER LEIGHTON AND ASSOCIATES, INC. LETTER DATED DECEMBER 17, 2009, THEY ARE THE CONSULANT OF RECORD FOR THIS PROJECT AND HAS GENERALLY ACCEPTED THE FINDINGS OF THEIR FORMER REPORTS AND THE FINDINGS OF THE FORMER CONSULTANT'S REPORTS (HILLTOP).

10.PLANNING. 24 MAP - MAP ACT COMPLIANCE RECOMMND

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

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

10. GENERAL CONDITIONS

10.PLANNING. 30 MAP - OFF-HIGHWAY VEHICLE USE RECOMMND

No off-highway vehicle use shall be allowed on any parcel or open space area located within the boundaries of this land division map.

10.PLANNING. 31 MAP - SUBMIT BUILDING PLANS RECOMMND

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

10.PLANNING. 32 MAP - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

- 1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

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

TRANS DEPARTMENT

10.TRANS. 1 MAP - DRAINAGE 1 RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns,

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

10. GENERAL CONDITIONS

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

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

10.TRANS. 2 MAP - DRAINAGE 2 RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 7 MAP - STD INTRO 3 (ORD 460/461) RECOMMND

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

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

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

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

10. GENERAL CONDITIONS

10.TRANS. 9 MAP - UTILITY INSTALL 1 RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and within the project boundaries.

10.TRANS. 10 MAP - PRIVATE STREETS RECOMMND

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

10.TRANS. 11 MAP - ENCROACHMENT PERMIT RECOMMND

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

10.TRANS. 12 MAP - REALIGNMENT OF 20TH AVE RECOMMND

As required in Specific Plan No. 336, Solera at Desert Dunes (SP), 20th Avenue shall be realigned, off-site, between Mountain View Drive and Bubbling Wells Road. The new alignment shall be along the section line between Sections 17 and 20 of T3S,R5E of the San Bernardino Base and Meridian. The schedule/timing of this realignment shall be accomplished in accordance with the aforementioned SP and as approved by the Transportation Department.

10.TRANS. 13 MAP - TRAFFIC SIGNAL RECOMMND

A traffic signal shall be designed and installed at the intersection of Mountain View Drive and 20th Avenue with fee credit eligibility or as approved by the Transportation Department.

10.TRANS. 14 MAP - TS/CONDITIONS RECOMMND

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

The Comprehensive General Plan circulation policies require a minimum of Level of Service 'C', except that Level of

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

10. GENERAL CONDITIONS

10.TRANS. 14

MAP - TS/CONDITIONS (cont.)

RECOMMND

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.

Palm Drive (NS) at:
Dillon Road (EW)
20th Avenue (EW)
Varner Road (EW)
I-10 Westbound Ramps (EW)

Gene Autry Trail (NS) at:
I-10 Eastbound Ramps (EW)
Vista Chino (EW)

"A" Street (NS) at:
20th Avenue (EW)

Circle B Drive (NS) at:
20th Avenue (EW)

Bubbling Wells Road (NS) at:
Dillon Road (EW)
B" Street / Hatchet Cactus Drive (EW)
20th Avenue (EW)

Mountain View Road (NS) at:
Dillon Road (EW)
20th Avenue (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.

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1

MAP - EXPIRATION DATE

RECOMMND

The conditionally approved TENTATIVE MAP shall expire three (3) years after the county of Riverside Board of Supervisors original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

20.PLANNING. 2

MAP- AMD PER CONDITIONS MAP

RECOMMND

Within 10 days of approval by the Board of Supervisors ten (10) copies of an Amended Per Final Conditions map shall be submitted to and approved by the County Planning Department. A lock shall take effect at the end of the 10 days on the TENTATIVE MAP and on any implementing permits and shall not be removed unless and until the Amended Per Final Conditions map has been approved by the County Planning Department. The Amended Per Final Conditions map shall be in substantial conformance with the TENTATIVE MAP incorporate the following changes:

Residential lots 9 through 19 shall be removed.

20.PLANNING. 3

MAP - SP VALIDITY SPSC1

RECOMMND

THIS CONDITION IMPLEMENTS CONDITION 30.PLANNING.035 OF SP00336:

The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 3 MAP - SP VALIDITY SPSC1 (cont.)

RECOMMND

amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as the issuance of the 1450th building permit) The specific plan amendment will update the entire specific plan document to reflect current development requirements. Should no SPECIFIC PLAN Amendment be filed and the condition above not met, the County may begin revocation hearings to revoke the SPECIFIC PLAN.

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1 MAP- DEDICATION OF CONSERVATIO

RECOMMND

A portion of the project site, referred to as Planning Area 24 (APN: 660-040-003) in SP0336, is located in the Willow Hole Conservation Area of the Coachella Valley Multi Species Habitat Conservation Plan. Based on the June 6, 2008 Interim Project Review (IPR) letter from the Coachella Valley Association of Governments (CVAG) the project was authorized for 5.25 acres of disturbance within APN: 660-040-003 for grading and construction of flood control improvements associated with Solera at Deert Dunes residential development (TR34552). Prior to map recordation the remaining 18.50 acres of land associated with APN: 660-040-003 must be offered in fee title or conservation easement to a conservation entity recognized by the CVAG. Documentation of the recorded easement or fee title transfer of land must be provided to the Environmental Programs Division (EPD) of the Planning Department for review and approval

FIRE DEPARTMENT

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

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) if any, shall be automatic minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

50. PRIOR TO MAP RECORDATION

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

activated by the rapid entry system shall remain open until closed by the rapid entry system.

50.FIRE. 2 MAP-#46-WATER PLANS RECOMMND

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

50.FIRE. 3 MAP-#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 Department and the Riverside County Fire Department.

ANY PORTIONS OF THE TRACT THAT HAVE TWENTY-FIVE (25) OR MORE DWELLING UNITS MUST HAVE ACCESS TO PRIMARY AND SECONDARY ACCESS/EGRESS ROADS AND THE EGRESS MUST BE DEVELOPED E.G. PAVED AND PROVIDE UNRESTRICTED EGRESS TO THE RESIDENTS.

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

50.FLOOD RI. 5 MAP WRITTEN PERM FOR GRADING RECOMMND

At this time, the plans do not show a need for offsite improvement, however, should offsite

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 5 MAP WRITTEN PERM FOR GRADING (cont.) RECOMMND

improvement be required, written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement.

An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 9 MAP SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

50.FLOOD RI. 10 MAP BMP MAINTENANCE & INSPECT RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

50.FLOOD RI. 12 MAP ONSITE EASE ON FINAL MAP RECOMMND

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

50.FLOOD RI. 13 MAP OFFSITE EASE OR REDESIGN RECOMMND

At this time, the plans do not show a need for offsite improvement, however, should offsite improvement be required, offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

50.FLOOD RI. 14 MAP SUBMIT CLOMR RECOMMND

Unless the District has already revised the Flood Insurance Rate Map, the developer shall obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to map recordation. See 10. FLOOD RI. 26 MAP WATERS OF THE US (FEMA) for details.

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

50. PRIOR TO MAP RECORDATION

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP

RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST

RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size of 4000 square feet net.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the SP zone, and with the Riverside County General Plan.

D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

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

50.PLANNING. 4 MAP - TRAIL MAINTENANCE

RECOMMND

The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the maintenance of a ten to fourteen foot (10'-14') wide community trail located along Palm Drive. The land divider, or the land divider's successors-in-interest or assignees,

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

50. PRIOR TO MAP RECORDATION

50.PLANNING. 4 MAP - TRAIL MAINTENANCE (cont.) RECOMMND

shall be responsible for the maintenance of the community trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

50.PLANNING. 6 MAP - FRINGE-TOED LIZARD RECOMMND

The Habitat Conservation Plan for the Coachella Valley Fringe-Toed Lizard has identified this map as being within the boundaries of the mitigation area of the Coachella Valley Fringe-Toed Lizard. PRIOR TO THE RECORDATION OF ANY FINAL MAP OR ISSUANCE OF ANY GRADING PERMITS OR BUILDING PERMITS, whichever occurs first, the land divider shall submit to the Riverside County Director of Transportation a document which demonstrates to the satisfaction of the County that the land divider has provided sufficient mitigation for the taking of habitat area. The total amount of land to be disturbed by the installation of land division improvements or mass grading of the site will be 165.5 acres, and no improvements or grading is authorized that will disturb lands in excess of this amount of area unless additional sufficient mitigation has been provided.

50.PLANNING. 7 MAP - BICYCLE TRAIL RECOMMND

The land divider shall submit documents to the Planning Department for review, which documents shall be subject to the approval of that department and the Office of County Counsel, which shall incorporate a bicycle trail easement into and/or adjacent to Palm Drive to be maintained as approved by the Transportation Department, which may include provisions for maintenance by a property owners association. Once approved, the documents shall be recorded at the same time that the FINAL MAP is recorded. A certified copy of the recorded document shall be provided to the Planning Department and retained in the land division case file.

50.PLANNING. 9 MAP - FEE BALANCE RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

50. PRIOR TO MAP RECORDATION

50.PLANNING. 12 MAP - ECS SHALL BE PREPARED

RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.PLANNING. 15 MAP - ECS LIQUEFACTION

RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to the potential hazard of liquefaction (may include entirety of site). In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No's. 662, 1276 and 1728, is subject to the potential hazard of liquefaction. Therefore, mitigation of this hazard, in the form of remedial grading and/or structural design improvements, is required prior to placement of settlement sensitive structures on this site."

50.PLANNING. 16 MAP - ECS FAULT HAZARD

RECOMMND

Prior to map recordation, an Environmental Constraints Sheet (ECS) showing the location of all active fault(s) and all recommended fault setbacks for human occupancy structures shall be submitted for review and approval to the County Engineering Geologist. The following environmental constraints information and notes shall be placed on the ECS:

1.The FAULTS(s) and FAULT HAZARD AREA(s) shall be delineated on the ECS as approved by the Planning Department.

2.A note shall be placed on the ECS stating: "County Geologic Report (GEO) No's. 662, 1276, AND 1728 were prepared for this project. Fault rupture hazard was identified as a potential geologic hazard on this property. Structures for human occupancy shall not be allowed in the fault hazard area within the recommended fault setbacks established in GEO No. 1728, and as shown on this Environmental Constraints Sheet, the original of which is on file at the office of the Riverside County Surveyor."

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

50. PRIOR TO MAP RECORDATION

50.PLANNING. 17

MAP- ECS NOTE ARCHAEOLOGICAL

RECOMMND

The following Environmental Constraints note shall be placed on the ECS:

"County Archaeological Report no. PD-A-4423, dated August 12, 2008, was prepared for this property by CRM TECH, and PD-A-4699, prepared in 2011 by SRI Inc, to further examine the nature and significance of several archaeological sites and are on file at the County of Riverside Planning Department. The property is subject to surface alteration restrictions based on the results of the reports. Specifically Lot 460 on the Tentative Tract 34552 exhibit shall not be developed so that sensitive resources can be avoided and preserved. This lot shall be reserved as a resource preserve area and no earth disturbances are permitted. The remaining proposed project area shall have full-time archaeological monitoring during all earth-disturbing activities (clearing, grubbing, mass/rough grading, utility trenching, tree removals, stockpiling, etc.)."

50.PLANNING. 18

MAP- RESOURCE PRESERVE

RECOMMND

Prior to map recordation, the Developer/permit holder shall submit to the County for review and approval, a conservation agreement for the five acre resource preserve to be created at the southwest corner of the project. Cultural resource site CA-RIV-2642 shall be preserved in an open space lot to be created at the southwest corner of the proposed project, containing no less than five acres. The agreement shall include, but not be limited to, measures for preservation of the site in perpetuity, security and access controls, mitigation for any adverse impacts such as erosion, vandalism, etc., ownership and financial responsibility. The developer/permit holder shall submit the agreement to the County for review and acceptance. The accepted agreement shall be recorded against the land as a conservation easement or deed of ownership. The preserve shall be protected by permanent perimeter fencing with a locked gate, a planting of thorny cactus and similar plants at the base of the fence to create a physical barrier that will deter trespassers and be maintained in a viable functioning condition. Access into the preserve shall be controlled by project security personnel managed by the project Homeowners' Association and/or similar management entity approved by the County. Access by the Agua Caliente Band of

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

50. PRIOR TO MAP RECORDATION

50.PLANNING. 18 MAP- RESOURCE PRESERVE (cont.) RECOMMND

Cahuilla Indians or the Morongo Band of Mission Indians shall be reasonably accommodated upon 48 hours notification to the managing entity and the County Archaeologist. The agreement shall include a provision for an annual inspection by the County Archeologist, to inspect for compliance with the accepted agreement, and threats to the preservation of the cultural resources within the preserve that need remediation. The responsible party identified in the accepted agreement shall be financially responsible for any necessary remediation, mitigation, or maintenace issues identified within the preserve during the annual inspection and shall meet all required performance standards in the accepted agreement. Annual inspections by the County Archaeologist shall be paid for by the responsible party identified in the accepted agreement. The agreement shall be recorded with the County Clerk's Office as part of this subdivision.

50.PLANNING. 20 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 23 MAP - QUIMBY FEES (1) RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Desert Recreation District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 24 MAP - OFFER OF TRAILS RECOMMND

An offer of dedication to the County of Riverside for a twenty foot (20') wide regional trail along Palm Drive, shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

50.PLANNING. 32 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

The following Environmental Constraint Note shall be placed on the ECS:

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

50. PRIOR TO MAP RECORDATION

50.PLANNING. 32 MAP - ECS NOTE MT PALOMAR LIGH (cont.) RECOMMND

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

50.PLANNING. 39 MAP - COMPLY WITH ORD 457 RECOMMND

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention comply with Ordinance Nos. 457 and 348.

50.PLANNING. 46 MAP - PARK AGENCY REQUIRED RECOMMND

THIS CONDITION IMPLEMENTS CONDITION 30.PLANNING.018 OF SP00336:

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 and/or the County Service Area, shall be annexed into the Desert Recreation District and/or the County Service Area 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 County Service Area is unwilling or unable to annex the property in question and/or if all park and landscape features are HOA maintained.

50.PLANNING. 47 MAP - PA PROCEDURES RECOMMND

THIS CONDITION IMPLEMENTS CONDITION 30.PLANNING.20 OF SP00336:

The planning areas 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 these

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

50. PRIOR TO MAP RECORDATION

50.PLANNING. 47 MAP - PA PROCEDURES (cont.)

RECOMMND

planning areas:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined these planning areas.

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.

50.PLANNING. 48 MAP - COMMON AREA MAINTENANCE

RECOMMND

THIS CONDITION IMPLEMENTS CONDITION 30.PLANNING.21 OF SP00336:

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

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

50. PRIOR TO MAP RECORDATION

50.PLANNING. 48 MAP - COMMON AREA MAINTENANCE (cont.) RECOMMND

master maintenance organization shall include, but not be limited to, the following: All common area slopes, landscaped areas, detention basin, water quality features, neighborhood parks, paseos and other recreational amenities not listed herein.

50.PLANNING. 50 MAP - CC&R RES PRI COMMON AREA RECOMMND

THIS CONDITION IMPLEMENTS CONDITION 30.PLANNING.023 OF SP00336:

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 if 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 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

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

50. PRIOR TO MAP RECORDATION

50.PLANNING. 50

MAP - CC&R RES PRI COMMON AREA (cont.)

RECOMMND

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 'A', including but not limited to 3 open space lots, 1 open space/flood control facility lot, 3 water quaility feature lots, 2 storm drain easement lots, 3 landscape lots, 1 sewer easement lot, 1 bicycle easement lots, and numerous landscape lots fronting on lots 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."

In addition to the above, the following restriction shall be incorporated into the CC&R document, the language does not have to be verbatim, but any changes have to be approved by the Riverside County Planning Director and Riverside County Counsel.

"Access to the sensitive area's within Planning Area 23 (as defined by the SPECIFIC PLAN) shall be restricted by means of constructing a perimeter wall and/or fence around this area. Entry into this area shall be limited to personnel

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

50. PRIOR TO MAP RECORDATION

50.PLANNING. 50 MAP - CC&R RES PRI COMMON AREA (cont.) (cont.RECOMMND

involved in the maintenance of weed growth and for authorized scientific research only. Authorization for entry shall be the responsibility of the HOA."

Once approved by the Office of County Counsel, the 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

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

50.PLANNING. 51 MAP - CVWD REQUIREMENTS

RECOMMND

The Applicant shall provide proof that the Coachella Valley Water District Letter dated September 3, 2009 has been complied with to the satisfaction of the CVWD and Planning. The Planning Director shall make all final determinations of compliance. The following summarizes the letter: This area shall be annexed to the stormwater unit of the District.

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

The District and Pulte Homes Corporation entered into a ten-year Domestic Water and Sanitation System Installation Agreement on March 12, 2009, which provided for regional domestic water and sanitation infrastructure to serve the subject project.

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

50. PRIOR TO MAP RECORDATION

50.PLANNING. 51 MAP - CVWD REQUIREMENTS (cont.) RECOMMND

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

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

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

50.PLANNING. 52 MAP - GOLF COURSE EASEMENT REQ RECOMMND

Prior to recordation of the map the following easements shall be recorded on the Golf Course:

- 1) Access easements shall be recorded for all streets that cross the golf course, more specifically for "Loop Road" as it spans between Planning Areas 5 and 2.
- 2) Easements shall be recorded over the entire golf course to accept drainage.
- 3) A sewer easement shall be granted to cross the golf course between Planning Areas 5 and 4.

TRANS DEPARTMENT

50.TRANS. 1 MAP - DEDICATIONS RECOMMND

Sufficient public street right-of-way shall be dedicated along Palm Drive to provide for a 64-foot half-width right-of-way, and 75-foot half-width at project entrance point, including standard corner cut-back.

Sufficient public street right-of-way shall be dedicated along 20th Avenue to provide for a 59-foot half-width right-of-way up to easterly boundary of LOT 438, including standard corner cut-back.

Sufficient public street right-of-way along 20th Avenue from easterly boundary of LOT 438 up to intersection of Palm Drive shall be dedicated for public use to provide for

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

50. PRIOR TO MAP RECORDATION

50.TRANS. 1 MAP - DEDICATIONS (cont.)

RECOMMND

a 118-foot full-width right-of-way including standard corner cut-back.

Sufficient public street right-of-way shall be dedicated along Bubbling Wells Road to provide for a 80-foot full-width right-of-way including standard corner cut-back.

Street "B" as shown on Tentative Tract Map No. 34552 Exhibit A, Amended No. 4, shall be dedicated as a access and utility easement in favor of Tentative Tract Map No. 34553.

Additional dedicated public street right-of-way may be required along the above mentioned streets to accommodate turning lanes as approved by the Transportation Department.

50.TRANS. 2 MAP - EXISTING MAINTAINED

RECOMMND

Palm Drive is a paved County maintained road and shall be improved with 8-inch concrete curb-and-gutter, a 5-foot wide concrete meandering sidewalk and a raised and landscaped center median located 43-feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 64-foot half-width dedicated right-of-way in accordance with County Standard No. 92. (86'/128')

20th Avenue is a paved County maintained road and shall be improved with 8-inch concrete curb-and-gutter and a 5-foot wide concrete meandering sidewalk located 38-feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 59-foot half-width dedicated right-of-way in accordance with County Standard No. 93. (76'/118') That portion of 20th Avenue on the southerly side of the roadway adjacent to LOT 438 and up to Palm Drive, shall be improved within a 118-foot full-width dedicated right-of-way in accordance with County Standard No. 93, as approved by the Transportation Department.

Bubbling Wells Road is a paved County maintained road and shall be improved full-width adjacent to the project with 8-inch concrete curb-and-gutter and a 5-foot wide concrete sidewalk located 32-feet from centerline and match up

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

50. PRIOR TO MAP RECORDATION

50.TRANS. 2 MAP - EXISTING MAINTAINED (cont.) RECOMMND

asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 80-foot full-width dedicated right-of-way in accordance with County Standard No. 94. (64'/80') Modified, per Exhibit "T" Dated 3/19/2012 of Tract Map No. 34552.

50.TRANS. 3 MAP - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

50.TRANS. 8 MAP - EASEMENT/SUR RECOMMND

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.TRANS. 9 MAP - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on Palm Drive, 20th Avenue and Bubbling Wells Road and so noted on the final map, with the exception of the planned project access locations in accordance with Exhibits "A-1" and "A-2" for Tentative Tract No. 34552, Amended No. 3.

50.TRANS. 10 MAP - STRIPING PLAN RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

50.TRANS. 11 MAP - STREET NAME SIGN RECOMMND

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

50. PRIOR TO MAP RECORDATION

50.TRANS. 13 MAP - ST DESIGN/IMPRV CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with Tract Map No.31879.

50.TRANS. 14 MAP - LANDSCAPING DESERT RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be installed within Palm Drive, 20th Avenue and Bubbling Wells Road.

The landscape design shall incorporate a desert theme, including the extensive use of native desert and drought tolerant plant species. Irrigation systems shall incorporate the use of drip irrigation to the maximum extent feasible. The use of non-organic landscape elements such as rocks, decorative paving, sand and gravel is encouraged. The use of grass, sod and other water intense ground cover plant materials will not be permitted.

Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance to be annexed to County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 17 MAP - INTERSECTION/50' TANGENT RECOMMND

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

50.TRANS. 20 MAP - STREET SWEEPING RECOMMND

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

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

50. PRIOR TO MAP RECORDATION

50.TRANS. 21 MAP - STREETLIGHT PLAN RECOMMND

A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461 or as approved by the Transportation Department. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

50.TRANS. 22 MAP - STREET LIGHTS-CSA/L&LMD RECOMMND

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

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

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

50.TRANS. 23 MAP-PARKWAY TREES/INTER.STREET RECOMMND

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

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

50. PRIOR TO MAP RECORDATION

50.TRANS. 24 MAP - LANDSCAPING APP. ANNEX RECOMMND

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

50.TRANS. 31 MAP- CORNER CUT-BACK RECOMMND

Corner cutbacks at public street intersections shall be applied per Standard 805, Ordinance 461. Corners at Entry streets intersecting with General Plan roads shall be applied per Exhibit 'C' of the Countywide Design Guidelines and the 2nd, 3rd and 5th District Guidelines as approved by the Transportation Department.

50.TRANS. 39 MAP- UTILITY PLAN RECOMMND

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

50.TRANS. 40 MAP - IMP,PLNS,REALI 20TH AVE RECOMMND

Improvement plans for the realignment of 20th Avenue, the signal at the intersection of 20th Avenue and Mountain View Drive and any/all associated changes to traffic circulation must be prepared and approved by the Transportation Department and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department.

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

50. PRIOR TO MAP RECORDATION

50.TRANS. 42

MAP - ROAD IMPROVEMENTS

RECOMMND

The streets designated as Street "A" and "B" provide gated access to 20th Avenue and Bubbling Wells Road respectively and shall be improved in accordance with the figure for the "Main Entry/Loop Road With Median" as shown on Exhibits 18 and 19 of Specific Plan No. 336. Streets "A" and "B" shall include in their design a minimum of 50-feet of vehicular stacking distance from the gate control mechanism/manned security structure and a turnaround area as approved by the Transportation Department.

The internal street designated as "C" Street shall be improved in accordance with the figure for the "Loop Road Without Median" as shown on Exhibits 18 and 19 of Specific Plan No. 336 as approved by the Transportation Department. "C" Street shall be improved northerly off-site through that portion of off-site property between Tract Map No. 31879 (TR31879) and Tract Map No. 34552 (TR34552) designated as "Golf Course, Not A Part" joining the southerly termination of the street designated as Street "C" in Tract Map No. 31879 in accordance with the figure for the "Main Entry/Loop Road With Median" as approved by the Transportation Department. In the event that Tract 34552 is constructed prior to Tract 31879 a temporary barricade in accordance with Standard No. 810 shall be installed at the northerly terminus of Street "C" as approved by the Transportation Department. An easement shall be recorded by separate instrument for that portion of Street "C" that is off-site between TR31879 and TR34552 as approved by the Transportation Department.

The internal streets designated as Streets "D" thru "FF" shall be improved in accordance with the figure for "Private Streets" as shown on Exhibits 18 and 19 of Specific Plan No. 336.

Standard curb shall be installed along the internal private streets designated as Streets "A", "B" and "C" within the land division in accordance with Standard No. 200. Wedge curb shall be installed along the internal private streets designated as Streets "D" thru "FF" within the land division in accordance with the "Wedge Curb Detail" as shown on Exhibit 18 of Specific Plan No. 336.

Standard knuckles, cul-de-sacs and off-set cul-de-sacs shall be installed throughout the land division modified for consistency with the private street cross sections as

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

50. PRIOR TO MAP RECORDATION

50.TRANS. 42 MAP - ROAD IMPROVEMENTS (cont.) RECOMMND

shown on Exhibits 18 and 19 of Specific Plan No. 336.

All streets shall be designed in accordance with Standard No. 114.

50.TRANS. 43 MAP - PRIVATE STREET MAINTEN RECOMMND

Prior to map recordation the developer shall provide evidence of continuous maintenance of all private streets within the land division as approved by the Transportation Department, Planning Department and County Counsel.

50.TRANS. 44 MAP - TS/DESIGN RECOMMND

The project proponent shall be responsible for the design of a traffic signal at the intersection of:

Palm Drive (NS) at Golf Course Access (EW)

with no fee credit given for Traffic Signal Mitigation Fees.

Palm Drive (NS) at 20th Avenue (EW)
Palm Drive (NS) at Varner Road (EW)
Mountain View Road (NS) at 20th Avenue (EW)
Mountain View Road (NS) at Varner Road (EW)
Date Palm Drive (NS) at Varner Road (EW)

with fee credit eligibility given for Traffic Signal Mitigation Fees.

Installation of the signal shall be per 90.TRANS.8.

50.TRANS. 45 MAP - TS/GEOMETRICS RECOMMND

The intersection of Palm Drive (NS) at Dillon Road (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
Eastbound: one left-turn lane, one through lane, one right-turn lane
Westbound: two left-turn lanes, one through lane, one right-turn lane

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

50. PRIOR TO MAP RECORDATION

50.TRANS. 45

MAP - TS/GEOMETRICS (cont.)

RECOMMND

The intersection of Palm Drive (NS) at 20th Avenue (EW) shall be improved to provide the following geometrics:

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

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

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

The intersection of "A" Street (NS) at 20th Avenue (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 shared through/right-turn lane

The intersection of Circle B Street (NS) at 20th Avenue (EW) shall be improved to provide the following geometrics:

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

The intersection of Bubbling Wells Road (NS) at "B" Street / Hatchet Cactus Drive (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one shared through/right-turn lane
Southbound: one left-turn lane, one shared through/right-turn lane

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

50. PRIOR TO MAP RECORDATION

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

Eastbound: one left-turn lane, one shared through/right-turn lane
Westbound: one shared left-turn lane/through/right-turn lane

The intersection of Bubbling Wells Road (NS) at 20th Avenue (EW) shall be improved to provide the following geometrics:

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

The intersection of Mountain View Road (NS) at 20th Avenue (EW) shall be improved to provide the following geometrics:

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

The intersection of Mountain View Road (NS) at Varner Road (EW) shall be improved to provide the following geometrics:

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

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

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

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.

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

50. PRIOR TO MAP RECORDATION

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

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

50.TRANS. 46 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an applicaton for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping along Palm Drive, 20th Avenue and Bubbling Wells Road
- (2) Trails along Palm Drive, 20th Avenue and Bubbling Wells Road
- (3) Street lights on Palm Drive, 20th Avenue and Bubbling Wells Road
- (4) Traffic signals located on Palm Drive, 20th Avenue and Mountain View Road
- (5) Graffiti abatement of walls and other permanent structures
- (6) Street Sweeping for all exterior roads

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

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

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

50. PRIOR TO MAP RECORDATION

50.TRANS. 46 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

(4) "Streetlight Authorization" form from SCE, IID or other electric provider.

50.TRANS. 47 MAP - PRIVATE STREET/EASEMENTS RECOMMND

The internal streets within this land division shall not be offered for dedication. However, easements shall be recorded for private streets and utility easements.

Prior to map recordation, a perpetual easement (minimum of 88-feet wide for roadway) and easements for drainage shall be granted for the purpose of access and drainage for Tentative Tract Map No. 34552 from existing owner(s) of Assessors Parcel No. 657-460-005 (Golf Course). Said easements which are outside of map boundary shall be recorded by seperate instrument.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

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

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 MAP - GRADING SECURITY RECOMMND

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

60.BS GRADE. 3 MAP - IMPORT/EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 MAP - GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100 RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100 (cont.) RECOMMND

regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 7 MAP - OFFSITE GDG ONUS RECOMMND

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

60.BS GRADE. 8 MAP - NOTRD OFFSITE LTR RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

60.BS GRADE. 9 MAP - RECORDED ESMT REQ'D RECOMMND

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement.

60.BS GRADE. 11 MAP - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District and that all approved water quality treatment controlled BMPs have been included on the grading plan.

60.BS GRADE. 13 MAP - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 14 MAP - PM10 PLAN REQUIRED RECOMMND

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 MAP - PM10 PLAN REQUIRED (cont.) RECOMMND

Building and Safety Department for review and approval prior to the issuance of a grading permit.

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

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

60.BS GRADE. 16 MAP - PM 10 CLASS REQUIRED RECOMMND

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

E HEALTH DEPARTMENT

60.E HEALTH. 1 Abandon Wells RECOMMND

Existing wells must be abandoned under permit by Health Dept. prior to issuance of grading permit.

EPD DEPARTMENT

60.EPD. 1 EPD - BUR OWL PRECONSTRUCTION RECOMMND

Prior to issuance of any grading permit for TR34552 a preconstruction survey for burrowing owl shall be conducted within 30 days prior to ground disturbance by a qualified biologist holding an MOU with Riverside County and a findings report submitted to EPD for review.

60.EPD. 2 EPD - NESTING BIRD SURVEY RECOMMND

If any grading under TR34552 is to occur during the nesting season (Feb 1 - Aug 31) a preconstruction survey for nesting birds must be conducted by a qualified biologist holding an MOU with Riverside County within 30 days prior to ground disturbance and a findings report submitted to EPD.

60.EPD. 3 EPD- DEDICATION OF CONSRVATION RECOMMND

A portion of the project site, referred to as Planning Area 24 (APN: 660-040-003) in SP0336, is located in the Willow

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 3 EPD- DEDICATION OF CONSRVATION (cont.) RECOMMND

Hole Conservation Area of the Coachella Valley Multi Species Habitat Conservation Plan. Based on the June 6, 2008 Interim Project Review (IPR) letter from the Coachella Valley Association of Governments (CVAG) the project was authorized for 5.25 acres of disturbance within APN: 660-040-003 for grading and construction of flood control improvements associated with Solera at Deert Dunes residential development (TR34552). Prior to issuance of any grading permit the remaining 18.50 acres of land associated with APN: 660-040-003 must be offered in fee title or conservation easement to a conservation entity recognized by the CVAG. Documentation of the recorded easement or fee title transfer of land must be provided to the Environmental Programs Division (EPD) of the Planning Department for review and approval

60.EPD. 4 EPD- MESQUITE AVOIDANCE RECOMMND

Prior to issuance of any grading permit or site preparation a Mesquite Bosque Avoidance and Minimization Plan must be provided to the Environmental Programs Division (EPD) of the Planning Department. This plan must be prepared by a qualified biologist and must include a description of the best management practices (BMP's) that will be utilized to minimize impacts to the mesquite habitat. This includes staking of the boundaries of grading, temporary silt/exclusionary fencing, the duties and duration of a biological monitor, examples of worker education materials, and all other minimization details. In addition the mesquite trees and bosque habitat must be clearly delineated on all grading exhibits. This report must be provided to EPD for review and approval prior to issuance of any grading permit.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2 MAP SUBMIT PLANS (cont.) RECOMMND

deposit.

60.FLOOD RI. 3 MAP EROS CNTRL AFTER RGH GRAD RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN RECOMMND

At this time, the plans do not show a need for offsite improvement, however, should offsite improvement be required, offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

60.FLOOD RI. 6 MAP PHASING RECOMMND

If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

60.FLOOD RI. 9 MAP SUBMIT CLOMR RECOMMND

Unless the District has already revised the Flood Insurance Rate Map, the developer shall obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to the issuance of grading permits. See 10. FLOOD RI. 26 MAP WATERS OF THE US (FEMA) for details.

PARKS DEPARTMENT

60.PARKS. 1 MAP-TRAIL PLAN RECOMMND

Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

60. PRIOR TO GRADING PRMT ISSUANCE

60.PARKS. 1 MAP-TRAIL PLAN (cont.) RECOMMND

Park and Open-Space District for review and approval. This trails plan shall show the 20' Class I Bikeway along Palm Drive with all topography, fencing, grading, signage, street crossings and all landscaping. If you have questions contact DanNove at (951) 955-6998.

PLANNING DEPARTMENT

60.PLANNING. 2 MAP - MITIGATION MONITORING RECOMMND

THIS CONDITION IMPLEMENTS CONDITION 30.PLANNING.1 OF SP00336:

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this TENTATIVE MAP and EIR No. 455 and the Addendum No. 1 to the EIR which must be satisfied prior to the issuance of a grading permit.

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

60.PLANNING. 3 MAP - FEE BALANCE RECOMMND

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 12 MAP- CALIF REGISTER NOMINATION RECOMMND

Because archaeological site CA-RIV-2642 was determined to be significant and eligible for listing on the California Register of Historic Resources and the National Register of Historic Places, the Applicant/permit holder shall cause to have prepared, by a professionally-qualified archaeologist listed on the County's Cultural Resources Consultants List, a complete California Register Nomination packet, and National Register of Historic Places nomination packet, meeting current requirements for such nomination packets, that will be signed by the Applicant/permit holder. The completed nomination packages shall be submitted to the County Archaeologist for submittal to the State Historic Preservation Office for consideration.

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17

MAP - CULTURAL RESOURCES PROFE

RECOMMND

As a result of archaeological investigations (PD-A-4423 and PD-A-4699) a number of prehistoric and historic archaeological sites were identified and evaluated within the project boundaries. The potential exists for additional subsurface cultural resources and deposits within the project boundaries. Therefore, archaeological monitoring shall be required.

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

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

The Project Archaeologist shall comply with and ensure the implementation of the special grading requirements for CA-RIV-8763 stipulated in the conditions of approval.

NOTE:

1)The Project Archaeologist is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17 MAP - CULTURAL RESOURCES PROFE (cont.) RECOMMND

the County, developer/permit holder and any required tribal or special interest group monitor throughout the process.

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

60.PLANNING. 20 MAP- TRIBAL MONITORING RECOMMND

As a result of consultation with the Agua Caliente Band of Cahuilla Indians and the Morongo Band of Mission Indians, tribal monitoring during grading activities requiring archaeological monitoring shall be required.

Prior to the issuance of grading permits, the developer/permit holder shall enter into an agreement with and retain a monitor(s) designated by the Agua Caliente Band of Cahuilla Indians and the Morongo Band of Mission Indians. These tribal groups shall be known as the Tribal Monitor(s) for this project. The agreement shall address tribal consultation protocols, the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Monitor(s) shall be allowed on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition, etc., where archaeological monitoring is required. The Tribal Monitor(s) shall have the limited authority to facilitate tribal consultation when native American cultural deposits are uncovered during grading activities, in coordination with the Project Archaeologist.

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

NOTE:

1) The Project Archaeologist is responsible for implementing CEQA-required mitigation using standard current professional practices for archaeological cultural

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 20 MAP- TRIBAL MONITORING (cont.)

RECOMMND

resources, and shall consult with the County, tribal monitor, and developer/permit holder throughout the process.

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

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

4) The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the tribe has not been met. The developer / permit holder shall demonstrate a reasonable good-faith effort to secure the tribal agreement.

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

60.PLANNING. 21 MAP- DATA RECOVERY RIV 8762

RECOMMND

Prior to issuance of a grading permit, the Applicant/permit holder shall submit to the County Archaeologist for review and acceptance, a Phase III Data Recovery Plan for mitigation of cultural resource CA-RIV-8762. CA-RIV-8762 was determined eligible for listing on the California Register of Historic Resources and requires mitigation under CEQA due to proposed adverse impacts. This resource cannot be avoided and preserved in place due to the requirement for flood control facility construction for this project.

Data recovery mitigation shall be completed prior to issuance of any grading permits for this project. The Project Archaeologist shall submit a Phase III Data Recovery report of the results and findings of the data recovery prior to issuance of grading final inspection of the flood control swale channel.

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 22 MAP- MITIGATION FOR RIV-8763

RECOMMND

Prior to issuance of a grading permit, the applicant/permit holder shall submit, for review and acceptance, a controlled grading plan, prepared by the Project Archaeologist, to the County Archaeologist for site CA-RIV-8763 as part of the required mitigation program for this resource. The controlled grading plan shall require a systematic removal of the ground surface to allow for the identification, documentation, and recovery of any subsurface cultural deposits by the Project Archaeologist. Results of the controlled grading shall be included in the Phase III Data Recovery report prepared by the Project Archaeologist and submitted to the County Archaeologist for review and acceptance as mitigation compliance.

60.PLANNING. 24 MAP- CA-RIV-8763 GRADING PLAN

RECOMMND

Although CA-RIV-8763 was recommended as not eligible for inclusion in the California Register of Historic Resources, the site still retains a potential to contain subsurface archaeological deposits, based on the results of the archaeological testing investigation by SRI in 2011. The site shall be graded by stripping it in a highly controlled manner in the presence of the Project Archaeologist to identify any preserved features. If such features are found, mechanical excavation shall be moved to another portion of the site, and the feature shall be hand excavated, and recovered materials shall be analyzed by qualified archaeologists and reported on in the Phase III Data Recovery report to be submitted to the County Archaeologist for review and acceptance.

60.PLANNING. 27 MAP - PALEONTOLOGIST REQUIRED

RECOMMND

THIS IMPLEMENTS 30.PLANNING.025 OF SP00336:

The land divider/permit holder shall retain a qualified paleontologist for onsultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 27 MAP - PALEONTOLOGIST REQUIRED (cont.) RECOMMND

shall include details of the fossil recovery plan, if recovery was deemed necessary. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

60.PLANNING. 36 MAP - SECTION 1601/1603 PERMIT RECOMMND

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

60.PLANNING. 37 MAP - SECTION 404 PERMIT RECOMMND

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

60.PLANNING. 43 MAP - PLANNING DEPT REVIEW RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 43 MAP - PLANNING DEPT REVIEW (cont.) RECOMMND

proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the County Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 45 MAP - GENERIC M/M PROGRAM RECOMMND

THIS IMPLEMENTS 30.PLANNING.026 OF SP00336:

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 455 for the SPECIFIC PLAN 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.

60.PLANNING. 48 MAP - LOT 460 PLAN RECOMMND

Prior to issuance of any grading permit, the developer/permit holder shall submit to the County Archaeologist for review and acceptance an operations and management plan for lot 460. The plan shall address, but not be limited to, provisions for security, access, liability, monitoring and restoration for erosion and vandalism, etc., in perpetuity.

60.PLANNING. 49 MAP - PLANNING AREA 23 RESTRIC RECOMMND

THIS CONDITION IMPLEMENTS CONDITION 30.PLANNING.036 OF SP00336:

PRIOR TO GRADING PERMIT ISSUANCE, the following shall be addressed:

Access to the sensitive area's within Planning Area 23 (as defined by the SPECIFIC PLAN) shall be restricted by means of constructing a perimeter wall and/or fence around this area. Entry into this area shall be limited to personnel involved in the maintenance of weed growth and for authorized scientific research only. Authorization for entry shall be the responsibility of the HOA.

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 MAP - WATER QUALITY MGMT PLANS RECOMMND

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

70. PRIOR TO GRADING FINAL INSPECT

TRANS DEPARTMENT

70.TRANS. 1 MAP - EROSION CONTROL RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

B&S DEPARTMENT

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

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

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP - NO B/PMT W/O G/PMT RECOMMND

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

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2

MAP - ROUGH GRADE APPROVAL (cont.)

RECOMMND

Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

FIRE DEPARTMENT

80.FIRE. 1

MAP-#50C-TRACT WATER VERIFICA

RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department (760-863-8886) to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

80.FLOOD RI. 5 MAP SUBMIT CLOMR RECOMMND

Unless the District has already revised the Flood Insurance Rate Map, the developer shall obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to the issuance of building permits. See 10. FLOOD RI. 26 MAP WATERS OF THE US (FEMA) for details.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - FINAL SITE OF DEVELOPMNT RECOMMND

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

A. The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, fencing, entry monuments (location and elevation), mechanical equipment, and the house floor plan and elevation assignments on individual lots.

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1 MAP - FINAL SITE OF DEVELOPMNT (cont.) RECOMMND

2. One (1) color and materials sample board containing precise color texture and material swatches or photographs (which may be from supplier's brochures). Indicate on the sample board the name, address and phone number of the preparer and the project applicant, the tract number, and the manufacturer and product numbers where possible (trade names also acceptable).

3. One (1) set of architectural elevations colored to represent the selected color combinations, with symbols keyed to the color and materials sample board. Brief written color and material descriptions shall be located on the colored elevations. No landscaping or other enhancements shall be shown on the elevations.

4. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible.

B. Model home complex plot plans shall not be approved without Final Site Plan approval. The submittal and approval of plot plans may be phased provided:

1. A subdivision phasing plan has been approved.

2. A separate plot plan shall be submitted to the Planning Department for each approved tract phase along with the current fee.

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

C. Subdivision development shall conform to the approved plot plan and shall conform to the design guidelines and requirements found in the approved SPECIFIC PLAN.

80.PLANNING. 4 MAP - FEE BALANCE RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 4 MAP - FEE BALANCE (cont.) RECOMMND

paid by the applicant/developer.

80.PLANNING. 5 MAP - LANDSCAPING PLAN DESERT RECOMMND

Prior to the issuance of the first residential building permit (not including model sales units), thirteen (13) folded copies of a shading, parking, parking lot lighting, landscaping and irrigation plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Ordinance No. 348, Sections 18.12 and 18.30 (Planning Department only plot plan) for the common lots and other commonly maintained areas within this land division. It is recommended, to save unnecessary expense, that three (3) screen check copies of the proposed plan be initially submitted with a plot plan application and applicable fees, and thereafter providing the 13 final copies after completion of Planning Department review. The location, number, genus, species and container size of plants shall be shown as well as all proposed groundcovers. Plans shall meet all requirements of Ordinance No. 348, Sections 18.12, and 19.300 through 19.304, and as specified herein. Plans shall utilize the Riverside County Guide to Trees, Shrubs and Groundcovers. All landscaping and irrigation systems within the street right-of-way shall require approval of the Transportation Department, and shall be shown on all plans submitted to the Planning Department.

The project landscaping and irrigation plans shall include the following:

- a) The name, address and phone number of both the landscape plan preparer and project developer, the property's Assessor Parcel Number(s) and a vicinity map.
- b) All proposed outdoor trash and rubbish disposal areas and recycling bins with details of screening structure design.
- c) Elevations with height shown and materials described for all masonry walls and other fencing.
- d) Handicapped or physically impaired parking spaces shall be shown if vehicle parking spaces are proposed and/or required. Accessibility for handicapped or physically impaired individuals shall be depicted on the landscaping

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 5 MAP - LANDSCAPING PLAN DESERT (cont.) RECOMMND

plans, including the path of travel to the main building or recreational facility with consideration given to potential access constraints due to slopes, lighting fixtures and width of walkways. A note shall be included that certifies that the plans conform to all federal and state accessibility requirements.

e) Drought tolerant and native plant species shall be preferred over non-drought tolerant or non-native species; however, the quantity and extent of these species shall depend on the project's climatic zone. Alternative types of low volume irrigation are encouraged to be used in order to conserve water. Review of landscaping and irrigation plans by any applicable water utility for the above standards may be required prior to Planning Department approval.

f) A copy of the final grading plans shall be submitted with the landscaping plan to the Planning Department in order to establish adequate coordination of plans.

g) Landscape plans shall contain the Agricultural Commissioner's note as indicated in the general conditions, above, if this project is located in the Coachella Valley.

h) Landscaping planting shall be in conformance with the concept planting plan (Exhibit E) approved with the TENTATIVE MAP. Modifications to the Exhibit E shall be as approved by the Planning Department through review of the landscaping plans submitted in connection with this condition of approval.

80.PLANNING. 6 MAP - LANDSCAPING SECURITIES RECOMMND

A cash bond shall be required to guarantee the installation of planting when the estimated cost is \$2,500 or less. The remaining performance security for HOA shall be released one year after installation is approved provided the plantings have been adequately maintained. Performance securities, in amounts to be determined by the Director of the Department of Building and Safety, to guarantee the installation of plantings in accordance with the approved plan, and adequate maintenance of the plantings for one year, shall be filed with the Department of Building and Safety.

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 7

MAP - MODEL HOME COMPLEX

RECOMMND

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee if such model home complex is proposed after the tentative map has recorded; should such model home complex be proposed before the tentative map has recorded, the plot plan shall be subject to be transmitted to one or more governmental agencies in addition to the Planning Department but may be exempt from CEQA.

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

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow. A floor plan with interior use descriptions shall be included for each model unit.
2. Show front, side and rear yard setbacks. Any outdoor equipment and swimming pools shall be shown.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaantent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
7. Provide a Model Home Complex landscape and irrigation plan.

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 7 MAP - MODEL HOME COMPLEX (cont.)

RECOMMND

NOTES: See SPECIFIC PLAN

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

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

80.PLANNING. 8 MAP - FINAL SITE PLAN

RECOMMND

Prior to the issuance of a building permit for EACH residential dwelling, except model home units, a plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

Subdivision development shall conform to the approved plot plan and shall conform to the Countywide Design Standards and Guidelines, and Specific Plan No. 336.

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

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 8

MAP - FINAL SITE PLAN (cont.)

RECOMMND

sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.

5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.

6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

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

80.PLANNING. 9

MAP - WALLS/FENCING PLOT PLAN

RECOMMND

Prior to the issuance of a building permit for the FIRST residential dwelling, except model sales units, the land divider/permit holder shall file seven (7) sets of a

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 9

MAP - WALLS/FENCING PLOT PLAN (cont.)

RECOMMND

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

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

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

3. Wood fencing shall be prohibited.

4. Fencing/wall plans shall comply with the walls and fences section of SP00336S1, with the exception of the requirements of the accoustical anylsls stated in letter from department of public health dated 8-30-2007.

The below are minimum requirements for masonry walls and/or combination of berms and may be increased in height as result of other requirements, but other materials may not be substituted:

Minimum height of 5 feet for lots 11 and 12

Minimum height of 6 feet for lots 13-21, 101-120, 304-327, 351-369

Minimum height of 6.5 feet 130, 142, 143, 22, 370-375

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

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 10

MAP - ENTRY MONUMENT PLOT PLAN

RECOMMND

THIS CONDITION IMPLEMENTS CONDITION 30.PLANNING.31 OF
SP00336:

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

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).
4. Gate Plans shall include, at a minimum, full landscape plans for the gated area (unless addressed in previous landscape plans), gate elevations, site plans for gate area, full stacking illustration, and color boards.
5. The entry monument shall be in substantial conformance with Exhibit L.
6. The entry monument shall be in substantial conformance to the design guidelines of the SPECIFIC PLAN as shown on pages of the landscape design guidelines.

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 10 MAP - ENTRY MONUMENT PLOT PLAN (cont.) RECOMMND

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

80.PLANNING. 11 MAP - ROOF MOUNTED EQUIPMENT RECOMMND

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

80.PLANNING. 12 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 16 MAP - CONFORM FINAL SITE PLAN RECOMMND

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

80.PLANNING. 28 MAP - SCHOOL MITIGTAION RECOMMND

THIS CONDITION IMPLEMENTS CONDITION 30.PLANNING.033 OF SP00336:

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

80.PLANNING. 29 MAP - POST GRADING REPORT RECOMMND

This implements 30.PLANNING.032 OF SP336:

PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post 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, and paleontologist were complied with.

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 30 MAP- PLANNING AREA 23 RESTRICT RECOMMND

THIS CONDITION IMPLEMENTS CONDITION 30.PLANNING.036 OF SP00336:

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, the following shall be addressed:

Access to the sensitive area's within Planning Area 23 (as defined by the SPECIFIC PLAN) shall be restricted by means of constructing a perimeter wall and/or fence around this area. Entry into this area shall be limited to personnel involved in the maintenance of weed growth and for authorized scientific research only. Authorization for entry shall be the responsibility of the HOA.

80.PLANNING. 31 MAP - AGENCY CLEARANCE RECOMMND

A clearance letter from RIVERSIDE COUNTY SHERIFF DEPARTMENT shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated 8-8-2006.

80.PLANNING. 32 MAP - INTERIOR NOISE REPORT RECOMMND

PRIOR TO THE ISSUANCE OF BUILDING PERMITS, homes adjacent to Bubbling Wells Road, Palm Drive or 20th Avenue must prove that they will be built to a standard in which interior noise will be below 45Ldn. This review shall be done by Industrial Hygiene per their letter dated 8-30-07.

TRANS DEPARTMENT

80.TRANS. 1 MAP - TUMF RECOMMND

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

80.TRANS. 3 MAP - SIG DESIGN MTN VIEW/20TH RECOMMND

The project proponent shall be responsible for the design of a traffic signal and the dedication of any required right-of-way at the intersection of Mountain View Drive and 20th Avenue with fee credit eligibility. Installation of

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 MAP - SIG DESIGN MTN VIEW/20TH (cont.) RECOMMND

the signal shall be per 90 TRANS 7.

90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

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

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

90.B&S. 2 BP-FEMA FORM APPRVL REQUIRED RECOMMND

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

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

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

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 2 MAP - WQMP BMP CERT REQ'D RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 MAP - BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 MAP - WQMP BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 5 MAP - REQ'D GRDG INSP'S RECOMMND

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

1.Precise grade inspection.

a.Precise Grade Inspection can include but is not limited to the following:

1.Installation of slope planting and permanent irrigation on required slopes.

2.Completion of drainage swales, berms and required drainage away from foundation.

b.Inspection of completed onsite drainage facilities

c.Inspection of the WQMP treatment control BMPs

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7

MAP - PRECISE GRDG APPROVAL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
3. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.
4. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2

MAP BMP - EDUCATION

RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2 MAP BMP - EDUCATION (cont.) RECOMMND

five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.FLOOD RI. 3 MAP IMPLEMENT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

90.FLOOD RI. 4 MAP FACILITY COMPLETION RECOMMND

The District will not release occupancy permits for any residential lot within the map or phase within the map prior to the District's acceptance of the drainage system for operation and maintenance.

90.FLOOD RI. 5 MAP SUBMIT LOMR RECOMMND

A Letter of Map Revision (LOMR) shall be obtained from FEMA for all lots impacted by a FEMA floodplain prior to the issuance of occupancy permits. See 10. FLOOD RI. 26 MAP WATERS OF THE US (FEMA) for details.

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - CONCRETE DRIVEWAYS RECOMMND

Prior to final building inspection approval of EACH residential dwelling, the land divider/permit holder shall cause all driveways to be constructed of cement concrete.

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 MAP - FRONT YARD LNDSC RECOMMND

Prior to final building inspection approval of EACH residential dwelling, all residences shall have front yard landscaping with an automatic irrigation system. Landscaping shall include a combination of living groundcovers, turf, trees and shrubs, A minimum of two trees (15 gallon or larger) shall be planted in each front yard along with a commensurate number of shrubs which are to be planted in a minimum three foot wide planter along the front of all homes (garage and side yards gate areas may be excluded). Trees shall be double staked due to the high wind conditions of the site. All plantings shall be compliant with Ord. No. 859.

90.PLANNING. 5 MAP - LANDSCAPING COMPLIANCE RECOMMND

Prior to final building inspection approval of the FIRST residential dwelling, the land divider/permit holder's landscape architect or other state licensed party responsible for preparing the landscape and irrigation plans shall provide a Compliance Letter to the County Planning Department and the County Department of Building and Safety stating that the common area landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever comes first.

90.PLANNING. 6 MAP - HOME ADDRESS LIGHTING RECOMMND

Prior to final building inspection approval of EACH dwelling, a wall-mounted internally lighted address identification sign shall be prominently placed on the front of each dwelling unit in order to facilitate observation of the property's address from the street. The illumination source for the address identification sign shall be controlled by a photocell sensor or a timer.

90.PLANNING. 7 MAP - ENTRY COMPLIANCE RECOMMND

Prior to final building inspection approval of the FIRST residential dwelling, the project entry monument, and if applicable, gate/security improvements shall be installed in accordance with the approved Final Site of Development.

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 10 MAP - ORD 875 CVMSHCP FEE (2) RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider or land developer shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the ordinance. If the land division is a residential development, the amount of the fee will be based on the density of residential development as defined in the ordinance. If the land division is commercial or industrial, the fee will be calculated on the basis of "Project Area" as defined in the ordinance. In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 875 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set for in that ordinance shall be required.

90.PLANNING. 11 MAP - CULT RESOURCES RPORTS RECOMMND

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

90.PLANNING. 12 MAP - BLOCK WALL ANTIGRAFFITI RECOMMND

An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

90.PLANNING. 14 MAP - QUIMBY FEES (2) RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 14 MAP - QUIMBY FEES (2) (cont.) RECOMMND

parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. aid certification shall be obtained from the Desert Recreation District.

90.PLANNING. 22 MAP - MITIGATION MONITORING RECOMMND

THIS CONDITION IMPLEMENTS CONDITION 30.PLANNING.1 OF SP00336:

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and

Environmental Impact Report No. 455 and Addendum No. 1 to the EIR.

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

90.PLANNING. 24 MAP - POST GRADING REPORT RECOMMND

PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post 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, and/or other were complied were complied with.

90.PLANNING. 25 MAP- LC LANDSCAPE INSPECT DEP RECOMMND

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

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 26 MAP LC LANDSCAPE INSPECT REQ

RECOMMND

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

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

90.PLANNING. 27 MAP - WATE MGNT. LTR 8/30/06

RECOMMND

Prior to the building permit final inspection the applicant shall provide proof that the following requirements outlines in a letter by Waste Management dated August 30, 2006 shall have been complied with to the satisfaction of the Waste Management and Planning. The Planning Director shall have final authority over clearing this condition of approval.

1. The project proponent shall make every effort and take every means to recycle, reuse, and/or reduce the amount of construction and demolition materials (i.e., concrete, asphalt, wood, etc.) generated by development of the project that would otherwise be taken to a landfill. This can be done either by taking these materials directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities) or by making arrangements through the franchise hauler or a construction clean-up business.

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 27 MAP - WASTE MGNT. LTR 8/30/06 (cont.)

RECOMMND

2. Evidence (i.e., receipts or other type verification) to show that every effort has been made and every means has been taken to ensure compliance shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

The project proponent should implement the following measures, as feasible:

1. Hazardous materials are not accepted at the Riverside County landfills. Any hazardous wastes, including paint, used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal regulations. Please contact the Riverside County Health Department for further information.

2. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, ie., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

3. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

TRANS DEPARTMENT

90.TRANS. 1 MAP - 80% COMPLETION

RECOMMND

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

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

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1 MAP - 80% COMPLETION (cont.) RECOMMND

these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed.

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

90.TRANS. 3 MAP - STREET SWEEPING RECOMMND

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

90.TRANS. 4 MAP - STREET LIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4 MAP - STREET LIGHTS INSTALL (cont.) RECOMMND

Inspection (Occupancy).

90.TRANS. 5 MAP - UTILITY INSTALL RECOMMND

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

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

90.TRANS. 6 MAP - CONSTR REALIGN 20TH AVE RECOMMND

Prior to the final building inspection/occupancy of the 501st unit within the project (Specific Plan No. 336) the realignment of 20th Avenue between Mountain View Drive and Bubbling Wells Road shall be constructed along the section line as described elsewhere in the conditions for TR 34552 in accordance with Standard No. 93, modified with 32-feet of asphalt concrete pavement and as approved by the Transportation department. All circulation changes that are necessary due to the realignment of 20th Avenue shall also be completed prior to any final building inspection.

90.TRANS. 7 MAP - SIG INST MTN VIEW/20TH RECOMMND

Prior to the final building inspection of the first dwelling unit, the signal at the intersection of Mountain View Drive and 20th Avenue shall be installed and operational with fee credit eligibility or as approved by the Transportation Department. The project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal(s). All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8

MAP - TS/INSTALLATION

RECOMMND

Prior to the final building inspection of the first dwelling unit, the following traffic signal shall be installed and operational:

Palm Drive (NS) at Golf Course Access (EW)

with no fee credit given for Traffic Signal Mitigation Fees.

Palm Drive (NS) at 20th Avenue (EW)

Palm Drive (NS) at Varner Road (EW)

Mountain View Road (NS) at 20th Avenue (EW)

Mountain View Road (NS) at Varner Road (EW)

Date Palm Drive (NS) at Varner Road (EW)

with fee credit eligibility given for Traffic Signal Mitigation Fees.

or as approved by the Transportation Department.

The project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

90.TRANS. 9

MAP - TS/INTERCONNECT

RECOMMND

The traffic signal at Palm Drive and 20th Avenue shall be ultimately interconnected with a future signal at Bubbling Wells Road and 20th Avenue to the west and the West Project Access Driveway to the north. The project proponent shall make all provisions necessary for the ultimate interconnect of these intersections along the project frontage on 20th Avenue between Palm Drive and Bubbling Wells Road and along Palm Drive between 20th Avenue and the north project boundary or as approved by the Transportation Department.

90.TRANS. 10

MAP - ANNEX L&LMD/OTHER DIST1

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation

TRACT MAP Tract #: TR34552

Parcel: 657-470-007

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10 MAP - ANNEX L&LMD/OTHER DIST1 (cont.) RECOMMND

Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461. Said annexation should include the following:

- (1) Landscaping along Palm Drive, 20th Avenue and Bubbling Wells Road
- (2) Trails along Palm Drive, 20th Avenue and Bubbling Wells Road
- (3) Street lights on Palm Drive, 20th Avenue and Bubbling Wells Road
- (4) Traffic signals located on Palm Drive, 20th Avenue and Mountain View Road
- (5) Graffiti abatement of walls and other permanent structures
- (6) Street Sweeping on all exterior roads

90.TRANS. 11 MAP - DESIGN - 20TH AVENUE RECOMMND

Prior to Occupancy of the 1st unit the project proponent shall design and bond for the realignment of 20th Avenue from the east project boundary to Mountain View Road (aligning with 20th Avenue east of Mountain View Road), in accordance with County Standard No. 93 (32'/60'), or as approved by the Transportation Department. Improvements shall include the design and installation of a traffic signal at the intersection of 20th Avenue and Mountain View Road.

90.TRANS. 12 MAP - DEDICATION - 20TH AVENUE RECOMMND

Prior to Occupancy of the 251st unit within the project (Specific Plan No. 336), the project proponent shall obtain the right-of-way for improvements.

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 34553 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 34553, Amended No. 4 (Sheets 1-2), dated October 24, 2012

EXHIBIT L, = Landscape Exhibits Amended No. 1, (Sheets 1-22), dated November 18, 2009 (Conceptual Landscape Plan)

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

EXHIBIT T = Bubbling Wells Modified Cross Section dated 3/19/12

SPECIFIC PLAN = Specific Plan No. 336 and Substantial Conformance No. 1

10. EVERY. 2 MAP - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

10. GENERAL CONDITIONS

10. EVERY. 2 MAP - HOLD HARMLESS (cont.) RECOMMND

responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 MAP - PROJECT DESCRIPTION RECOMMND

The land division is a Schedule A subdivision of 207.6 Gross Acres into 896 Single-Family Residential Lots, 1 Well Site Lot, 2 Water Quality Feature Lots, 3 Storm Drain Easement Lots, 1 Common Access Lot, 9 Landscaping Lots and 5 Open Space Lots.

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

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

10.BS GRADE. 8 MAP - OBEY ALL GDG REGS RECOMMND

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

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

10. GENERAL CONDITIONS

10.BS GRADE. 9 MAP - DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 11 MAP - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

10. GENERAL CONDITIONS

10.BS GRADE. 11 MAP - NPDES INSPECTIONS (cont.) RECOMMND

greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 12 MAP - EROS CNTRL PROTECT RECOMMND

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

10.BS GRADE. 13 MAP - DUST CONTROL RECOMMND

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

10.BS GRADE. 14 MAP - 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 16 MAP - MINIMUM DRNAGE GRADE RECOMMND

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

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

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

10.BS GRADE. 18 MAP - SLOPE SETBACKS RECOMMND

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

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

10. GENERAL CONDITIONS

10.BS GRADE. 19 MAP - SLOPES IN FLOODWAY RECOMMND

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

10.BS GRADE. 24 MAP - RETAINING WALLS RECOMMND

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

10.BS GRADE. 28 MAP - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 29 MAP - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

E HEALTH DEPARTMENT

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

All lots under Tract Map#34553 are proposing Coachella Valley Municipal Water District (CVWD) water and sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with CVWD as well as all other applicable agencies.

Any existing septic system(s) and/or well(s) must be

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

10. GENERAL CONDITIONS

10.E HEALTH. 1 CVWD WATER AND SEWER SERVICE (cont.) RECOMMND
properly removed or abandoned under permit with the
Department of Environmental Health (DEH).

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS RECOMMND
Blue retroreflective pavement markers shall be mounted on
private streets, public streets and driveways to indicate
location of fire hydrants. Prior to installation, placement
of markers must be approved by the Riverside County Fire
Department.

10.FIRE. 2 MAP-#16-HYDRANT/SPACING RECOMMND
Schedule A fire protection approved standard fire hydrants,
(6"x4"x2 1/2") located one at each street intersection and
spaced no more than 330 feet apart in any direction, with
no portion of any lot frontage more than 165 feet from a
hydrant. Minimum fire flow shall be 1,000 GPM for 2 hour
duration at 20 PSI. Shall include perimeter streets at each
intersection and spaced 660 feet apart.

10.FIRE. 10 SECONDARY ACCESS RECOMMND
Maintain primary and secondary access during all phases of
construction. Fire access roads must remain clear and
unobstructed.

10.FIRE. 11 MAP - FLAG LOT RECOMMND
For safety reasons flag lots are not permitted by the fire
department.

10.FIRE. 12 MAP- FIRE STATION RECOMMND
For fire stations requirements see SP100 in the Specific
Plan.

FLOOD RI DEPARTMENT

10.FLOOD RI. 7 MAP FLOOD HAZARD RPT 07/01/09 RECOMMND
Tract Map No. 34553 (Tract 34553) is a proposal to divide
193 acres into 825 lots for single-family residences within
the Desert Dunes Specific Plan (SP 336). The project is

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

10. GENERAL CONDITIONS

10.FLOOD RI. 7

MAP FLOOD HAZARD RPT 07/01/09 (cont.)

RECOMMND

located in the south Desert Hot Springs area, at the northeast corner of Palm Drive and 20th Avenue. This development would be part of the three tract development proposed in the SP336, which includes Tract 31879, 34552, and 34553. The former two tracts have been issued recommended Conditions of Approval.

BACKGROUND

As acknowledged in the SP and EIR document, the entire site is presently subject to extreme flood hazard, shown as a 100 year Zone AO floodplain delineated on Panel No. 06065C0915G (depth of 1 to 3-foot, velocity of 6 to 8 feet per second) of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). Flood flows from Long Canyon and Morongo Wash confluence on the site and major flood control infrastructure is required to develop the site to the proposed density. The developer's consulting engineer has produced a report titled "Flood Hazard Analysis and Flood Control Plan for Tract 31879, Solera at Desert Dunes, Riverside County California". The most recent submittal dated April 16, 2007 presents a feasible overall drainage plan. Some details still need to be addressed in the plan check stage.

Together with Tract 34552, proposed along the south, and Tract 31879, proposed along the northwest, the project proposes to capture tributary flood flows from the major offsite watersheds, Long Canyon and Morongo Wash, within engineered and landscaped channels running parallel to the perimeter roadways on the north and east project boundaries and convey them through the site within the golf course. The three channels proposed to collect stormwater runoff are (1) 18th Avenue West Channel and Golf Course, (2) 18th Avenue East Channel, and (3) Bubbling Wells Road Channel. The District notes that the collector channels along 18th Avenue are aligned nearly perpendicular to the fall-line of the existing terrain consequently forcing stormwater to turn ninety degrees upon entering the project site. This configuration creates a greater possibility of aggradation in the channel. However, because the project is located on the relative fringe of the Morongo/Mission alluvial floodplain, the compounded risk of flows reaching the site and causing significant in-channel aggradation is small.

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

10. GENERAL CONDITIONS

10.FLOOD RI. 7 MAP FLOOD HAZARD RPT 07/01/09 (cont.) (cont.)RECOMMND

The 18th Avenue East Channel and the Bubbling Wells Road Channel are proposed to collect and convey the 100-year storm event from Long Canyon Wash. The 18th Avenue East Channel would outlet into the golf course channel while the Bubbling Wells Road Channel would convey storm runoff southerly along Bubbling Wells Road and discharge onto 20th Street.

The entire development would rely on the flood protection/conveyance provided by the golf course and three channels. The existing golf course was not designed as a flood control facility. Protection of the new development proposed by SP336 carries a much higher standard of care than required for the existing use. The developer has proposed to install buried concrete bank protection in the golf course to assure that the proposed homes adjacent to the golf course are protected from flooding. The limits of the bank protection may need to be modified and lengthened somewhat from what is shown on the exhibits included in the April 16, 2007 report, but the concept appears sound.

Tract 31879, the development to the northwest portion, is responsible for constructing the 18th Avenue West Channel from Palm Drive to the golf course channel. Additionally, a proposed eight cell box culvert beneath 20th Avenue, designed to carry the 30,000 cubic feet per second (cfs) from Morongo Wash, is proposed as part of this tract. The eight cell box culvert would serve as an outlet to the channel through the golf course.

Tract 34553 is responsible for constructing the channel along 18th Avenue from Bubbling Wells Road to a point 2900 feet west of the intersection (18th Avenue East Channel). It is also responsible for constructing the channel along Bubbling Wells Road from 18th Avenue to 20th Avenue. The culvert under "B" Street across the 18th Avenue East Channel shall be designed to pass the 100 year flow.

TR34552, the development in the southern portion, is responsible for constructing the eight cell box culvert underneath "C" Street and 20th Avenue and daylight channel that conveys flows from the eight cell box culvert. As proposed, storm runoff from Long Canyon and Morongo Wash would be discharged downstream of 20th Avenue via the eight cell box culvert system. These culverts discharge into an approximate 560 foot long proposed improved channel

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

10. GENERAL CONDITIONS

10.FLOOD RI. 7 MAP FLOOD HAZARD RPT 07/01/09 (cont.) (cont.)RECOMMND

protected by rip-rap or concrete revetment which would serve to dissipate the energy of the flow. As a result, the property downstream of the project site could be subject to more concentrated flooding. The District notes that the existing downstream property is currently subject to severe flooding.

TRACT MAP NO. 34553

Unless constructed by the above mentioned development, TR34553 is responsible for constructing the following drainage structures to adequately protect the site: (1) the 18th Avenue West Channel from Palm Drive to the golf course channel (2) the channel along 18th Avenue from Bubbling Wells Road to a point 2900 feet west of the intersection (18th Avenue East Channel), (3) the channel along Bubbling Wells Road from 18th Avenue to 20th Avenue, (4) the culvert under "B" Street across the 18th Avenue East Channel, which will be designed to pass the 100 year flow, (5) eight cell box culvert underneath 20th Street, and (6) daylight channel that conveys flows from the eight cell box culvert.

Even with the proposed flood protection scheme for the development 18th Avenue will be impassable during large storm events. It is not feasible to floodproof 18th Street from Morongo Wash flows with this project. The April 16, 2007 study demonstrates that this project will not worsen flooding conditions on 18th Street or upstream properties. Regardless, the culvert crossing where Verbena Channel enters the SP 336 project shall be designed to convey 100 percent of the 100 year flows for Verbena channel without overtopping. Offsite right of way is required for inlet works for Verbena Channel flows. The developer was unable to obtain a letter from the affected property owner per Ordinance 460.3.2.j. The 5th District provided an "administrative waiver" of the requirement via an email dated April 18, 2007.

Additionally "C" Street is to be designed as a "dip crossing". This dip crossing shall be designed to the criteria detailed in 10. TRANS. 12.

The developer proposes to drain the site via streets and storm drains. The southern portion of the site is proposed to drain to an existing sump within the golf course south

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

10. GENERAL CONDITIONS

10.FLOOD RI. 7 MAP FLOOD HAZARD RPT 07/01/09 (cont.) (cont.)RECOMMND

of the tract. It is assumed that this sump would be a water quality treatment feature. This feature shall be designed to the District's criteria for water quality mitigation including that it be free draining. A swale is proposed along the southern portion of the Community Center lot to treat storm flows from the west central portion of the tract. Details for these water quality features shall be provided in the plan check stage.

Grading permits shall not be issued and final maps shall not record until a Conditional Letter of Map Revision (CLOMR) has been received from FEMA. Final Building Inspections for lots impacted by the FEMA floodplain shall not be issued until a Letter of Map Revision (LOMR) is obtained from FEMA.

These major green belt facilities would also serve to provide public health and safety and will require maintenance by a public agency or a guarantee of maintenance by a public agency. The Riverside County Flood Control and Water Conservation District is willing to accept maintenance responsibility for the structural aspects of the channels (e.g. channel revetments, drop structures, side inlets etc.) but cannot be responsible for the maintenance of the landscaping or amenities. Nor will landscaping be credited with contributing to the flood control function (e.g. turf as erosion protection). See 10. FLOOD RI. 8 CHANNEL MAINT. AGREEMENT for details.

10.FLOOD RI. 8 MAP CHANNEL MAINT. AGREEMENT RECOMMND

In order to accommodate the type of flood control facilities which have been selected at the discretion of the applicant to complement the nature of the proposed development, the District will require that, prior to the issuance of any grading permit or recordation, whichever occurs first, the developer shall enter into a cooperative agreement with the District to establish important items. Said agreement shall be acceptable to both the District and County Counsel and shall include but not necessarily be limited to the following:

- 1.A precise description of the facilities to be maintained under the agreement and exact language of the easement/s for the major flood control conveyance facilities.

- 2.The entity/entities and assigns that will be responsible

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

10. GENERAL CONDITIONS

10.FLOOD RI. 8

MAP CHANNEL MAINT. AGREEMENT (cont.)

RECOMMND

for maintenance activities both ordinary and catastrophic.

3.Definitions of "ordinary" verses "catastrophic" maintenance and establishment of the party responsible for the various maintenance activities. This would include a clause stating that determination of the adherence to the levels of maintenance will be in the sole judgment of the District.

4.An understanding that should the District be forced to provide maintenance for the facilities, it will be done in a manner that, in the sole discretion of the District, is in the best public interest. This may involve the elimination of amenities. (For example, the District would not restore damage to the Golf Course channel unless the damage impaired the flood control function. Further, the District would not be responsible for re-establishment of amenities damaged by the catastrophic event or the restoration effort.)

5.The specific uses and maintenance activities within the various channels, conveyance areas, and access roads/trails. (For example, some areas would be used by the public and some areas only entered by landscaping crews.)

6.The entity/entities that would indemnify, hold harmless and defend the District, and the County of Riverside against any claims or liability resulting from the construction, operation, maintenance and all other uses of the drainage facilities.

7.The appropriate coverage and of types insurance policies required.

8.The process by which any proposed modifications to the conveyance areas by either District or others would be reviewed and approved. (For example, changes in the golf course grading by the golf course operator must be acceptable to the District. Conversely, if the District finds that a facility needs modification to provide for the flood control function, this would need to be coordinated with the underlying fee owner.)

9.Access rights for the District for inspection purposes.

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

10. GENERAL CONDITIONS

10.FLOOD RI. 8 MAP CHANNEL MAINT. AGREEMENT (cont.) (cont.) RECOMMND

10.An establishment of time frames and procedures for noticing and compliance regarding maintenance of the facilities. (i.e. Uncorrected activities or neglect causing impairment of the flood control function could trigger action by the District)

11.A clause providing that if the District is forced to assume the maintenance responsibility for the drainage facilities, ownership of the facilities will fall to the District.

12.That the owner agrees to accept developed conditions flows from offsite areas whether or not offsite water quality mitigation features have been provided.

13.The owner will not unreasonably withhold permission to construct future connecting facilities and will allow connections without fee. (i.e. No "toll" channels, but owner may require that future connections make reasonable effort avoid disturbing existing amenities.)

10.FLOOD RI. 9 MAP 10 YR CURB - 100 YR ROW RECOMMND

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

10.FLOOD RI. 10 MAP 100 YR SUMP OUTLET RECOMMND

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

10.FLOOD RI. 11 MAP PERP DRAINAGE PATTERNS RECOMMND

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review and approval. At this

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

10. GENERAL CONDITIONS

10.FLOOD RI. 11 MAP PERP DRAINAGE PATTERNS (cont.) RECOMMND

time, the plans do not show a need for offsite easement.

10.FLOOD RI. 12 MAP COORDINATE DRAINAGE DESIGN RECOMMND

Development of this property shall be coordinated with the development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 15 MAP MAJOR FACILITIES RECOMMND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design, and transfer of rights of way.

10.FLOOD RI. 22 MAP WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowner's association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI. 24 MAP SUBMIT FINAL WQMP =PRELIM RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

10. GENERAL CONDITIONS

10.FLOOD RI. 24

MAP SUBMIT FINAL WQMP =PRELIM (cont.)

RECOMMND

region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:
www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP.

The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 25

MAP BMP MAINTENANCE & INSPECT

RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

10. GENERAL CONDITIONS

10.FLOOD RI. 26

MAP WATERS OF THE US (FEMA)

RECOMMND

The entire site of the proposed project is in a floodplain and may affect "waters of the United States", "wetlands" or "jurisdictional streambeds", therefore, in accordance with the requirements of the National Flood Insurance Program and Related Regulations (44 CFR, Parts 59 through 73) and County Ordinance No. 458:

a. A flood study consisting of HEC-2/HEC-RAS calculations, cross sections, maps, and other data should be prepared to the satisfaction of the Federal Emergency Management Agency (FEMA) and the District for the purpose of revising the effective Flood Insurance Rate Map of the project site. The study shall be submitted with the related project improvement plans. Grading permits shall not be issued and final maps shall not record until a Conditional Letter of Map Revision (CLOMR) has been received from FEMA. Final Building Inspections for lots impacted by the FEMA floodplain shall not be issued until a Letter of Map Revision (LOMR) is obtained from FEMA.

The applicant shall be responsible for payment of all processing fees required by FEMA for the CLOMR and LOMR. FEMA submittals for a CLOMR shall be reviewed by the District on a fee for service basis. A fee in conformance with the requirements of 44 CFR Parts 65, 70, and subsequent final rules shall be required prior to final map approval to cover the cost of processing the LOMR. Payment of all District fees and deposits for processing of FEMA submittals shall be made directly to the District. Fees for processing FEMA submittals shall be in addition to regular District plan check fees.

b. A copy of appropriate correspondence and necessary permits, or correspondence showing the project to be exempt, from those government agencies from which approval is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Game 1603 agreement) shall be provided to the District prior to the recordation of the final map.

All Regulatory Permits (and any attachments thereto such as Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) to be secured by the Developer shall be submitted to the District for review. The terms of the Regulatory Permits shall be approved by the District prior to improvement plan approval, map recordation or

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

10. GENERAL CONDITIONS

10.FLOOD RI. 26 MAP WATERS OF THE US (FEMA) (cont.) RECOMMND

finalization of the Regulatory Permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility to protect public health and safety.

10.FLOOD RI. 27 MAP CONSTR 18TH AVE WEST CHNNL RECOMMND

Unless constructed TR31879 or TR34552, TR34553 is responsible for constructing the 18th Avenue West Channel from Palm Drive to the golf course channel.

10.FLOOD RI. 28 MAP CONSTR 18TH AVE EAST CHNNL RECOMMND

TR34553 is responsible for constructing the channel along 18th Avenue from Bubbling Wells Road to a point 2900 feet west of the intersection (18th Avenue East Channel).

10.FLOOD RI. 29 MAP CONSTR BUBBLING WELLS CHNN RECOMMND

TR34553 is responsible for constructing the channel along Bubbling Wells Road from 18th Avenue to 20th Avenue. The culvert under "B" Street across the 18th Avenue East Channel shall be designed to pass the 100 year flow.

10.FLOOD RI. 30 MAP 18TH AVENUE XING RECOMMND

Tract 34553 is required to improve 18th Avenue west of the project, the Verbena Channel crossing shall be designed to pass the 100-year Verbena Channel flows without overtopping.

10.FLOOD RI. 31 MAP CONSTR 8 CELL BOX CULVERT RECOMMND

Unless constructed by TR34552, TR34553 is responsible for constructing the proposed eight cell box culvert beneath 20th Avenue, designed to carry the 30,000 cubic feet per second (cfs) from Morongo Wash. The eight cell box culvert would serve as an outlet to the channel through the golf course.

10.FLOOD RI. 32 MAP CONSTR DAYLIGHT CHNNL RECOMMND

Unless constructed by TR34552, TR34553 is responsible for constructing the daylight channel that conveys flows from the eight cell box culvert.

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 2 MAP - FINAL MAP PREPARER RECOMMND

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

10.PLANNING. 3 MAP - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 4 MAP - LANDSCAPE MAINTENANCE RECOMMND

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

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

Model home complex plot plans shall not be approved without prior or concurrent Final Plan of Development approvals.

10.PLANNING. 6 MAP - ZONING STANDARDS RECOMMND

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

10.PLANNING. 8 MAP - COMMON AREA MAINTENANCE RECOMMND

The the common area shall be kept in good repair. Graffiti shall be removed from any structures within one week of

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

10. GENERAL CONDITIONS

10.PLANNING. 8 MAP - COMMON AREA MAINTENANCE (cont.) RECOMMND

observation and/or notification.

10.PLANNING. 9 MAP - NO OFFSITE SIGNAGE RECOMMND

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

10.PLANNING. 11 MAP - ORD NO. 659 (DIF) RECOMMND

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

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

10.PLANNING. 12 MAP - RESIDENTIAL RV PARKING RECOMMND

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

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

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

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

10. GENERAL CONDITIONS

10.PLANNING. 13

MAP - RES. DESIGN STANDARDS

RECOMMND

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the SP zone.
- b. The front yard setback is 17 feet to the garage. The front yard setback is 15 feet to porches, patios, or covered entries of the main structure.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 15 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street or a golf course, then the setback shall be 13 feet same as the front yard setback.
- f. The minimum average width of each lot is 40 feet.
- g. The maximum height of any building is 28 feet.
- h. The minimum parcel size is 4000 square feet/acres.
- i. No more than 60% of the lot shall be covered by structure.
- j. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, THE SPECIFIC PLAN AND THE COUNTYWIDE DESIGN STANDARDS AND GUIDELINES, THERE SHALL BE NO ENCROACHMENT INTO ANY SETBACK.

10.PLANNING. 14

MAP - REQUIRED MINOR PLANS

RECOMMND

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

1. Final Site Development Plan for each phase of development.
2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.
3. Landscaping Plan for typical front yard/slopes/open

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

10. GENERAL CONDITIONS

10.PLANNING. 14 MAP - REQUIRED MINOR PLANS (cont.) RECOMMND

space. These three plans may be applied for separately for the whole tract or for phases.

4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.

5. Landscaping plans for slopes exceeding 3 feet in height shall be submitted to Building & Safety, Grading Section only.

6. Each phase shall have a separate wall and fencing plan.

7. Entry monument and gate entry plan.

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

10.PLANNING. 16 MAP - GEO01767 RECOMMND

County Geologic Report (GEO) No. 1767, submitted for this project (TR34553), was prepared by Hilltop Geotechnical, Inc. and is entitled: "Report of Geotechnical Study, Proposed Single Family Residential Development, Tentative Tract Map No. 34553, Phase 3 of the Desert Dunes Project, South of 18th Avenue and West of Bubbling Hills Road, Desert Haven Area of Riverside County, California" dated July 31, 2006. Included with and referenced in the above report for this tract are 8 previous reports and response to comments for this site done by Hilltop Geotechnical, Inc. beginning in December, 2003, and a previous investigation performed by Leighton and Associates, Inc. in October, 1989. These previous reports are also included as a part of GEO No. 1767.

GEO No. 1767 concluded:

1. Field observations and laboratory tests suggest that the near-surface alluvial materials are loose and compressible. The in-situ moisture contents and dry densities of most of the near-surface soils indicate that the materials have a relative compaction of less than 85% of the maximum dry

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

10. GENERAL CONDITIONS

10.PLANNING. 16

MAP - GEO01767 (cont.)

RECOMMND

density. Removals on the order of four feet should expose soils considered acceptable for support of the proposed fills and improvements.

2.This site is located in an area of active and potentially active faulting. Investigative trenches excavated for this project indicate that the site is not crossed by active fault traces and therefore the potential for the proposed structures to be affected by surface fault rupture is considered low.

3.This site is not subject to secondary seismic hazards such as liquefaction, subsidence, seiche/tsunami, lurching, flooding or landslide.

GEO No. 1767 recommended:

1.Removal and replacement of the loose compressible surficial soils with compacted fill will be required. All removals should be observed and approved by the geotechnical engineer prior to preparation for placing fill. The existing surficial soils, provided they are cleaned of organics and other deleterious materials and any rock larger than 3 inches, are suitable for use as compacted fill. Any material larger than 6 inches in maximum dimension should be placed in windrows in the fills at depths below 10 feet from finish grade, disposed of offsite, or crushed and incorporated in the fill soils.

2.All fills should be placed in 6 to 8 inch lifts, moisture conditioned to optimum to 3% above optimum moisture content, and compacted to a minimum of 90% of the maximum dry density as determined by ASTM Test Method D 1557. Sufficient field density tests shall be obtained to provide the consultant with enough data to verify the suitability of the fills for the purpose intended.

3.Although the site appears to have a low potential for surface fault rupture it is located within a seismically active area of southern California and should be expected to experience strong seismic shaking during the lifetime of the proposed project. There is a 10% likelihood of horizontal ground accelerations of about 0.80g within the next 50 years. All structures should be designed in accordance with the provisions of the most recent edition

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

10. GENERAL CONDITIONS

10.PLANNING. 16 MAP - GEO01767 (cont.) (cont.) RECOMMND

of the California Building Code for a site located less than 2 km from a UBC Type A seismic source, in UBC Seismic Zone 4 and overlying a UBC Type Sd soil.

GEO No. 1767 satisfies the requirement for a Geologic/Seismic Study for Planning /CEQA purposes. GEO No. 1767 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters, where not included as a part of this review or approval, and 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. 19 MAP - ORD 875 CVMSHCP FEE (1) RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection approval, the holder of the construction permit(s) shall comply with the provisions of Riverside County Ordinance No. 875, which requires payment of the appropriate fee set forth in that ordinance. Riverside County Ordinance No. 875 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in the ordinance within the Coachella Valley and surrounding mountains.

The fee shall be paid for each residential unit to be constructed within a residential land division. The amount of the fee for commercial and industrial projects shall be calculated on the bases of "Project Area".

In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 875 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

10. GENERAL CONDITIONS

10.PLANNING. 20

MAP - LOW PALEO

RECOMMND

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

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

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

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

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

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

6.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - LOW PALEO (cont.) RECOMMND

will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

10.PLANNING. 21 MAP - IF HUMAN REMAINS FOUND RECOMMND

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

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

10.PLANNING. 22 MAP - INADVERTANT ARCHAEO FIND RECOMMND

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

If during ground disturbance activities, cultural resources

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

10. GENERAL CONDITIONS

10.PLANNING. 22 MAP - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

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

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

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

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

10.PLANNING. 23 MAP - GEO01767 UPDATE RECOMMND

PER LEIGHTON AND ASSOCIATES, INC. LETTER DATED DECEMBER 17, 2009, THEY ARE THE CONSULTANT OF RECORD FOR THIS PROJECT AND HAS GENERALLY ACCEPTED THE FINDINGS OF THEIR FORMER REPORTS AND THE FINDINGS OF THE FORMER CONSULTANT'S REPORTS (HILLTOP).

10.PLANNING. 24 MAP - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

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

2)Ensure all landscaping is provided with California

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

10. GENERAL CONDITIONS

10.PLANNING. 24 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

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

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.PLANNING. 32 MAP - OFF-HIGHWAY VEHICLE USE RECOMMND

No off-highway vehicle use shall be allowed on any parcel.

10.PLANNING. 33 MAP - SUBMIT BUILDING PLANS RECOMMND

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

10.PLANNING. 34 MAP - FENCING LOTS 914 & 916 RECOMMND

No fencing shall be added between the golf course and lot 914 and 916 as shown on the Tentative Map. The intent is that maintenance for these two lots shall be able to use the golf course to access these lots at all times.

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

10. GENERAL CONDITIONS

10.PLANNING. 35 MAP - ACCESS EASEMENTS CARTS RECOMMND

Access easements shall be granted in favor of the golf course ownership (Plot Plan No. 9967) for all areas where golf course related paths encroach into the Tentative Map boundaries. This shall include, but not be limited to:

- 1)The northeast corner of the Plot Plan where a cart path deviates outside the limits of the PLOT PLAN.
- 2)Two cart/pedestrian crossings of "A" street between the greens of hole 3 and the tee of hole 4.

A reciprocal access agreement made over the entire Specific Plan area shall suffice for purposes of this condition.

10.PLANNING. 36 MAP - STREET Q EMERGENCY ACCS RECOMMND

Street Q between lots 247 and 829, across the golf course shall be gated and for emergency access only.

TRANS DEPARTMENT

10.TRANS. 1 MAP - DRAINAGE 1 RECOMMND

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

10.TRANS. 2 MAP - DRAINAGE 2 RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

10. GENERAL CONDITIONS

10.TRANS. 7 MAP - STD INTRO 3 (ORD 460/461) RECOMMND

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

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

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

10.TRANS. 9 MAP - TRAFFIC SIGNAL RECOMMND

A traffic signal shall be designed and installed at the intersection of Mountain View Drive and 20th Avenue with fee credit eligibility or as approved by the Transportation Department.

10.TRANS. 10 MAP - UTILITY INSTALL 1 RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and within the project boundaries.

10.TRANS. 11 MAP - PRIVATE STREETS RECOMMND

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

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

10. GENERAL CONDITIONS

10.TRANS. 12 MAP- ENCROACHMENT PERMIT RECOMMND

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

10.TRANS. 13 MAP - REALIGNMENT OF 20TH AVE RECOMMND

As required in Specific Plan No. 336, Solera at Desert Dunes (SP), 20th Avenue shall be realigned, off-site, between Mountain View Drive and Bubbling Wells Road. The new alignment shall be along the section line between Sections 17 and 20 of T3S,R5E of the San Bernardino Base and Meridian. The schedule/timing of this realignment shall be accomplished in accordance with the aforementioned SP and as approved by the Transportation Department.

10.TRANS. 14 MAP - TS/CONDITIONS RECOMMND

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

The Comprehensive 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.

Palm Drive (NS) at:
Dillon Road (EW)
18th Avenue (EW)
West Site Access (EW)
20th Avenue (EW)
Varner Road (EW)
I-10 Westbound Ramps (EW)

Gene Autry Trail (NS) at:
I-10 Eastbound Ramps (EW)
Vista Chino (EW)

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

10. GENERAL CONDITIONS

10.TRANS. 14 MAP - TS/CONDITIONS (cont.)

RECOMMND

Project North Driveway (NS) at:
18th Avenue (EW)

Circle B Drive (NS) at:
20th Avenue (EW)

Bubbling Wells Road (NS) at:
Dillon Road (EW)
18th Avenue (EW)
B" Street / Hatchet Cactus Drive (EW)
20th Avenue (EW)

Mountain View Road (NS) at:
Dillon Road (EW)
20th Avenue (EW)

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

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 MAP - EXPIRATION DATE

RECOMMND

The conditionally approved TENTATIVE MAP shall expire three
(3) years after the county of Riverside Board of Supervisors
original approval date, unless extended as provided by
County Ordinance No. 460. Action on a minor change and/or
revised map request shall not extend the time limits of the
originally approved TENTATIVE MAP. A Land Management
System (LMS) hold shall be placed on the TENTATIVE MAP, and
a LMS hold shall be placed on any subsequent minor change
or revised map, which shall be set to take effect on the
expiration date. The LMS hold effective date shall be
extended in accordance with any permitted extensions of
time. The LMS hold shall be downgraded to a LMS notice
upon recordation of the the first phase of the TENTATIVE
MAP. The LMS hold or notice shall remain in effect until
the recordation of the final phase of the TENTATIVE MAP. If
the TENTATIVE MAP expires before the recordation of the

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 MAP - EXPIRATION DATE (cont.) RECOMMND

final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

20.PLANNING. 2 MAP - SP VALIDITY SPSC1 RECOMMND

THIS CONDITION IMPLEMENTS CONDITION 30.PLANNING.035 OF SP00336:

The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as the issuance of the 1450th building permit) The specific plan amendment will update the entire specific plan document to reflect current development requirements. Should no SPECIFIC PLAN Amendment be filed and the condition above not met, the County may begin revocation hearings to revoke the SPECIFIC PLAN.

This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

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

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s), if any, shall be automatic minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

50. PRIOR TO MAP RECORDATION

50.FIRE. 2 MAP-#46-WATER PLANS RECOMMND

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

50.FIRE. 3 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any building permits.

50.FIRE. 4 MAP-#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 Department and the Riverside County Fire Department. During any/all phase(s) of construction primary and secondary access/egress shall be maintained.

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

50.FLOOD RI. 3 MAP ONSITE EASE ON FINAL MAP RECOMMND

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN RECOMMND

At this time, the plans do not show a need for offsite improvement, however, should offsite improvement be required, offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

50.FLOOD RI. 5 MAP WRITTEN PERM FOR GRADING RECOMMND

At this time, the plans do not show a need for offsite improvement, however, should offsite improvement be required, written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY (cont.) RECOMMND

by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement.

An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

50.FLOOD RI. 9 MAP SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

50.FLOOD RI. 10 MAP BMP MAINTENANCE & INSPECT RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

50.FLOOD RI. 11 MAP SUBMIT CLOMR RECOMMND

Unless the District has already revised the Flood Insurance Rate Map, the developer shall obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to map recordation. See 10. FLOOD R1 26.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - LC LNDSCP COMMON AREA MA RECOMMND

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

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

50. PRIOR TO MAP RECORDATION

50.PLANNING. 1 MAP - LC LNDSCP COMMON AREA MA (cont.) RECOMMND

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

1)Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

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

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

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

50.PLANNING. 2 MAP - PREPARE A FINAL MAP RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 3 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 4 MAP - SURVEYOR CHECK LIST RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

50. PRIOR TO MAP RECORDATION

50.PLANNING. 4 MAP - SURVEYOR CHECK LIST (cont.) RECOMMND

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 4000 square feet net.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the SP zone, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

50.PLANNING. 9 MAP - QUIMBY FEES (1) RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Desert Recreation District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 13 MAP - ECS SHALL BE PREPARED RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.PLANNING. 20 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

50. PRIOR TO MAP RECORDATION

50.PLANNING. 20 MAP - ECS NOTE MT PALOMAR LIGH (cont.) RECOMMND

reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

50.PLANNING. 27 MAP - COMPLY WITH ORD 457 RECOMMND

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention

comply with Ordinance Nos. 457 and 348.

50.PLANNING. 29 MAP - FEE BALANCE RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 36 MAP - COMMON AREA MAINTENANCE RECOMMND

THIS CONDITION IMPLEMENTS CONDITION 30.PLANNING.021 OF SP00336:

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

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

50. PRIOR TO MAP RECORDATION

50.PLANNING. 36 MAP - COMMON AREA MAINTENANCE (cont.) RECOMMND

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 maintenance organization shall include, but not be limited to, the following: All common area slopes, landscaped areas, detention basin, water quality features, neighborhood parks, paseos and other recreational amenities not listed herein.

50.PLANNING. 38 MAP - CC&R RES PRI COMMON AREA RECOMMND

THIS CONDITION IMPLEMENTS CONDITION 30.PLANNING.023 OF SP00336:

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 if 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 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

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

50. PRIOR TO MAP RECORDATION

50.PLANNING. 38

MAP - CC&R RES PRI COMMON AREA (cont.)

RECOMMND

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 'A', including but not limited to, 1 well site lot, 2 water quality feature lots, 3 storm drain easement lots, 1 common access lot, 9 landscaping lots, and 5 open space lots 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 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

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

50. PRIOR TO MAP RECORDATION

50.PLANNING. 39

MAP - ECS LIQUEFACTION

RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to the potential hazard of liquefaction (may include entirety of site). In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No's. 662, 1276 and 1728, is subject to the potential hazard of liquefaction. Therefore, mitigation of this hazard, in the form of remedial grading and/or structural design improvements, is required prior to placement of settlement sensitive structures on this site."

50.PLANNING. 41

MAP - FRINGE-TOED LIZARD

RECOMMND

The Habitat Conservation Plan for the Coachella Valley Fringe-Toed Lizard has identified this map as being within the boundaries of the mitigation area of the Coachella Valley Fringe-Toed Lizard. PRIOR TO THE RECORDATION OF ANY FINAL MAP OR ISSUANCE OF ANY GRADING PERMITS OR BUILDING PERMITS, whichever occurs first, the land divider shall submit to the Riverside County Director of Transportation a document which demonstrates to the satisfaction of the County that the land divider has provided sufficient mitigation for the taking of habitat area. The total amount of land to be disturbed by the installation of land division improvements or mass grading of the site will be 165.5 acres, and no improvements or grading is authorized that will disturb lands in excess of this amount of area unless additional sufficient mitigation has been provided.

50.PLANNING. 42

MAP - CVWD REQUIREMENTS

RECOMMND

The Applicant shall provide proof that the Coachella Valley Water District Letter dated September 3, 2009 has been complied with to the satisfaction of the CVWD and Planning.

The Planning Director shall make all final determinations of compliance. The following summarizes the letter: This area shall be annexed to the stormwater unit of the District.

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

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

50. PRIOR TO MAP RECORDATION

50.PLANNING. 42 MAP - CVWD REQUIREMENTS (cont.) RECOMMND

other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the tract map as lots and/or easements (on the Final Map) to be deeded to the District for such purpose.

The District and Pulte Homes Corporation entered into a ten-year Domestic Water and Sanitation System Installation Agreement on March 12, 2009, which provided for regional domestic water and sanitation infrastructure to serve the subject project.

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

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

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

50.PLANNING. 43 MAP - GOLF EASEMENTS REQ RECOMMND

Prior to recordation of the map the following easements shall be recorded on the Golf Course:

- 1) Access easements shall be recorded for all streets that cross the golf course, more specifically for "Loop Road" as it spans between Planning Areas 5 and 2.
- 2) Easements shall be recorded over the entire golf course to accept drainage.
- 3) A sewer easement shall be granted to cross the golf course between Planning Areas 5 and 4.

50.PLANNING. 44 MAP - PARK AGENCY REQUIRED RECOMMND

THIS CONDITION IMPLEMENTS CONDITION 30.PLANNING.018 OF SP00336:

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

50. PRIOR TO MAP RECORDATION

50.PLANNING. 44

MAP - PARK AGENCY REQUIRED (cont.)

RECOMMND

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 Coachella Valley Recreation and Parks District and/or the County Service Area, shall be annexed into the Coachella Valley Recreation and Parks District and/or the County Service Area 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 County Service Area is unwilling or unable to annex the property in question and/or if all park and landscape features are HOA maintained.

TRANS DEPARTMENT

50.TRANS. 1

MAP - DEDICATIONS

RECOMMND

Sufficient public street right-of-way shall be dedicated for public use along 18th Avenue to provide for a 50-foot half-width right-of-way including standard corner cut-back.

Sufficient public street right-of-way shall be dedicated for public use along Bubbling Wells Road to provide for a 80-foot full-width right-of-way including standard corner cut-back.

Street between Bubbling Wells Road and "A" Street as shown on Tentative Tract Map No. 34553 Exhibit A, Amended No. 4, shall be dedicated as a access and utility easement in favor of Tentative Tract Map No. 34552.

Additional dedicated public street right-of-way may be required along the above mentioned streets to accommodate turning lanes as approved by the Transportation Department.

50.TRANS. 2

MAP - EXISTING MAINTAINED

RECOMMND

Bubbling Wells Road is a paved County maintained road and shall be improved full-width adjacent to the project with

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

50. PRIOR TO MAP RECORDATION

50.TRANS. 2 MAP - EXISTING MAINTAINED (cont.) RECOMMND

concrete curb-and-gutter and a 5-foot wide concrete sidewalk located 32-feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 80-foot full-width dedicated right-of-way in accordance with County Standard No. 94. (64'/80') Modified, per Exhibit "T" Dated 3/19/2012 of Tract Map No. 34553.

50.TRANS. 3 MAP - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

50.TRANS. 4 MAP - HALF-WIDTH RECOMMND

18th Avenue from Bubbling Wells Road to Palm Drive shall be improved with 32-feet of asphalt concrete pavement within a 50-foot half-width dedicated right-of-way in accordance with County Standard No. 94. (64'/100')

50.TRANS. 8 MAP - EASEMENT/SUR RECOMMND

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.TRANS. 9 MAP - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on Bubbling Wells Road and 18th Avenue and so noted on the final map, with the exception of the planned project access locations in accordance with Exhibits "A-1" and "A-2" for Tentative Tract Map No. 34553, Amended No. 3.

50.TRANS. 10 MAP - STRIPING PLAN RECOMMND

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

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

50. PRIOR TO MAP RECORDATION

50.TRANS. 10 MAP - STRIPING PLAN (cont.) RECOMMND

Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

50.TRANS. 11 MAP - STREET NAME SIGN RECOMMND

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 13 MAP - ST DESIGN/IMPRV CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with Tentative Tract Map No's. 31879 and 34552.

50.TRANS. 14 MAP - LANDSCAPING-DESERT RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be installed within Bubbling Wells Road and 18th Avenue

The lanscape design shall incorporate a desert theme, including the extensive use of native desert and drought tolerant plant species. Irrigation systems shall incorporate the use of drip irrigation to the maximum extent feasible. The use of non-organic landscape elements such as rocks, decorative paving, sand and gravel is encouraged. The use of grass, sod or other water intense ground cover plant materials will not be permitted.

Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance to be annexed to County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 17 MAP - INTERSECTION/50' TANGENT RECOMMND

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

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

50. PRIOR TO MAP RECORDATION

50.TRANS. 17 MAP - INTERSECTION/50' TANGENT (cont.) RECOMMND

Planning and Development Review Division Engineer.

50.TRANS. 18 MAP - SECONDARY ACCESS RECOMMND

In the event that Tentative Tract Map No. 34553 is constructed prior to Tentative Tract Map No. 31879, the landowner/developer shall provide a secondary access road from the westerly boundary of Tentative Tract No. 34553 to a paved and maintained road. Said access road shall be constructed in accordance with County Standard No. 106, Section "A" (32'/60') at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide said secondary access, the map shall be returned for redesign.

Said off-site access road shall be the westerly extension of the street designated as "A" Street within Tentative Tract Map No. 34553 to the street designated as "B" Street on Tentative Tract Map No. 31879 and then northerly along the proposed alignment of said "B" Street to 18th Avenue. Said "B" Street shall provide gated access to 18th Avenue and shall include in its design a minimum of 50-feet of vehicular stacking distance from the gate control mechanism/manned security structure and a turnaround area as approved by the Transportation Department.

50.TRANS. 20 MAP - STREET SWEEPING RECOMMND

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

50.TRANS. 21 MAP - STREETLIGHT PLAN RECOMMND

A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461 or as approved by the Transportation Department. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

50. PRIOR TO MAP RECORDATION

50.TRANS. 22 MAP - STREET LIGHTS-CSA/L&LMD RECOMMND

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

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

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

50.TRANS. 23 MAP-PARKWAY TREES/INTER.STREET RECOMMND

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

50.TRANS. 24 MAP - LANDSCAPING APP. ANNEX RECOMMND

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

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

50. PRIOR TO MAP RECORDATION

50.TRANS. 31 MAP- CORNER CUT-BACK RECOMMND

All corner cutbacks at public street intersections shall be applied per Standard 805, Ordinance 461. Corners at Entry streets intersecting with General Plan roads shall be applied per Exhibit 'C' of the Countywide Design Guidelines and the 2nd, 3rd and 5th District Guidelines as approved by the Transportation Department.

50.TRANS. 39 MAP- UTILITY PLAN RECOMMND

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

50.TRANS. 40 MAP - ROAD IMPROVEMENTS RECOMMND

The primary access to this land division is provided through Tentative Tract Map No. 34552 (TTR 34552), a land division also within Specific Plan No. 336. In the event that Tentative Tract No. 34553 (TTR 34553) is constructed prior to TTR 34552 the primary access shall be constructed in accordance with Condition 50.TRANS. 41 MAP - PRIMARY ACCESS within the conditions of approval for TTR 34553.

The internal street designated as "A" Street shall be improved in accordance with the figure for the "Loop Road Without Median" as shown on Exhibits 18 and 19 of Specific Plan No. 336 as approved by the Transportation Department.

The internal streets designated as Streets "B" thru "QQ" shall be improved in accordance with the figure for "Private Streets" as shown on Exhibits 18 and 19 of Specific Plan No. 336.

Standard curb shall be installed along the internal private

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

50. PRIOR TO MAP RECORDATION

50.TRANS. 40 MAP - ROAD IMPROVEMENTS (cont.) RECOMMND

street designated as Street "A" within the land division in accordance with Standard No. 200. Wedge curb shall be installed along the internal private streets designated as Streets "B" thru "QQ" within the land division in accordance with the "Wedge Curb Detail" as shown on Exhibit 18 of Specific Plan No. 336.

Standard knuckles, cul-de-sacs and off-set cul-de-sacs shall be installed throughout the land division modified for consistency with the private street cross sections as shown on Exhibits 18 and 19 of Specific Plan No. 336.

All streets shall be designed in accordance with Standard No. 114.

50.TRANS. 41 MAP - PRIMARY ACCESS RECOMMND

The street designated as Street "B" on Tentative Tract Map No. 34552 shall provide gated access to Bubbling Wells Road from Tentative Tract Map No. 34553. As such it shall be improved in accordance with the figure for the "Main Entry/Loop Road With Median" as shown on Exhibits 18 and 19 of Specific Plan No. 336 and shall include in its design a minimum of 50-feet of vehicular stacking distance from the gate control mechanism/manned security structure and a turnaround area as approved by the Transportation Department.

50.TRANS. 42 MAP - IMP, PLNS, REALI 20TH AVE RECOMMND

Improvement plans for the realignment of 20th Avenue, the signal at the intersection of 20th Avenue and Mountain View Drive and any/all associated changes to traffic circulation must be prepared and approved by the Transportation Department and shall be based upon a design profile extended a minimum of 300-feet beyond the project boundaries at a grade and alignment as approved by the Transportation Department.

50.TRANS. 43 MAP - PRIVATE STREET MAINTEN RECOMMND

Prior to map recordation the developer shall provide evidence of continuous maintenance of all private streets within the land division as approved by the Transportation Department, Planning Department and County Counsel.

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

50. PRIOR TO MAP RECORDATION

50.TRANS. 44

MAP - SECONDARY ACCESS 2

RECOMMND

The landowner/developer shall provide a secondary access road between the internal streets designated as "P" Street and "QQ" Street as approved by the Transportation Department and the Fire Department.

Said access road shall be the westerly continuation of the internal street designated as "Q" Street to the street designated as "QQ" Street and shall be designed and constructed to include 24-feet of asphalt concrete pavement as approved by the Transportation Department.

An easement shall be recorded by separate easement for that portion of this secondary access road that is off-site as approved by the Transportation Department.

50.TRANS. 45

MAP - TS/DESIGN

RECOMMND

The project proponent shall be responsible for the design of a traffic signal at the intersection of:

Palm Drive (NS) at West Site Access (EW)

with no fee credit given for Traffic Signal Mitigation Fees.

Palm Drive (NS) at 20th Avenue (EW)

Palm Drive (NS) at Varner Road (EW)

Mountain View Road (NS) at 20th Avenue (EW)

Mountain View Road (NS) at Varner Road (EW)

Date Palm Drive (NS) at Varner Road (EW)

with fee credit eligibility given for Traffic Signal Mitigation Fees.

Installation of the signal shall be per 90.TRANS.8.

50.TRANS. 46

MAP - TS/GEOMERICS

RECOMMND

The intersection of Project North Driveway (NS) at 18th Avenue (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one right-turn lane

Southbound: N/A

Eastbound: one shared through/right-turn lane

Westbound: one left-turn lane, one through lane

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

50. PRIOR TO MAP RECORDATION

50.TRANS. 46

MAP - TS/GEOMERICS (cont.)

RECOMMND

The intersection of Palm Drive (NS) at Dillon Road (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, one through lane, one shared through/right-turn lane
Eastbound: one left-turn lane, one through lane, one right-turn lane
Westbound: two left-turn lanes, one through lane, one right-turn lane

The intersection of Palm Drive (NS) at 18th Avenue (EW) shall be improved to provide the following geometrics:

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

The intersection of Palm Drive (NS) at Project West Access Drive (EW) shall be improved to provide the following geometrics:

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

The intersection of Palm Drive (NS) at 20th Avenue (EW) shall be improved to provide the following geometrics:

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

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

Northbound: one left-turn lane, one through lane, one shared through/right-turn lane

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

50. PRIOR TO MAP RECORDATION

50.TRANS. 46

MAP - TS/GEOMERICS (cont.) (cont.)

RECOMMND

Southbound: one left-turn lane, one through lane, one
shared through/right-turn lane
Eastbound: one left-turn lane, one shared
through/right-turn lane
Westbound: one left-turn lane, one shared
through/right-turn lane

The intersection of Bubbling Wells Road (NS) at 18th Avenue
(EW) shall be improved to provide the following geometrics:

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

The intersection of Bubbling Wells Road (NS) at "B" Street
/ Hatchet Cactus Drive (EW) shall be improved to provide
the following geometrics:

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

The intersection of Bubbling Wells Road (NS) at 20th
Avenue (EW) shall be improved to provide the following
geometrics:

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

The intersection of Mountain View Road (NS) at 20th Avenue
(EW) shall be improved to provide the following geometrics:

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

The intersection of Mountain View Road (NS) at Varner Road

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

50. PRIOR TO MAP RECORDATION

50.TRANS. 46 MAP - TS/GEOMERICS (cont.) (cont.) (cont.) RECOMMND

(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 right-turn lane, one through lane

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

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

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.

50.TRANS. 47 MAP - PRIVATE STREET/EASEMENTS RECOMMND

The internal streets within this land division shall not be offered for dedication. However, easements shall be recorded for private streets and utility easements.

Prior to map recordation, a perpetual easement for roadway (minimum 88-foot wide), secondary access road (24-foot wide) and easements for drainage shall be granted for the purpose of access and drainage for Tentative Tract Map No. 34553 from the existing owner(s) of Assessors Parcel No. 657-460-005 (Golf Course). Said easements which are outside of map boundary shall be recorded by seperate instrument.

50.TRANS. 48 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

50. PRIOR TO MAP RECORDATION

50.TRANS. 48

MAP - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

of maintenance is required by filing an applicaton for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping along Bubbling Wells Road and 18th Avenue
- (2) Trails along Bubbling Wells Road and 18th Avenue
- (3) Street lights on Bubbling Wells Road and 18th Avenue
- (4) Traffic signals located on Bubbling Wells Road, 18th Avenue and 20th Avenue
- (5) Graffiti abatement of walls and other permanent structures
- (6) Street Sweeping for all exterior roads

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

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

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

60. PRIOR TO GRADING PRMT ISSUANCE

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

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

60.BS GRADE. 2 MAP - GRADING SECURITY RECOMMND

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

60.BS GRADE. 3 MAP - IMPORT/EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 MAP - IMPORT/EXPORT (cont.) RECOMMND

Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 MAP - GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100 RECOMMND

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

60.BS GRADE. 7 MAP - OFFSITE GDG ONUS RECOMMND

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

60.BS GRADE. 8 MAP - NOTRD OFFSITE LTR RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 9 MAP - RECORDED ESMT REQ'D RECOMMND

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement.

60.BS GRADE. 11 MAP - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District and that all approved water quality treatment controlled BMPs have been included on the grading plan.

60.BS GRADE. 13 MAP - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 14 MAP- PM10 PLAN REQUIRED RECOMMND

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

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

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

60.BS GRADE. 16 MAP- PM 10 CLASS REQUIRED RECOMMND

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

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

60. PRIOR TO GRADING PRMT ISSUANCE

E HEALTH DEPARTMENT

60.E HEALTH. 1 ABANDON/REMOVE EXISTING WELLS RECOMMND

Prior to the issuance of a grading permit, all existing wells must be properly removed/abandoned under permit with the Department of Environmental Health (DEH). For further information, please contact DEH at (760) 863-7570.

EPD DEPARTMENT

60.EPD. 1 EPD - BURROWING OWL PRECONSTRU RECOMMND

Prior to issuance of any grading permit within TR34553 a preconstruction survey for burrowing owl must be conducted by a qualified biologist holding an MOU with Riverside County within 30 days prior to ground disturbance and a findings report submitted to EPD for review.

60.EPD. 2 EPD - NESTING BIRD SURVEY RECOMMND

If grading for TR34553 is to occur during the nesting season (Feb 1-Aug 31) a nesting bird survey must be conducted within 30 days prior to ground disturbance by a qualified biologist holding an MOU with Riverside County and submitted to EPD for review.

60.EPD. 3 EPD-DEDICATION OF CONSERVATION RECOMMND

A portion of the project site, referred to as Planning Area 24 (APN: 660-040-003) in SP0336, is located in the Willow Hole Conservation Area of the Coachella Valley Multi Species Habitat Conservation Plan. Based on the June 6, 2008 Interim Project Review (IPR) letter from the Coachella Valley Association of Governments (CVAG) the project was authorized for 5.25 acres of disturbance within APN: 660-040-003 for grading and construction of flood control improvements associated with Solera at Deert Dunes residential development (TR34552). Prior to issuance of any grading permit the remaining 18.50 acres of land associated with APN: 660-040-003 must be offered in fee title or conservation easement to a conservation entity recognized by the CVAG. Documentation of the recorded easement or fee title transfer of land must be provided to the Environmental Programs Division (EPD) of the Planning Department for review and approval

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 4 EPD- MESQUITE AVOIDANCE

RECOMMND

"Prior to issuance of any grading permit or site preparation a Mesquite Bosque Avoidance and Minimization Plan must be provided to the Environmental Programs Division (EPD) of the Planning Department. This plan must be prepared by a qualified biologist and must include a description of the best management practices (BMP's) that will be utilized to minimize impacts to the mesquite habitat. This includes staking of the boundaries of grading, temporary silt/exclusionary fencing, the duties and duration of a biological monitor, examples of worker education materials, and all other minimization details. In addition the mesquite trees and bosque habitat must be clearly delineated on all grading exhibits. This report must be provided to EPD for review and approval prior to issuance of any grading permit.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 3 MAP EROS CNTRL AFTER RGH GRAD

RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN

RECOMMND

At this time, the plans do not show a need for offsite improvement, however, should offsite improvement be required, offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN (cont.) RECOMMND

recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

60.FLOOD RI. 6 MAP PHASING RECOMMND

If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

60.FLOOD RI. 9 MAP SUBMIT CLOMR RECOMMND

Unless the District has already revised the Flood Insurance Rate Map, the developer shall obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to the issuance of grading permits. See 10. FLOOD R1 26.

PARKS DEPARTMENT

60.PARKS. 1 MAP-TRAIL PLAN RECOMMND

Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval. This trails plan shall show the 20' Class I Bikeway along the east side of Palm Drive with with all topography, cross-sections, grading, fencing, signage, street crossings and landscaping. If you have questions contact Dan Nove at (951) 955-6998.

PLANNING DEPARTMENT

60.PLANNING. 4 MAP - CULTURAL RESOURCES PROFE RECOMMND

As a result of four archaeological investigations (PD-A-4423, PD-A-4423R1, PD-A-4682, and PD-A-4699) within the specific plan, the sensitivity for prehistoric archaeological Native American cultural resources has been established. The potential for additional subsurface cultural resources is high. Therefore, archaeological monitoring has been determined to be required.

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4

MAP - CULTURAL RESOURCES PROFE (cont.)

RECOMMND

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

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

NOTE:

1)The Project Archaeologist is responsible for implementing CEQA-required mitigation using standard professional practices for cultural resources. The Project Archaeologist shall consult with the County, developer/permit holder and any required tribal or special interest group monitor throughout the process.

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

60.PLANNING. 5

MAP- TRIBAL MONITOR

RECOMMND

As a result of information submitted by the Agua Caliente Band of Cahuilla Indians and the Morongo Band of Mission Indians, and the results of four archaeological studies done for the project, it has been determined that tribal monitoring is required.

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5

MAP- TRIBAL MONITOR (cont.)

RECOMMND

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

The Tribal Monitor(s) shall be allowed on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc., when archaeological monitoring is occurring. The Tribal Monitor(s) shall have the limited authority to facilitate tribal consultation in the event Native American cultural resources are uncovered during construction. The developer/permit holder shall submit a fully executed copy of the tribal agreement to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Project Archaeologist is responsible for implementing CEQA-required mitigation using standard professional practices for cultural resources. The Project Archaeologist shall consult with the County, developer/permit holder and tribal monitor(s) throughout the process.

2)Tribal monitoring does not replace any required Cultural Resources monitoring by the Project Archaeologist, but rather serves as a supplement for consultation and advisory purposes for the two tribal groups.

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

4)The developer/permit holder shall contact the Planning Director for consideration of this condition if after forty-five (45) days, an agreement with the two

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5 MAP- TRIBAL MONITOR (cont.) (cont.) RECOMMND

tribal groups has not been met. The developer/permit holder shall demonstrate a reasonable good-faith effort to secure the tribal agreement.

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

60.PLANNING. 17 MAP - SECTION 1601/1603 PERMIT RECOMMND

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

60.PLANNING. 18 MAP - SECTION 404 PERMIT RECOMMND

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

60.PLANNING. 21 MAP - FEE BALANCE RECOMMND

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 22 MAP - GRADING PLAN REVIEW RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in ompliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 26 MAP - PLANNING DEPT REVIEW RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 28 MAP - PALEO M/M PROGRAM RECOMMND

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with

60.PLANNING. 29 MAP - GENERIC M/M PROGRAM RECOMMND

THIS CONDITION IMPLEMENTS CONDITION 30.PLANNING.001 OF SP00336:

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 455 for the SPECIFIC PLAN 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

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 30 MAP - POST GRADING REPORT RECOMMND

PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post 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, and/or other were complied archaeologist/paleontologist/other were complied with.

60.PLANNING. 33 MAP - MITIGATION MONITORING RECOMMND

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this TENTATIVE MAP and EIR No. 455 and the Addendum No. 1 to the EIR which must be satisfied prior to the issuance of a grading permit.

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

TRANS DEPARTMENT

60.TRANS. 1 MAP - WATER QUALITY MGMT PLANS RECOMMND

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

70. PRIOR TO GRADING FINAL INSPECT

TRANS DEPARTMENT

70.TRANS. 1 MAP - EROSION CONTROL RECOMMND

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

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

80. PRIOR TO BLDG PRMT ISSUANCE

B&S DEPARTMENT

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

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

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP - NO B/PMT W/O G/PMT RECOMMND

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

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL (cont.) RECOMMND

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50C-TRACT WATER VERIFICA RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any building permits. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

80.FLOOD RI. 5 MAP SUBMIT CLOMR RECOMMND

Unless the District has already revised the Flood Insurance Rate Map, the developer shall obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to the issuance of building permits. See 10. FLOOD R1 26.

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1

MAP - LC LANDSCAPE PLOT PLAN

RECOMMND

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

At minimum, plans shall include the following components:

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

When applicable, plans shall include the following components:

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

NOTE:

- 1)Landscaping plans for areas within the road right-of-way

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

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

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

80.PLANNING. 2

MAP - LC LANDSCAPE SECURITIES

RECOMMND

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

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2 MAP - LC LANDSCAPE SECURITIES (cont.) RECOMMND

successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.PLANNING. 3 MAP- LC LNDSCP COMMON AREA MA RECOMMND

[DELETE this CONDITION if there are no common area maintenance requirements, or DELETE this TEXT if there is]

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

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

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

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

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

80.PLANNING. 4 MAP - ROOF MOUNTED EQUIPMENT RECOMMND

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 5 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 9 MAP - CONFORM FINAL SITE PLAN RECOMMND

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

80.PLANNING. 14 MAP - SCHOOL MITIGATION RECOMMND

THIS CONDITION IMPLEMENTS CONDITION 30.PLANNING.033 OF SP00336:

PRIOR TO BUILDING PERMITS, impacts to the Palm Springs Unified School District shall be mitigated in accordance with state law

80.PLANNING. 15 MAP - FEE BALANCE RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

80.PLANNING. 18 MAP - MODEL HOME COMPLEX RECOMMND

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

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

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 MAP - MODEL HOME COMPLEX (cont.) RECOMMND

4. Show detailed fencing plan including height and location.

5. Show typical model tour sign locations and elevation.

6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

7. Provide a Model Home Complex landscape and irrigation plan.

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

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

80.PLANNING. 19 MAP - BUILDING SEPARATION 2 RECOMMND

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

80.PLANNING. 20 MAP - FINAL SITE PLAN RECOMMND

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

Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines for the SPECIFIC PLAN.

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20

MAP - FINAL SITE PLAN (cont.)

RECOMMND

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

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.
5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.
6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 MAP - FINAL SITE PLAN (cont.) (cont.) RECOMMND

application and review process.

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

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

80.PLANNING. 21 MAP - Walls/Fencing Plans RECOMMND

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

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

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

C. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

D. Wood fencing shall be prohibited.

E. Fencing/wall plans shall comply with the walls and fences section of SP00336S1.

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 22 MAP - ENTRY MONUMENTATION

RECOMMND

THIS CONDITION IMPLEMENTS CONDITION 30.PLANNING.031 OF SP00336:

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 L.
2. The entry monument shall be in substantial conformance to the design guidelines of the SPECIFIC PLAN as shown on pages of the landscape design guidelines.

80.PLANNING. 23 MAP - POST GRADING REPORT

RECOMMND

THIS CONDITION IMPLEMENTS CONDITION 30.PLANNING.032 OF SP00336:

PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post 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, and/or other were complied with.

80.PLANNING. 24 MAP - ENTRY MONUMENT PLOT PLAN

RECOMMND

THIS CONDITION IMPLEMENTS CONDITION 30.PLANNING.031 OF SP00336:

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

The plot plan shall contain the following elements:

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 24 MAP - ENTRY MONUMENT PLOT PLAN (cont.) RECOMMND

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.

2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.

3. An irrigation plan for the entry monument(s) and/or gate(s).

4. An entry monument shall be shown on the Exhibit L.

5. The entry monument shall be in substantial conformance to the design guidelines of the SPECIFIC PLAN as shown on pages of the landscape design guidelines.

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

80.PLANNING. 25 MAP - INTERIOR NOISE STUDY RECOMMND

PRIOR TO THE ISSUANCE OF BUILDING PERMITS, homes adjacent to Bubbling Wells Road or 18th Avenue must prove that they will be built to a standard in which interior noise will be below 45Ldn. This review shall be done by Industrial Hygiene per their letter dated 10-29-07.

80.PLANNING. 26 MAP - AGENCY CLEARANCE RECOMMND

A clearance letter from RIVERSIDE COUNTY SHERIFF DEPARTMENT shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated 10-22-2006.

TRANS DEPARTMENT

80.TRANS. 1 MAP - TUMF RECOMMND

Prior to the issuance of a building permit, the applicant shall pay the Transportation Uniform Mitigation Fee (TUMF)

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1 MAP - TUMF (cont.) RECOMMND

in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

80.TRANS. 2 MAP - SIG DESIGN MTN VIEW/20TH RECOMMND

The project proponent shall be responsible for the design of a traffic signal and the dedication of any required right-of-way at the intersection of Mountain View Drive and 20th Avenue with fee credit eligibility. Installation of the signal shall be per Condition 90. TRANS. 7 MAP - SIG INST MTN VIEW/20TH within the conditions of approval for TTR 34553.

90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

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

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

90.B&S. 2 BP-FEMA FORM APPRVL REQUIRED INEFFECT

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

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

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

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 MAP - WQMP BMP CERT REQ'D RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 MAP - BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 MAP - WQMP BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 5 MAP - REQ'D GRDG INSP'S RECOMMND

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

1.Precise grade inspection.

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5 MAP - REQ'D GRDG INSP'S (cont.)

RECOMMND

a.Precise Grade Inspection can include but is not limited to the following:

1.Installation of slope planting and permanent irrigation on required slopes.

2.Completion of drainage swales, berms and required drainage away from foundation.

b.Inspection of completed onsite drainage facilities

c.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL (cont.) RECOMMND
and Safety Department clearance.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.FLOOD RI. 3 MAP IMPLEMENT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

90.FLOOD RI. 4 MAP FACILITY COMPLETION RECOMMND

The District will not release occupancy permits for any residential lot within the map or phase within the map prior to the District's acceptance of the drainage system for operation and maintenance.

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 5 MAP SUBMIT LOMR RECOMMND

A Letter of Map Revision (LOMR) shall be obtained from FEMA for all lots impacted by a FEMA floodplain prior to the issuance of occupancy permits. See 10. FLOOD R1 26.

PLANNING DEPARTMENT

90.PLANNING. 3 MAP - ORD 875 CVMSHCP FEE (2) RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider or land developer shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the ordinance. If the land division is a residential development, the amount of the fee will be based on the density of residential development as defined in the ordinance. If the land division is commercial or industrial, the fee will be calculated on the basis of "Project Area" as defined in the ordinance. In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 875 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set for in that ordinance shall be required.

90.PLANNING. 4 MAP - CULTURAL RESOURCES RPT RECOMMND

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

90.PLANNING. 5 USE - LC LNDSCP INSPECT DEPOST RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 USE - LC LNDSACP INSPECT DEPOST (cont.) RECOMMND

Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 6 MAP - LC COMPLY W/ LNDSACP/ IRR RECOMMND

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

90.PLANNING. 9 MAP - QUIMBY FEES (2) RECOMMND

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

90.PLANNING. 17 MAP - MITIGATION MONITORING RECOMMND

THIS CONDITION IMPLEMENTS CONDITION 30.PLANNING.001 OF SP00336:

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 17 MAP - MITIGATION MONITORING (cont.)

RECOMMND

approval and mitigation measures of this permit and
EIR No. 455 and Addendum No. 1.

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

90.PLANNING. 20 MAP - WASTE MGNT LTR 10-19-06

RECOMMND

Prior to the building permit final inspection the applicant shall provide proof that the following requirements outlines in a letter by Waste Management dated October 19, 2006 shall have been complied with to the satisfaction of the Waste Management and Planning. The Planning Director shall have final authority over clearing this condition of approval.

1. The project proponent shall make every effort and take every means to recycle, reuse, and/or reduce the amount of construction and demolition materials (i.e., concrete, asphalt, wood, etc.) generated by development of the project that would otherwise be taken to a landfill. This can be done either by taking these materials directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities) or by making arrangements through the franchise hauler or a construction clean-up business.

2. Evidence (i.e., receipts or other type verification) to show that every effort has been made and every means has been taken to ensure compliance shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

The project proponent should implement the following measures, as feasible:

1. Hazardous materials are not accepted at the Riverside County landfills. Any hazardous wastes, including paint, used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal regulations. Please contact the Riverside County Health Department for further information.

2. Use mulch and/or compost in the development and

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 20 MAP - WASTE MGNT LTR 10-19-06 (cont.) RECOMMND

maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, ie., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

3. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

TRANS DEPARTMENT

90.TRANS. 1 MAP - 80% COMPLETION RECOMMND

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

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1 MAP - 80% COMPLETION (cont.) RECOMMND

elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.

- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 3 MAP - STREET SWEEPING RECOMMND

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

90.TRANS. 4 MAP - STREET LIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 5 MAP - UTILITY INSTALL RECOMMND

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

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

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 MAP - CONSTR REALIGN 20TH AVE RECOMMND

Prior to final building inspection/occupancy of the 501st unit within the project (Specific Plan No. 336) the realignment of 20th Avenue between Mountain View Drive and Bubbling Wells Road shall be constructed along the section line as described elsewhere in the conditions for Tentative Tract Map No. 34553 in accordance with Standard No. 93 modified with 32-feet of asphalt concrete pavement and as approved by the Transportation Department. All circulation changes that are necessary due to the realignment of 20th Avenue shall also be completed prior to any final building inspection.

90.TRANS. 7 MAP - SIG INST MTN VIEW/20TH RECOMMND

Prior to the final building inspection of the first dwelling unit, the signal at the intersection of Mountain View Drive and 20th Avenue shall be installed and operational with fee credit eligibilith or as approved by the Transportation Department. The project proponent shall contact the Transportation Department and ente into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal(s). All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

90.TRANS. 8 MAP - TS/INSTALLATION RECOMMND

Prior to the final building inspection of the first dwelling unit, the following traffic signal shall be installed and operational:

Palm Drive (NS) at West Site Access (EW)

with no fee credit given for Traffic Signal Mitigation Fees.

Palm Drive (NS) at 20th Avenue (EW)
Palm Drive (NS) at Varner Road (EW)
Mountain View Road (NS) at 20th Avenue (EW)
Mountain View Road (NS) at Varner Road (EW)
Date Palm Drive (NS) at Varner Road (EW)

with fee credit eligibility given for Traffic Signal Mitigation Fees

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 MAP - TS/INSTALLATION (cont.)

RECOMMND

or as approved by the Transportation Department.

The project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

90.TRANS. 9 MAP - TS/INTERCONNECT

RECOMMND

The project proponent shall be required to provide traffic signal interconnect between the traffic signal at Palm Drive (NS) at Project West Access Driveway (EW) to the north to the signal at Palm Drive (NS) at 18th Avenue (EW) and to the south to the signal at Palm Drive (NS) at 20th Avenue.

or as approved by the Transportation Department.

90.TRANS. 10 MAP - ANNEX L&LMD/OTHER DIST1

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461. Said annexation should include the following:

- (1) Landscaping along Bubbling Wells Road and 18th Avenue
- (2) Trails along Bubbling Wells Road and 18th Avenue
- (3) Street lights on Bubbling Wells Road and 18th Avenue
- (4) Traffic signals located on Bubbling Wells Road and 18th Avenue
- (5) Graffiti abatement of walls and other permanent structures

12/13/12
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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 87

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11 MAP - DESIGN - 20TH AVENUE RECOMMND

Prior to Occupancy of the 1st unit the project proponent shall design and bond for the realignment of 20th Avenue from the east project boundary to Mountain View Road (aligning with 20th Avenue east of Mountain View Road), in accordance with County Standard No. 93 (32'/60'), or as approved by the Transportation Department. Improvements shall include the design and installation of a traffic signal at the intersection of 20th Avenue and Mountain View Road.

90.TRANS. 12 MAP - DEDICATION - 20TH AVENUE RECOMMND

Prior to Occupancy of the 251st unit within the project (Specific Plan No. 336), the project proponent shall obtain the right-of-way for improvements.

PLOT PLAN:TRANSMITTED Case #: PP09967R1

Parcel: 657-460-005

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for a golf course and related clubhouse complex. More specifically the revision proposes improvements to the existing golf course clubhouse and surrounding improvements, including parking lots and actual golf course layout in two phases. Phase 1 proposes modifications to the existing golf course to accommodate the surrounding proposed residential development (Solera at Desert Dunes Specific Plan) including access road crossings, grading for flood control improvements and the renovation of the existing golf course clubhouse facilities and parking areas. Phase 2 proposes demolition and construction of a new golf course clubhouse facility and parking areas.

10. EVERY. 3

USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 09967R1 shall be henceforth defined as follows:

APPROVED EXHIBIT A-1 = Plot Plan No. 09967R1, Amended No. 4, Phase 1 Site Plan dated 2/24/12 (sheets 1 and 2)

APPROVED EXHIBIT L-1 (ILLUSTRATIVE) = Plot Plan No. 09967R1, Amended No. 4, Phase 1 Landscape Plan Illustrative dated 2/24/12

APPROVED EXHIBIT L-1 = Plot Plan No. 09967R1 Amended No. 4, Phase 1 Landscape Plan dated 2/24/12 (sheets 1-4)

APPROVED EXHIBIT A-2 = Plot Plan No. 09967R1, Amended No. 4, Phase 2 Site Plan dated 2/24/12 (sheets 1-2)

APPROVED EXHIBIT L-1 (ILLUSTRATIVE) = Plot Plan No. 09967R1, Amended No. 4, Phase 2 Landscape Plan Illustrative dated 2/24/12

APPROVED EXHIBIT L-1 = Plot Plan No. 09967R1, Amended No. 4, Phase 2 Landscape Plan dated 2/24/12 (sheets 1-4)

APPROVED EXHIBIT B-2 = Plot Plan No. 09967R1, Amended No. 4, Phase 2 Floor Plans dated 2/24/12 (sheets 1-2)

APPROVED EXHIBIT C-2 = Plot Plan No. 09967R1, Amended No.

PLOT PLAN:TRANSMITTED Case #: PP09967R1

Parcel: 657-460-005

10. GENERAL CONDITIONS

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

4, Phase 2 Elevations dated 2/24/12

(Phase 1 does not have elevations or floor plans as no changes are proposed)

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

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

10. EVERY. 5 USE - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is

PLOT PLAN:TRANSMITTED Case #: PP09967R1

Parcel: 657-460-005

10. GENERAL CONDITIONS

10. EVERY. 5 USE - HOLD HARMLESS (cont.) RECOMMND

ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

10.BS GRADE. 3 USE - OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 6 USE - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than

PLOT PLAN:TRANSMITTED Case #: PP09967R1

Parcel: 657-460-005

10. GENERAL CONDITIONS

10.BS GRADE. 6

USE - NPDES INSPECTIONS (cont.)

RECOMMND

1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7

USE - EROSION CNTRL PROTECT

RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP09967R1

Parcel: 657-460-005

10. GENERAL CONDITIONS

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

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

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

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

10.BS GRADE. 11 USE - MINIMUM DRNAGE GRADE RECOMMND

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

10.BS GRADE. 12 USE - DRAINAGE & TERRACING RECOMMND

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

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 14 USE - SLOPES IN FLOODWAY RECOMMND

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

10.BS GRADE. 18 USE - OFFST. PAVED PKG RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP09967R1

Parcel: 657-460-005

10. GENERAL CONDITIONS

10.BS GRADE. 19 USE - FAULT LOCATIONS RECOMMND

Prior to issuance of any building permit on any lot located within the "Fault Hazard Zone" and its included setback area, the applicant shall have a licensed professional, qualified to do so, clearly delineate in the field the portions of that lot which are located within the "Fault Hazard Zone." No structures or portions thereof shall be located in those areas.

10.BS GRADE. 20 USE - RETAINING WALLS RECOMMND

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

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE-CVWD SEWER AND WATER REQD RECOMMND

This project must connect to Coachella Valley Water District, CVWD, water and sewer in accordance with the "will serve" letter dated 10/26/06. The developer must ensure that all requirements to obtain water and sewer service are met with CVWD as well as all other applicable agencies.

PLOT PLAN:TRANSMITTED Case #: PP09967R1

Parcel: 657-460-005

10. GENERAL CONDITIONS

FIRE DEPARTMENT

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

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

10.FIRE. 2 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type V-N construction per the 2001 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 3 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located no less than 25 feet or more than 165 feet from any portion of the building, as measured along approved vehicular travel ways.

10.FIRE. 4 USE-#31-ON/OFF NOT LOOPED HYD RECOMMND

A combination of on-site and off-site super fire hydrant(s) (6"x4"x 2-2-1/2"), will be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

10.FIRE. 5 USE-#89-RAPID KNOX BOX RECOMMND

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD RPT 10/24/12 RECOMMND

Plot Plan 9967R1 is a proposal to remodel the parking area and driveway access for an existing golf course and

PLOT PLAN:TRANSMITTED Case #: PP09967R1

Parcel: 657-460-005

10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE FLOOD HAZARD RPT 10/24/12 (cont.)

RECOMMND

clubhouse in the Desert Hot Springs area. The 174 acre site is located east of Palm Drive, north of 20th Avenue, west of Bubbling Wells Road, and south of 18th Avenue. This is part of the Desert Dunes Golf Course.

The entire site is presently subject to extreme flood hazard, shown as a 100 year Zone AO floodplain delineated on Panel No. 060245-0925B of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA).

This project is part of the Desert Dunes Specific Plan (SP336). Drainage improvements proposed for the SP as outlined in the Flood Control Plan for Tract (TR) 31879, TR34552 and TR34553 would protect this project from major flood hazard.

Phase 1 proposes to construct a new clubhouse and parking area. Along with this phase, "C" Street through the clubhouse will be constructed.

Phase 2 proposed to construct "C" Street with the existing clubhouse to remain.

If Phase 1 is chosen, the conditions of approval for Tract 31879 shall apply which would require the construction of major flood control improvements and a Letter of Map Revision (LOMR) from FEMA. In addition, the Transportation Department has set specific criteria for the bridge for the north loop crossing with the conditions of approval for Tract 31879. This dip crossing shall be designed to the criteria detailed in 10. TRANS. 12 for Tract 31879.

If Phase 2 is chosen, the following criteria shall be met: The Transportation Department has set specific criteria for the bridge for the north loop crossing with the conditions of approval for Tract 31879. This dip crossing shall be designed to the criteria detailed in 10. TRANS. 12 for Tract 31879.

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific preliminary Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This

PLOT PLAN:TRANSMITTED Case #: PP09967R1

Parcel: 657-460-005

10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD RPT 10/24/12 (cont.) (cont.)RECOMMND

may require reconfiguration of the layout. This would apply to all land use cases (Plot Plans, Conditional Use Permits, and Public Use Permits) and subdivisions (Tracts and Parcel Maps).

10.FLOOD RI. 2 USE ROAD CROSSING CRITERIA RECOMMND

The Transportation Department has set specific criteria for the bridge for the north loop crossing with the conditions of approval for Tract 31879. This dip crossing shall be designed to the criteria detailed in 10. TRANS. 12 for Tract 31879.

10.FLOOD RI. 3 USE WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by public agency or commercial property owner association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI. 4 USE SUBMIT FINAL WQMP RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific preliminary Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the layout.

10.FLOOD RI. 5 USE BMP MAINTENANCE & INSPECT RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project

PLOT PLAN:TRANSMITTED Case #: PP09967R1

Parcel: 657-460-005

10. GENERAL CONDITIONS

10.FLOOD RI. 5 USE BMP MAINTENANCE & INSPECT (cont.) RECOMMND

boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

PLANNING DEPARTMENT

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

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

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A-1 and A-2, unless otherwise amended by these conditions of approval.

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

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

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

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

10.PLANNING. 5 USE - PHASE BY NEW PERMIT RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP09967R1

Parcel: 657-460-005

10. GENERAL CONDITIONS

10.PLANNING. 6 USE - LANDSCAPE MAINTENANCE RECOMMND

Landscape planting within ten (10) feet of an entry or exit driveway shall not be permitted to grow higher than thirty (30) inches and no trees shall be planted within 10 feet of driveways, alleys, or street intersections.

10.PLANNING. 7 USE - RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING. 8 USE - NO OFF-ROAD USES ALLOWED RECOMMND

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

10.PLANNING. 9 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. he permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 10 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be

PLOT PLAN:TRANSMITTED Case #: PP09967R1

Parcel: 657-460-005

10. GENERAL CONDITIONS

10.PLANNING. 10 USE - NOISE MONITORING REPORTS (cont.) RECOMMND

approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 12 USE - VIABLE LANDSCAPING RECOMMND

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit.

10.PLANNING. 13 USE - NO EA FOR GRADING RECOMMND

No environmental assessment for grading within the project boundaries shall be required provided such grading substantially conforms to the grading plan submitted as APPROVED EXHIBIT A-1 and A-2

10.PLANNING. 14 USE - PREVENT DUST & BLOWSAND RECOMMND

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

10.PLANNING. 15 USE - VOID RELATED PROJECT RECOMMND

Any approval for use of or development on this property that was made pursuant to PP09967R1 shall become null and void upon final approval of PP09967R1 by the County of Riverside.

10.PLANNING. 16 USE - CAUSES FOR REVOCATION RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP09967R1

Parcel: 657-460-005

10. GENERAL CONDITIONS

10.PLANNING. 17 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 18 USE - SITE MAINTENANCE RECOMMND

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification.

10.PLANNING. 19 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 20 USE - COMPLY WITH NPDES RECOMMND

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

10.PLANNING. 21 USE - LIMIT OUTDOOR STORAGE RECOMMND

No approval is granted for more than 200 square feet of outdoor storage or display of materials or merchandise; any and all outdoor storage or display of materials or merchandise shall be limited in area to 200 square feet or less within the entire premises.

10.PLANNING. 22 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

PLOT PLAN:TRANSMITTED Case #: PP09967R1

Parcel: 657-460-005

10. GENERAL CONDITIONS

10.PLANNING. 24 USE - PERMIT "USED" RECOMMND

The effective date of the issuance of this permit is the Planning Department's approval date. This permit shall be considered "used" as of the day of the effective date. The permit holder shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees, for any plan check as determined by the Building and Safety Department, in order to ensure compliance with all applicable requirements of Ordinance Nos. 348 (Land Use & Zoning) and 457 (Building Code) and the conditions of approval of this permit. The permit holder shall pursue diligently to completion all necessary permits and obtain final inspection approval thereof.

10.PLANNING. 26 USE - COORDINATE WITH SP00336 RECOMMND

This revised plot plan shall coordinate with the requirements of Specific Plan No. 336 and that specific plan's implementing projects and tentative maps.

10.PLANNING. 30 USE - ORD 875 CVMSHCP FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 875, to assist in providing revenue to acquire and preserve open space and habitat, a local development mitigation fee shall be paid for each development project or portion of an expanded development project to be constructed in the Coachella Valley and surrounding mountains. The amount of the fee for commercial or industrial development shall be calculated on the basis of "project area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

10.PLANNING. 31 USE - IF HUMAN REMAINS FOUND RECOMMND

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

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

PLOT PLAN:TRANSMITTED Case #: PP09967R1

Parcel: 657-460-005

10. GENERAL CONDITIONS

10.PLANNING. 31 USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 32 USE - INADVERTANT ARCHAEO FIND

RECOMMND

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

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

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

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.

PLOT PLAN:TRANSMITTED Case #: PP09967R1

Parcel: 657-460-005

10. GENERAL CONDITIONS

10.PLANNING. 32 USE - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

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

10.PLANNING. 33 USE - LOW PALEO RECOMMND

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

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

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

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

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

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

6.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest

PLOT PLAN:TRANSMITTED Case #: PP09967R1

Parcel: 657-460-005

10. GENERAL CONDITIONS

10.PLANNING. 33 USE - LOW PALEO (cont.)

RECOMMND

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

10.PLANNING. 34 USE - GEO02031

RECOMMND

County Geologic Report (GEO) No. 2031, submitted for this project (PP09967R1) was prepared by Hilltop Geotechnical, Inc. and is entitled: "Report of Limited Geotechnical Study, Site Evaluation of the Clubhouse and Maintenance Building, Desert Dunes Golf Course, North of 20th Avenue and East of Palm Drive, Desert Hot Springs Area, Riverside County, California, Project No.: 376-A03" dated May 18, 2005. In addition, the following reports were submitted for this GEO:

Hilltop Geotechnical, Inc., December 23, 2005, "Report of Geotechnical Study, Proposed Recreation Center, Golf Clubhouse, and Sales Center, Desert Dunes Development, North of 20th Avenue and East of Palm Drive, Desert Haven Area, Riverside County, California", Project No.: 376-A03.

Leighton and Associates, Inc., September 11, 2009, "Consultant of Record, Desert Dunes Golf course Clubhouse, 19300 Palm Drive, Desert Hot Springs Area of Unincorporated Riverside County, California, (County Geologic Report No. 2031)", Project No. 122029-003.

Leighton and Associates, Inc., July 6, 2009, "Review of the Banning, Seven Palms Ranch and Other Faults, Sun City Development, Northeastern Corner of Palm Drive and 20th

PLOT PLAN:TRANSMITTED Case #: PP09967R1

Parcel: 657-460-005

10. GENERAL CONDITIONS

10.PLANNING. 34 USE - GEO02031 (cont.)

RECOMMND

Avenue, Desert Hot Springs Area of Unincorporated Riverside County, California, (County Geologic Report No. 2031)", Project No. 122029-004.

Leighton and Associates, Inc., September 10, 2009, "Revised Review of the Banning, Seven Palms Ranch and Other Faults, Sun City Development, Northeastern Corner of Palm Drive and 20th Avenue, Desert Hot Springs Area of Unincorporated Riverside County, California, (County Geologic Report No. 2031)", Project No. 122029-003.

Leighton and Associates, Inc., September 11, 2009, "Supplemental Geotechnical Exploration, Desert Dunes golf course Clubhouse, 19300 Palm Drive, Desert Hot Springs Area, Unincorporated Riverside County, California, (County Geologic Report No. 2031)", Project No. 122029-004.

Leighton and Associates, Inc., November 10, 2009, "Response to County of Rivereside (sic) Review Sheet, Desert Dunes golf course Clubhouse, 19300 Palm Drive, Desert Hot Springs Area, Unincorporated Riverside County, California (County Geologic Report No. 2031)", Project No. 122029-004.

These documents are herein incorporated as part of GEO02031.

GEO02031 concluded:

1.The Seven Palms Ranch fault and the queried fault mapped by Hope and Clark, are not present onsite and do not present a significant risk of surface ground rupture.

2.The potential for liquefaction at the clubhouse is considered very low.

3.The potential for settlement resulting from seismic loading within the existing subsurface artificial fill and younger alluvium is estimated to be on the order of 3 inches.

4.Seiching should not be considered a hazard in the area.

5.Tsunamis are not considered a hazard.

6.Landsliding or debris flow sources from higher elevations should not be considered to be a geologic constraint at

PLOT PLAN:TRANSMITTED Case #: PP09967R1

Parcel: 657-460-005

10. GENERAL CONDITIONS

10.PLANNING. 34 USE - GEO02031 (cont.) (cont.)

RECOMMND

this site.

GEO02031 recommended:

1.Additional geologic and geotechnical studies, including additional subsurface investigation including fault trenches if warranted, prior to grading permit issuance.

2.Artificial fill and native soil should be overexcavated to a depth of at least 7 feet below the existing grade or 4 feet below the bottom of proposed footings, whichever is deeper.

GEO02031 satisfies the requirement for a Geologic study for Planning /CEQA purposes. GEO02031 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.

Additional geologic/geotechnical investigations to include fault trenching, if warranted, are required prior to issuance of grading permits. All geologic/geotechnical investigation reports prepared in the process of obtaining grading permits for this project shall be reviewed and approved by the County Geologist prior to issuance of grading permits.

10.PLANNING. 35 USE - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

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

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

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

4)Be responsible for maintenance, viability and upkeep of

PLOT PLAN:TRANSMITTED Case #: PP09967R1

Parcel: 657-460-005

10. GENERAL CONDITIONS

10.PLANNING. 35 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

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

TRANS DEPARTMENT

10.TRANS. 1 USE-GOLF COURSE/CLUBHOUSE ACCE RECOMMND

The existing access road to the golf course and clubhouse from Palm Drive shall remain open until the following occurs as approved by the Transportation Department:

1. The primary access road to and within Tentative Tract Map No. 31879 designated as "A" Street and that portion of the street designated as "C" Street from "A" Street southerly to the clubhouse area are constructed. At that time the existing access road becomes the secondary/emergency access to the golf course/clubhouse and shall be gated with emergency access as approved by the Fire Department.
2. The permanent secondary access road to the golf course/clubhouse shall be provided when the streets designated as "A" Street and "C" Street northerly from "A" Street to the clubhouse area in Tentative Tract Map No. 34552 are constructed. At that time the existing secondary/emergency access (originally the primary access to the golf course/clubhouse) shall be permanently closed and replaced with matching curb and gutter, sidewalk and

PLOT PLAN:TRANSMITTED Case #: PP09967R1

Parcel: 657-460-005

10. GENERAL CONDITIONS

10.TRANS. 1 USE-GOLF COURSE/CLUBHOUSE ACCE (cont.) RECOMMND
landscaping as approved by the Transportation Department.

10.TRANS. 2 USE - ENCROACHMENT PERMIT RECOMMND
An encroachment permit must be obtained from the Transportation Department prior to the commencement of any work within the County road right-of-way.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 USE - SP VALIDITY SPSC1 RECOMMND
THIS CONDITION IMPLEMENTS CONDITION 30.PLANNING.035 OF SP00336:

The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as the issuance of the 1450th building permit) The specific plan amendment will update the entire specific plan document to reflect current development requirements. Should no SPECIFIC PLAN Amendment be filed and the condition above not met, the County may begin revocation hearings to revoke the SPECIFIC PLAN.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP RECOMMND
Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB).

PLOT PLAN:TRANSMITTED Case #: PP09967R1

Parcel: 657-460-005

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 USE - NPDES/SWPPP (cont.)

RECOMMND

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

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

60.BS GRADE. 2 USE - GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance

PLOT PLAN:TRANSMITTED Case #: PP09967R1

Parcel: 657-460-005

60. PRIOR TO GRADING PRMT ISSUANCE

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

of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100 RECOMMND

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

60.BS GRADE. 7 USE - OFFSITE GRDG ONUS RECOMMND

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

60.BS GRADE. 8 USE - NOTARIZED OFFSITE LTR RECOMMND

A notarized letter of permission, from the affected property owners or easement holders, is required if any offsite grading is proposed as part of the grading permit application.

60.BS GRADE. 9 USE - RECORDED ESMT REQ'D RECOMMND

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement.

60.BS GRADE. 11 USE - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District and that all approved water quality treatment control BMPs have been included on the grading plan.

PLOT PLAN:TRANSMITTED Case #: PP09967R1

Parcel: 657-460-005

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 12 USE - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13 USE - PM10 PLAN REQUIRED RECOMMND

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

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

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

60.BS GRADE. 15 USE - PM 10 CLASS REQUIRED RECOMMND

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 2 USE SUBMIT CLOMR (PH 1) RECOMMND

If Alternative A is chosen, the developer will be required to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to the issuance of grading permits.

PLOT PLAN:TRANSMITTED Case #: PP09967R1

Parcel: 657-460-005

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 3 USE SUBMIT FINAL WQMP

RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific final Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval.

PARKS DEPARTMENT

60.PARKS. 1 PPA - TRAIL CONSTRUCTION

RECOMMND

The Western Coachella Valley Area Plan identifies a Class 1 Bike Path along Palm Drive as shown on the exhibit submitted by the applicant. The trails plan shall show the trail with all topography, grading, cross-sections, fencing, signage (if applicable), street crossings and under crossings and all landscaping. Upon completion of the constructed trail, the applicant shall arrange for an inspection of the trail with the Riverside County Regional Park and Open-Space District.

60.PARKS. 2 PPA - TRAILS PLAN

RECOMMND

Prior to the issuance of a grading permit, the applicant shall prepare a trails plan showing a 20 foot dedicated easement along Palm Drive for a Class 1 Bike Path. The trails plan shall show the trail with all topography, grading, cross-sections, fencing, signage, street crossings and under crossings and all landscaping.

Upon completion of the constructed trail, the applicant shall arrange for an inspection of the trail with the Riverside County Regional Park and Open-Space District.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - PM10 MITIGATION PLAN

RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP09967R1

Parcel: 657-460-005

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PM10 MITIGATION PLAN (cont.) RECOMMND

project as determined by the Director of the Department of Building and Safety.

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

60.PLANNING. 2 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 09967R1, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 6 USE - CULTURAL RESOURCES PROFE RECOMMND

As a result of past archaeological studies within the project area, archaeological monitoring of all grading and trenching is required.

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

The developer/permit holder shall submit a fully executed

PLOT PLAN:TRANSMITTED Case #: PP09967R1

Parcel: 657-460-005

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6 USE - CULTURAL RESOURCES PROFE (cont.) RECOMMND

copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

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

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

60.PLANNING. 7 USE - TRIBAL MONITORING RECOMMND

As a result of information submitted by the Agua Caliente Band of Cahuilla Indians and the Morongo Band of Mission Indians, as well the findings of several archaeological studies conducted within the Desert Dunes Specific Plan, tribal monitoring is required for this proposed project. Prior to the issuance of grading permits, the developer/permit holder shall enter into an agreement and retain a monitor(s) designated by the Agua Caliente Band of Cahuilla Indians and the Morongo Band of Mission Indians. These groups shall be known as the Tribal Monitor for this project. The agreement shall address tribal consultation protocols, the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Monitor(s) shall be allowed on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc., that are subject to archaeological monitoring. The Tribal Monitor(s) shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to facilitate tribal consultation, in coordination with the Project Archaeologist.

The developer/permit holder shall submit a fully executed

PLOT PLAN:TRANSMITTED Case #: PP09967R1

Parcel: 657-460-005

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7 USE - TRIBAL MONITORING (cont.)

RECOMMND

copy of the tribal agreement to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Project Archaeologist is responsible for implementing mitigation and standard professional practices for cultural resources that are in response to CEQA mitigation requireemnts. The Project Archaeologist shall consult with the County, developer/permit holder and consulting tribes monitor throughout the process.

2)Tribal monitoring does not replace any required Cultural Resources monitoring by the Project Archaeologist, but rather serves as a supplement for consultation and advisory purposes for the tribal interests only.

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

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

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

60.PLANNING. 9 USE - GEOLOGIST'S COMMENTS

RECOMMND

Additional geologic/geotechnical investigations to include fault trenching, if warranted, are required prior to issuance of grading permits. All geologic/geotechnical investigation reports prepared in the process of obtaining grading permits for this project shall be reviewed and approved by the County Geologist prior to issuance of grading permits.

60.PLANNING. 10 USE - EASEMENTS REQ TO CROS SP

RECOMMND

Prior to issuance of grading permits, the applicant shall provide evidence of recordation of easements where all cart

PLOT PLAN:TRANSMITTED Case #: PP09967R1

Parcel: 657-460-005

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10 USE - EASEMENTS REQ TO CROS SP (cont.) RECOMMND

paths, pedestrian paths, and maintenance paths/ streets cross over the neighboring Specific Plan. Each location where the paths cross the Specific Plan also mark a location where the requested use (Golf) operates outside the limits of the Plot Plan Area as shown in EXHIBIT A. In order to permit the requested use (golf) outside the limits of the boundary shown on EXHIBIT A, easements shall be required. This shall include, but not be limited to:

- 1)The northeast corner of the Plot Plan where a cart path deviates outside the limits of the PLOT PLAN.
- 2)Two cart/pedestrian crossings of "A" street between the greens of hole 3 and the tee of hole 4.

A reciprocal access agreement made over the entire Specific Plan area shall suffice for purposes of this condition.

60.PLANNING. 11 USE - GENERIC M/M PROGRAM RECOMMND

THIS IMPLEMENTS 30.PLANNING.026 OF SP00336:

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 455 for the SPECIFIC PLAN 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.

60.PLANNING. 12 USE - POST GRADING REPORT RECOMMND

This implements 30.PLANNING.032 OF SP336:

PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post 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, and paleontologist were complied with.

PLOT PLAN:TRANSMITTED Case #: PP09967R1

Parcel: 657-460-005

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - GOLF COURSE LANDSCAPING

RECOMMND

The developer shall file seven (7) sets of a Landscaping and Irrigation Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a(1) (Plot Plans not subject to review by any governmental agency other than the Planning Department), along with the current filing fee. The plan shall be in compliance with Section 18.12, and Sections 19.300 through 19.304 of Ordinance No. 348, and the subject project's conditions of approval.

The plan shall show all areas of the subject project requiring landscaping and irrigation to be installed including, but not limited to, slope planting, common areas, fairways, greens, and roughs. Emphasis shall be placed on using plant species that are drought tolerant and low water using. The plans shall provide for the following:

1. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation, unless otherwise approved by the Planning Director. Low water use systems are encouraged.
2. All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning Director. Utilities shall be placed underground.
3. Any required landscape screening shall be designed to be opaque up to a minimum height of six (6) feet at maturity.
4. Parkways and landscaped building setbacks shall be landscaped to provide visual screening or a transition into the primary use area of the site. Landscape elements shall include earth berming, ground cover, shrubs, and specimen trees in conjunction with meandering sidewalks, benches, and other pedestrian amenities where appropriate as approved by the Planning Director.
5. Landscaping plans shall incorporate the use of specimen accent trees at key visual focal points within the project.

PLOT PLAN:TRANSMITTED Case #: PP09967R1

Parcel: 657-460-005

70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 1 USE - GOLF COURSE LANDSCAPING (cont.) RECOMMND

6. Landscaping plans shall incorporate native and drought tolerant plants where appropriate.

7. All specimen trees and significant rock outcropping project intended for retention shall be shown n the project's grading plans. Replacement trees for those to be removed shall also be shown.

8. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.

70.PLANNING. 2 USE - LANDSCAPING COMPLIANCE RECOMMND

The developer's landscape architect or the party responsible for preparing the landscape and irrigation plans shall provide a Compliance Letter to the County Planning Department and the County Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - NO B/PMT W/O G/PMT RECOMMND

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

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for

PLOT PLAN:TRANSMITTED Case #: PP09967R1

Parcel: 657-460-005

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL (cont.) RECOMMND

his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - FOOD PLANS REQD RECOMMND

A total of 3 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 State and Local regulations.

80.E HEALTH. 2 USE - WATR/SEWR WILL SERVE RECOMMND

A "will serve" letter is required from the agency/agencies serving potable water and sanitary sewers.

FIRE DEPARTMENT

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

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

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

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for

PLOT PLAN:TRANSMITTED Case #: PP09967R1

Parcel: 657-460-005

80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 USE-#4-WATER PLANS (cont.) RECOMMND

review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 USE SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 2 USE SUBMIT CLOMR (PH. 1) RECOMMND

If Phase 1 is chosen, the developer will be required to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to the issuance of building permits.

80.FLOOD RI. 3 USE SUBMIT FINAL WQMP RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific final Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

80.PLANNING. 1 USE - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans

PLOT PLAN:TRANSMITTED Case #: PP09967R1

Parcel: 657-460-005

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:

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

When applicable, plans shall include the following components:

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

NOTE:

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

)When the Landscaping Plot Plan is located within a special

PLOT PLAN:TRANSMITTED Case #: PP09967R1

Parcel: 657-460-005

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1 USE - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

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

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

80.PLANNING. 2 USE - LC LANDSCAPE SECURITIES RECOMMND

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

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

PLOT PLAN:TRANSMITTED Case #: PP09967R1

Parcel: 657-460-005

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3 USE - CVWD REQUIREMENTS

RECOMMND

The Applicant shall provide proof that the Coachella Valley Water District Letter dated September 3, 2009 has been complied with to the satisfaction of the CVWD and Planning.

The Planning Director shall make all final determinations of compliance. The following summarizes the letter: This area shall be annexed to the stormwater unit of the District.

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

The District and Pulte Homes Corporation entered into a ten-year Domestic Water and Sanitation System Installation Agreement on March 12, 2009, which provided for regional domestic water and sanitation infrastructure to serve the subject project.

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

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

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

80.PLANNING. 4 USE - SCHOOL MITIGATION

RECOMMND

THIS CONDITION IMPLEMENTS CONDITION 30.PLANNING.033 OF SP00336:

01/03/13
10:10

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 37

PLOT PLAN:TRANSMITTED Case #: PP09967R1

Parcel: 657-460-005

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 4 USE - SCHOOL MITIGATION (cont.) RECOMMND

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

TRANS DEPARTMENT

80.TRANS. 1 USE - TUMF RECOMMND

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

80.TRANS. 2 USE - BIKE PATH RECOMMND

There is a Class One Bike Path designated on the easterly side of Palm Drive. The project proponent will be required to dedicate a 20-foot wide easement for that purpose outside of the road right-of-way.

90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

90.B&S. 1 USE- FEMA FORM APPRVL REQUIRED INEFFECT

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

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

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

PLOT PLAN:TRANSMITTED Case #: PP09967R1

Parcel: 657-460-005

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 USE - WQMP BMP CERT REQ'D RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 USE - BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S RECOMMND

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

1.Sub-grade inspection prior to base placement.

PLOT PLAN:TRANSMITTED Case #: PP09967R1

Parcel: 657-460-005

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S (cont.) RECOMMND

- 2.Base inspection prior to paving.
- 3.Precise grade inspection of entire permit area.
 - a.Inspection of Final Paving
 - b.Precise Grade Inspection
 - c.Inspection of completed onsite storm drain facilities
 - d.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

- 1.Requesting and obtaining approval of all required grading inspections.
- 2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
- 3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
- 4.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
- 5.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.
- 6.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management

PLOT PLAN:TRANSMITTED Case #: PP09967R1

Parcel: 657-460-005

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.) RECOMMND

Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

90.E HEALTH. 2 USE - ABANDON OLD SEPTIC RECOMMND

Existing septic system for the clubhouse must be properly abandoned under permit from Environmental Health Department after connection to CVWD sewer has been completed.

90.E HEALTH. 3 USE - WATER SYSTEM WELL RECOMMND

The existing well for the Transient/Non-Community water system must be abandoned under permit from Environmental Health Department or a "Declaration of Proposed Reuse of a Water Well" must be submitted and approved by Environmental Health.

90.E HEALTH. 4 USE - HAZMAT REVIEW RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 5 USE - HAZMAT CONTACT RECOMMND

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

FIRE DEPARTMENT

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

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

PLOT PLAN:TRANSMITTED Case #: PP09967R1

Parcel: 657-460-005

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2

USE-#12A-SPRINKLER SYSTEM

RECOMMND

Install a complete fire sprinkler system per NFPA 13 1999 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

90.FIRE. 3

USE-#83-AUTO/MAN FIRE ALARM

RECOMMND

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

90.FIRE. 4

USE-#27-EXTINGUISHERS

RECOMMND

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

90.FIRE. 5

USE-#36-HOOD DUCTS

RECOMMND

A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical componets and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current

PLOT PLAN:TRANSMITTED Case #: PP09967R1

Parcel: 657-460-005

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 5 USE-#36-HOOD DUCTS (cont.) RECOMMND

fee to the Fire Department for review and approval prior to installation.

NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (* separate fire alarm plans must be submitted for connection)

FLOOD RI DEPARTMENT

90.FLOOD RI. 1 USE SUBMIT LOMR (PH 1) RECOMMND

If Phase 1 is chosen, a Letter of Map Revision (LOMR) shall be obtained from FEMA for the portions of the project impacted by a FEMA floodplain prior to the issuance of occupancy permits.

90.FLOOD RI. 2 USE BMP - EDUCATION RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal, by mail or in person in order to clear the appropriate condition. Placing a copy of the affidavit in the WQMP without submitting the original will not guarantee clearance of the condition.

PLOT PLAN:TRANSMITTED Case #: PP09967R1

Parcel: 657-460-005

90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3 USE IMPLEMENT WQMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

90.FLOOD RI. 4 USE CERTIFY BMP IMPLEMENTAION

RECOMMND

The developer must provide to the District documentation signed by a registered engineer, under the state of California, stating that the BMPs are implemented and constructed as shown on the plan.

PLANNING DEPARTMENT

90.PLANNING. 1 USE - ORD 875 CVMSHCP FEE (2)

RECOMMND

Prior to a certificate of occupancy or upon building permit final inspection, whichever comes first, the permit holder shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the ordinance. The amount of the fee will be based on the "Project Area" as defined in the ordinance and the aforementioned condition of approval. The Project Area for Plot Plan No. 09967R1 is calculated to be 177.88 acres. In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable, However, in the event Riverside County Ordinance No. 875 is rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 2 USE - CULTURAL RESOURCES RPT

RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the

PLOT PLAN:TRANSMITTED Case #: PP09967R1

Parcel: 657-460-005

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 USE - CULTURAL RESOURCES RPT (cont.) RECOMMND

required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

90.PLANNING. 3 USE - LC LNDSKP INSPECT DEPOST RECOMMND

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

90.PLANNING. 4 USE - LC COMPLY W/ LNDSKP/ IRR RECOMMND

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

TRANS DEPARTMENT

90.TRANS. 1 USE - BIKE PATH RECOMMND

There is a Class One Bike Path designated on the easterly side of Palm Drive. The project proponent will be required to dedicate a 20-foot wide easement for that purpose

01/03/13
10:10

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 45

PLOT PLAN:TRANSMITTED Case #: PP09967R1

Parcel: 657-460-005

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1 USE - BIKE PATH (cont.)

RECOMMND

outside of the road right-of-way.



Carolyn Syms Luna
Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

Memorandum

DATE: December 19, 2012
TO: Planning Commission
FROM: Matt Straite
RE: **Additional Information for Agenda Item 3.4**

The attached email is being submitted for your consideration.

Y:\Planning Case Files-Riverside office\SP00336S1\PC Hearings\Memo\Memo to PC.docx

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

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

"Planning Our Future... Preserving Our Past"

Straite, Matt

From: Colleen Edwards [Cedwards@palmcommunities.com]
Sent: Tuesday, December 18, 2012 4:35 PM
To: Straite, Matt
Subject: EIR 455/Specific Plpan 336

Categories: Blue Category

Good afternoon Matt,

I had hoped to attend the public hearing tomorrow about the Pulte Homes project between 18th & 20th and Palm and Bubbling Wells in Riverside County south of Desert Hot Springs. I am a resident of nearby B-Bar-H Ranch. However, I just had a meeting scheduled for tomorrow and I will not be able to make it.

In general the project appears to be acceptable, although there will be significant change in the area including inconvenience from the construction. The wind is terrible at that location in the valley and I'm sure the nearby homes will be showered with construction dust and debris for years. One specific concern is the site planning – whether the development is inward looking separated from the neighborhood with an inexpensive unattractive fence.

My top concerns at this time are:

- 1) Availability of utilities to nearby homes as a benefit from the development since we will certainly be impacted and inconvenienced during construction.
- 2) Consideration of the relationship of the development to the surrounding community – fencing and connectivity.
- 3) Design of the homes and pricing. We don't need any more inexpensive housing in the area. And the 2006-era design of the homes looks dated.

I look forward to hearing more about the progress of the development. Please be sure to contact me if you have any questions.

Best regards,
Colleen



Colleen Edwards
Senior Project Manager
LEED AP / MRED

Quality for Generations

Please note my new contact information below revised on 10/17/2012:

73-111 El Paseo, Suite 200, Palm Desert, CA 92260
15635 Alton Parkway, Suite 375, Irvine, CA 92618
(D) 949.878.9370 (C) 323.590.0233 (F) 949.878.9370
cedwards@palmcommunities.com www.palmcommunities.com

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - DESERT OFFICE
38-686 El Cerrito Road
Palm Desert, CA 92211

DATE: April 22, 2010

TO:

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

Regional Parks & Open Space District
P.D. Geology/Paleontology Section - D. Jones
P.D. Archaeologist Section - L. Mouriquand
P.D. Trails Coordinator - J. Jolliffe
D.H.S.P. Municipal Advisory Council (3)
5th District Supervisor Ashley
5th District Planning Commissioner Zuppardo

City of Desert Hot Springs
Palm Springs Unified School District
Coachella Valley Water District
Southern California Edison Co.
Desert File / Central Files

SPECIFIC PLAN NO. 336, SUBSTANTIAL CONFORMANCE NO. 1 – No New Environmental Documentation Required – Applicant: Pulte Homes Corporation – Engineer/Representative: Hunsaker & Associates Irvine, Inc. - Fifth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: Community Development: Medium Density Residential (CD: MDR) (2 – 5 du/ac) and Rural: Rural Desert (10 acre min.) – Location: Northerly of Avenue 20, southerly of Avenue 18, westerly of Bubbling Wells Road, and easterly of Palm Drive – 478 Gross Acres - Zoning: Specific Plan (SP) - **REQUEST:** Specific Plan No. 336 (SP336 - Desert Dunes), Substantial Conformance No. 1 proposes to 1) transfer dwelling unit counts between all Planning Areas in Phases I through III and re-assign Planning Area 5 from Phase II to Phase III; 2) assign densities to each Planning Area within a range of the originally approved 5-8 du/ac, with a maximum density of 7.4 du/ac; 3) modify Planning Area acreage in all phases and maintain the overall residential density of 4.9 du/ac with a decrease in residential acreage from 314.5 acres to 314.2 acres; 4) modify acreage for all non-residential uses, including the recreation center, open space, drainage areas and streets, with a decrease in non-residential acreage from 453 acres to 447.3 acres; 5) reduce total project acreage from 478 acres to 471.9 acres; 6) adjust the acreage and boundaries of Planning Area Nos. 1-16, and maintain the 1,850 dwelling unit count approved under SP336; 7) re-locate the gravity sewer mains and sewer lift station site planned for the 24.6 acre parcel south of Avenue 20 and construct a regional sewer lift station on 0.50 acres west of Varner Road and Bubbling Wells Road in Cathedral City; 8) construct and maintain a flood control outlet facility on a portion of a 24.6 acre parcel south of Avenue 20, reserving the remainder in open-space conservation for the Coachella Valley Multi-Species Habitat Plan (CVMSHCP); 9) re-locate and construct a water reservoir site from Dillon Road and Long Canyon Drive to five (5) acres on the northeast corner of Dillon Road and Rancho Road; 10) modify the Pedestrian Circulation Plan to match changes to internal streets; and 11) reduce the internal street rights-of-way from forty-one feet (41') to thirty-seven feet (37'), together with other minor modifications to the exhibits, text, and tables of Specific Plan No. 336. - APN: 657-480-001; 660-040-003; 657-460-007; 657-470-008 - Concurrent Cases: PM36257, EA42216, CFG05568, TR34552, CZ07115, EA40920, CFG04332, GEO01728, TR34553, EA41060, CFG04458, GEO01767, PP09967R1, EA41598, CFG04943, GEO02031 & PAR01261 - Related Cases: SP00336, EIR00455, CZ06876, PM31880, CFG02743, GEO01276, LLA05335, PP09967, TR36249, CPM01827 & CPM01828

Please review the case described above, along with the attached map(s) and/or exhibit(s): This case is scheduled for a **LDC meeting agenda on May 6, 2010**. All LDC Members please have draft conditions in the Land Management System (LMS) on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case. Should you have any questions regarding this project, please do not hesitate to contact **Judy Deertrack, Project Planner**, at (760) 863-8277 or email at jdeertra@rctima.org / **MAILSTOP# 4035**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

LAND DEVELOPMENT COMMITTEE

INITIAL CASE TRANSMITTAL

RIVERSIDE COUNTY PLANNING DEPARTMENT - DESERT OFFICE

38-686 El Cerrito Road

Palm Desert, CA 92211

DATE: October 8, 2009

TO:

Transportation Dept.
Environmental Health Dept.
Fire Department

Riv. Co. Dept. of Bldg. & Safety – Grading
Riv. Co. Environmental Programs Dept.
Riv. Co. Landscape Programs Dept.

Riv. Co. Flood Control District
Regional Parks & Open Space District.
P.D. Geology / Paleontology - D. Jones
P.D. Archaeology Section - L. Mouriquand
Riv. Co. Office of Industrial Hygiene: S. Hinde
Riverside County Counsel – T. North

Fifth District Supervisor
Desert Edge Community Council
City of Desert Hot Springs
Agua Caliente Band of Cahuilla Indians
Morongo Band of Mission Indians
Desert File / Central Files

TENTATIVE TRACT MAP NO. 34552, AMENDED NO. 4 – EA40920 – Applicant: Pulte Homes Corporation – Engineer/Representative: Hunsaker & Associates - Fifth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Community Area Plan: Community Development: Medium Density Residential (CD: MDR) (2 - 5 DU/AC) – Location: Northerly Avenue 20, southerly of Avenue 18, easterly of Palm Drive, westerly of Bubbling Wells Road – 165.4 Gross Acres – Zoning: Controlled Development Areas (W-2) – REQUEST: The project is a Schedule A subdivision of 165.5 Gross Acres into 437 Single-Family Residential Lots, 3 Open Space Lots, 1 Open Space/Flood Control Facility Lot, 3 Water Quality Feature Lots, 2 Storm Drain Easement Lots, 3 Landscaping Lots, 1 Sewer Easement Lot and 1 Bicycle Easement Lot. – APN(s): 657-470-006, 657-470-007, 657-460-007 – Concurrent Cases: EA40920, CFG04332, GEO01728, PP09967R1, EA41598, GEO02023, TR34553, EA41060, CFG04458, GEO01767, PM36257, EA42216, CFG05568, CZ07715, LLA05335, CPM01827, CPM01828 – Related Cases: SP00336, PM31880, TR31879, CZ06876, PP09967, TR31879, EIR00455, LLA04873, GEO01276

NOTE: Please reference the attached cover letter, which indicates the scope of revisions between Amended No. 4 (Sheets 1-2) and the earlier Amended No. 3 Site Plan. This matter has been set for LDC on October 22, 2009, with applicant, owner and engineer in attendance, and will be on the full agenda, and will not be restricted to the comment agenda. Thank you.

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **October 22, 2009 LDC Meeting Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

TML: CM

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - DESERT OFFICE
38-686 El Cerrito Road
Palm Desert, CA 92211

DATE: October 8, 2009

TO:

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

Riv. Co. Flood Control District
Regional Parks & Open Space District.
P.D. Geology / Paleontology - D. Jones
P.D. Archaeology Section - L. Mouriquand
Riv. Co. Office of Industrial Hygiene: S. Hinde
Riverside County Counsel – T. North

Fifth District Supervisor
Desert Edge Community Council
City of Desert Hot Springs
Agua Caliente Band of Cahuilla Indians
Morongo Band of Mission Indians
Desert File / Central Files

TENTATIVE TRACT MAP NO. 34553, AMENDED NO. 4 – EA41060 – Applicant: Pulte Homes Corporation – Engineer/Representative: Hunsaker & Associates - Fifth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Community Area Plan: Community Development: Medium Density Residential (CD: MDR) (2 - 5 DU/AC) – Location: Easterly of Palm Drive, southerly of Avenue 18 – 193 Gross Acres – Zoning: Controlled Development Areas (W-2) – REQUEST: The project is a Schedule A subdivision of 207.6 Gross Acres into 896 Single-Family Residential Lots, 1 Well Site Lot, 2 Water Quality Feature Lots, 3 Storm Drain Easement Lots, 1 Common Access Lot, 9 Landscaping Lots and 5 Open Space Lots. – APN: 657-460-009 – Concurrent Cases: EA41060, CFG04458, GEO01767, PP09967R1, EA41598, GEO02023, TR34552, EA40920, CFG04332, GEO01728, PM36257, EA42216, CFG05568, CZ07715, LLA05335, CPM01827, CPM01828 – Related Cases: SP00336, PM31880, TR31879, CZ06876, PP09967, TR31879, EIR00455, LLA04873, GEO01276

NOTE: Please reference the attached cover letter, which indicates the scope of revisions between Amended No. 4 (Sheets 1-2) and the earlier Amended No. 3 Site Plan. This matter has been set for LDC on October 22, 2009, with applicant, owner and engineer in attendance, and will be on the full agenda, and will not be restricted to the comment agenda. Thank you.

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **October 22, 2009 LDC Meeting Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

LAND DEVELOPMENT COMMITTEE

INITIAL CASE TRANSMITTAL

RIVERSIDE COUNTY PLANNING DEPARTMENT - DESERT OFFICE

38-686 El Cerrito Road

Palm Desert, CA 92211

DATE: October 8, 2009

TO:

Environmental Health Dept.
Fire Department
Desert File / Central Files

PLOT PLAN NO. 09967, REVISED PERMIT NO. 1, AMENDED NO. 4 – EA41598 – Applicant: Pulte Homes Corporation – Engineer/Representative: Hunsaker & Associates - Fifth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Community Area Plan: Open Space: Recreation (OS: R) – Location: Easterly of Palm Drive, northerly of Avenue 20, located at 19300 Palm Drive, Desert Hot Springs, CA. – 174 Gross Acres – Zoning: Controlled Development Areas (W-2) – REQUEST: The project proposes to remodel the parking area and driveway access for an existing golf course and clubhouse due to construction of street. – APN(s): 660-040-003, 657-470-004, 657-470-005, 657-470-006, 657-470-007, 657-460-005, 657-460-006, 657-460-007 & 657-460-009 – Concurrent Cases: PP09967R1, EA41598, GEO02023, TR34552, EA40920, CFG04332, GEO01728, TR34553, EA41060, CFG04458, GEO01767, PM36257, EA42216, CFG05568, LLA05335, CPM01827, CPM01828 – Related Cases: SP00336, PM31880, TR31879, CZ06876, PP09967, TR31879, EIR00455, LLA04873, GEO01276

NOTE: Attached are the following exhibits: Exhibit B, Amended No. 3, Exhibit C-1, Amended No. 3 and Exhibit C-2, Amended No. 3

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **October 22, 2009 LDC Meeting Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

TML: CM

J.D

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

**REQUEST FOR DETERMINATION OF SUBSTANTIAL
 CONFORMANCE WITH A SPECIFIC PLAN**

RECEIVED
 MAR 23 2010

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: SP0033651

DATE SUBMITTED: 3/23/10
 Riverside County
 Transportation & Land
 Management Agency
 GRADING - INDIO

APPLICATION INFORMATION

Applicant's Name: Pulte Homes Corporation E-Mail: darren.warren@pulte.com

Mailing Address: 27101 Puerta Real, Suite 300
Mission Viejo Street CA 92691
City State ZIP

Daytime Phone No: (949) 330-8544 Fax No: (949) 330-8601

Engineer/Representative's Name: Hunsaker & Associates Irvine, Inc. E-Mail: tftrattone@hunsaker.com

Mailing Address: 3 Hughes
Irvine Street CA 92618
City State ZIP

Daytime Phone No: (949) 768-2541 Fax No: (949) 465-1241

Property Owner's Name: See Attachment E-Mail: _____

Mailing Address: _____
 _____ Street
 _____ City _____ State _____ ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary.

REQUEST FOR DETERMINATION OF SUBSTANTIAL CONFORMANCE WITH A SPECIFIC PLAN

Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

DARREN WARREN, PUOTE HOMES
PRINTED NAME OF APPLICANT

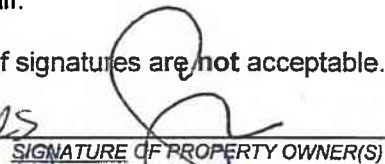

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

CHRIS YELICH, QUAIL STREET PARTNERS
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

DARREN WARREN PUOTE HOMES
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROJECT INFORMATION:

Description of Substantial Conformance Request (Reference the existing Planning Area(s), and/or Policies, and/or Conditions that are proposed to be modified, and clearly state the proposed modifications) (if lengthy, extra pages may be attached):

The substantial conformance request proposes to make modifications to certain exhibits, texts and tables within adopted Specific Plan No. 336. The proposed modifications are being requested for consistency with the project's

associated tentative maps (TR31879, TR34552 and TR34553). The proposed modifications include adjustments to the maximum unit counts for Planning Areas 1-16 (within the approved land use density of 5-8 du/ac as

approved in SP0036) and updates to the proposed sewer system per the current project design. Please see attached cover letter for further descriptions of the requested modifications.

REQUEST FOR DETERMINATION OF SUBSTANTIAL CONFORMANCE WITH A SPECIFIC PLAN

Related cases filed in advance of, or concurrently with, this request:

PM36257, LLA05335, CPM01828, CPM01827, SP00336, EIR00455, TR31879, TR34552, TR34553, PP0996761
and CZ07715

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 657-460-007, 657-470-008, 660-040-003, 657-460-009, 657-470-005

Section: 17,18,19 Township: 3S Range: 5E

Approximate Gross Acreage: 471.9

General location (nearby or cross streets): North of 20th Avenue, South of
18th Avenue, East of Palm Drive, West of Bubbling Wells Road.

Thomas Brothers map, edition year, page number, and coordinates: 727-A4 & B4

Have there been any prior requests for substantial conformance? Yes No

If yes, of what nature? _____



45-305 Oasis Street
Indio, CA 92201

Phone (760) 347-3484
Fax (760) 347-4660

www.cvrpd.org

Stan Ford
General Manager

**Serving the
Communities of:**

- Bermuda Dunes
- Coachella
- Indian Wells
- Indio
- Indio Hills
- La Quinta
- Mecca
- North Shore
- Oasis
- Palm Desert
- Rancho Mirage
- Thermal
- Thousand Palms
- Vista Santa Rosa

December 18, 2006

RECEIVED
DEC 28 2006

RIVERSIDE COUNTY
PLANNING DEPARTMENT
INDIO OFFICE

Maurice Burrows, Project Planner
County of Riverside Planning Department – Indio Office
82-675 Hwy. 111, 2nd Floor
Indio, CA 92201
VIA FACSIMILE: (760) 863-7555

Re: TTM No. 34552 - Pulte Homes

Dear Mr. Borrows:

Thank you for providing the Coachella Valley Recreation and Park District (the "District") with a copy of the notice regarding this project to create 512 lots for the future development of 454 single family homes.

The project is located within the District boundaries. The District has a Master Plan which is utilized to levy Quimby fees. The Master Plan also identifies needed facilities and programs for this area. In addition, this residential project will have impacts on the District's provision of services and facilities. Therefore, we request that the following mitigation measures be included in any environmental review, mitigation and monitoring plan and as conditions of approval for the project.

1. Developer will enter into the attached/enclosed agreement to pay fees pursuant to the Quimby Act, as adopted by Riverside County Ordinance No. 460. Such fees shall be computed by the Coachella Valley Recreation and Park District under that ordinance, as it may be amended from time to time, and shall be paid to the District at the time of recordation of the tentative map.

2. In order to provide for public park and recreational facilities and/or the maintenance or operation of current and/or future public park and recreational facilities and programs, prior to the issuance of building permits, Developer shall petition for and complete formation of or annexation to Coachella Valley Recreation and Park District's Landscaping and Lighting Assessment District, and shall pay the costs of such formation and or annexation, not to exceed \$5,000.



We look forward to working with you on this project. The undersigned or Delia Granados will be the contact persons for this project. (dgranados@cwrpd.org or sford@cwrpd.org). Thank you for your assistance.

Very truly yours,

A handwritten signature in black ink, appearing to be "St" followed by a flourish.

Stan Ford, General Manager

AGREEMENT BETWEEN
COACHELLA VALLEY RECREATION & PARK DISTRICT
OF RIVERSIDE COUNTY
AND
PULTE HOMES
FOR COLLECTION OF PARK DEVELOPMENT FEES

THIS AGREEMENT is entered into this ____ day of _____ 2007, by and between COACHELLA VALLEY RECREATION & PARK DISTRICT OF RIVERSIDE COUNTY, CALIFORNIA, a political subdivision of the State of California (hereinafter referred to as **DISTRICT**) and PULTE HOMES (hereinafter referred to as **DEVELOPER**);

WITNESSETH:

WHEREAS, DEVELOPER presently is seeking approval from the County of Riverside of Tentative Tract Map No. 34552 (the “project”); and

WHEREAS, CEQA review for the project has indicated that such additional development within the **DISTRICT** will impact on existing public park and recreation facilities and contribute to the need for construction of new facilities; and

WHEREAS, DISTRICT’S Master Plan identifies facilities needed to serve such growth; and

WHEREAS, the location of convenient parks near **DEVELOPER’S** proposed residential development would substantially enhance the possibilities of selling the dwellings in such residential development; and

WHEREAS, DEVELOPER desires to assist **DISTRICT** in mitigating the impacts of its new housing by paying to **DISTRICT** a sum of money to be used for such purposes;

NOW, THEREFORE, the parties to this Agreement do mutually agree as follows:

I. RESPONSIBILITIES OF DEVELOPER

- A. **DEVELOPER** shall pay to **DISTRICT**, prior to issuance of any building permits for lots in Tentative Tract Map No. **34552**, the amount of Quimby fees determined under County Ordinance No. 460 at the time of issuance of a building permit for each residential unit constructed. .
- B. **DEVELOPER** shall, concurrent with requesting any necessary written assurance from **DISTRICT**, request in writing that the County of Riverside include in its approval of **DEVELOPER'S** tentative map a condition that **DEVELOPER**, his successors or assigns, provide evidence of compliance with the terms of this Agreement prior to issuance of any building permit by the County of Riverside, or its successor, for lots in the approved tract.
- C. **DEVELOPER** shall notify any successors or assigns that this Agreement has been executed and is in effect. In addition, in the event this property is annexed into a city within our jurisdiction, Coachella Valley Recreation & Park District will continue to receive the same amount as the Quimby fees identified in this Agreement, which fees shall mitigate the continuing impacts of such growth.

II. RESPONSIBILITIES OF DISTRICT

- A. Monies paid to **DISTRICT** under this Agreement will be deposited by **DISTRICT** in a separate account for such type of fees. Disbursements from that account shall be solely for the procurement of public park facilities determined by **DISTRICT** to benefit residents of Tentative Tract Map No. 34552.
- B. The fees specified herein were calculated and are levied in accordance with and shall be collected, administered and disbursed in accordance with Coachella Valley Recreation & Park District Master Plan, Section 10.35 of Riverside County Ordinance No. 460, Government Code Section 66477, and any and all other applicable laws, rules and regulations as they now exist and as they may from time to time be amended.

III. MISCELLANEOUS

- A. It is expressly understood and agreed by the **DEVELOPER** and **DISTRICT** that the law of the State of California shall govern them and the interpretation of the Agreement and that any litigation brought because of, or involving this Agreement shall be initiated exclusively in the Superior Court, Riverside County, Indio Division.

- B. In the event of litigation to enforce this Agreement, the prevailing party in such litigation shall be entitled to reasonable costs and attorneys fees.
- C.. In the event that **DEVELOPER'S** tentative subdivision map expires without extension or approval by the County of Riverside, all obligations of **DEVELOPER** and **DISTRICT** herein shall cease.
- D. All terms, conditions, and provisions hereof shall inure to and shall bind the parties hereto, their respective successors-in-interest and assigns.
- E. No waiver of any term or condition of this Agreement shall be a continuing waiver thereof.
- F. This Agreement shall be amended only in writing signed by both parties.
- G. This Agreement constitutes the entire agreement of the parties and supersedes all other agreements, whether written or oral.

IN WITNESS WHEREOF, DEVELOPER and DISTRICT have caused this Agreement to be signed in their names and on their behalf by their duly authorized representatives.

DEVELOPER:

PULTE HOMES

By: _____

DISTRICT:

COACHELLA VALLEY RECREATION
& PARK DISTRICT OF RIVERSIDE
COUNTY, CALIFORNIA

By: _____
STAN FORD
General Manager

ATTEST:

DELIA GRANADOS, Secretary

RP

MUST GO ON TUESDAY, December 19, 2006 – NEED TO ATTACH AGREEMENT

December 18, 2006

Maurice Burrows, Project Planner
County of Riverside Planning Department – Indio Office
82-675 Hwy. 111, 2nd Floor
Indio, CA
VIA FACSIMILE: (760) 863-7555

Re: TTM No. 34552 - Pulte Homes

Dear Mr. Borrows:

Thank you for providing the Coachella Valley Recreation and Park District (the “District”) with a copy of the notice regarding this project to create 512 lots for the future development of 454 single family homes.

The project is located within the District boundaries. The District has a Master Plan which is utilized to levy Quimby fees. The Master Plan also identifies needed facilities and programs for this area. In addition, this residential project will have impacts on the District’s provision of services and facilities. Therefore, we request that the following mitigation measures be included in any environmental review, mitigation and monitoring plan and as conditions of approval for the project.

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2. In order to provide for public park and recreational facilities and/or the maintenance or operation of current and/or future public park and recreational facilities and programs, prior to the issuance of building permits, Developer shall petition for and complete formation of or annexation to Coachella Valley Recreation and Park District’s Landscaping and Lighting Assessment District, and shall pay the costs of such formation and or annexation, not to exceed \$5,000.

We look forward to working with you on this project. The undersigned or Delia Granados will be the contact persons for this project. (dgranados@cwrpd.org or sford@cwrpd.org). Thank you for your assistance.

Very truly yours,

Stan Ford, General Manager

Delia – Please attach the agreement that is used for larger developments (i.e. NOT the one for under 5 residential units).

RECEIVED

OCT 22 2007

Riverside County
Planning Department
Desert Office



Department of **Public Health**
Riverside County Community Health Agency

Date: August 30, 2007

To: Robert Powell
Riverside County Planning Department
82-675 Hwy. 111, Room 209
Indio, California 92201
Fax: (760) 863-7555

From: Steven T. Uhlman, REHS, CIH, JD
Public Health Program Chief
Department of Public Health
Office of Industrial Hygiene
P.O. BOX 7600
Riverside, California 92513-7600
Phone: (951) 358-5050
Fax: (951) 358-5443

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

Project Reviewed: Tentative Tract No. 34552

Reference Number: 96006

Applicant: Doug Snyder
Hunsaker & Associates.
3 Hughes Street
Irvine, CA 92618

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

Review Stage: First Review

**Information
Provided:**

"Desert Dunes Tentative Tract 34552 Preliminary Noise Study,
County of Riverside, California" dated Jan. 4, 2006 JN: 04438-
02

Noise Standards:

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

Highway Prediction Model:

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

Acoustical Parameters for County Highways:

1. Average daily traffic (ADT) design capacity of 28,700 assumed Palm Drive (the County General Plan classifies Palm Drive as a "Arterial" highway). ADT design capacity of 27,300 assumed for 20th Ave. (the County General Plan classifies 20th Ave. as a "Major" highway). ADT design capacity of 20,700 assumes Bubbling Wells Road (the County General Plan classifies Bubbling Wells Road as "Secondary" roadways) quoted from the "Western Coachella Valley Area Plan Circulation, Figure 7, dated 10/7/03".
2. Truck/Auto Mix as follows (Riverside Co. Road Department):

For Arterial and Major Highways

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	92	69.5	12.9	9.6
Med. Truck	3	1.44	0.06	1.5
Heavy Truck	5	2.4	0.1	2.5

For Secondary Highways

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

3. Traffic Speed of 40 MPH.

4. The distance from the center of 20th Ave., Palm Drive and Bubbling Wells Road the nearest building face is estimated to be 95, 94 and 405 feet respectively.
5. Modeling for 20th Ave. and Palm Drive done using a "hard site" assumption for exterior.
6. Modeling for Bubbling Wells Road done using a "soft site" assumption for exterior.
7. The standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
8. Barrier calculations based on receptor at 10 feet from the barrier and at a 5 foot elevation for wall barrier height at or less than six feet. However, a receptor placement of 3-foot elevation is required when a wall barrier height is greater than six feet.
9. Interior calculations based on receptor at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.

Findings:

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

Recommendations:

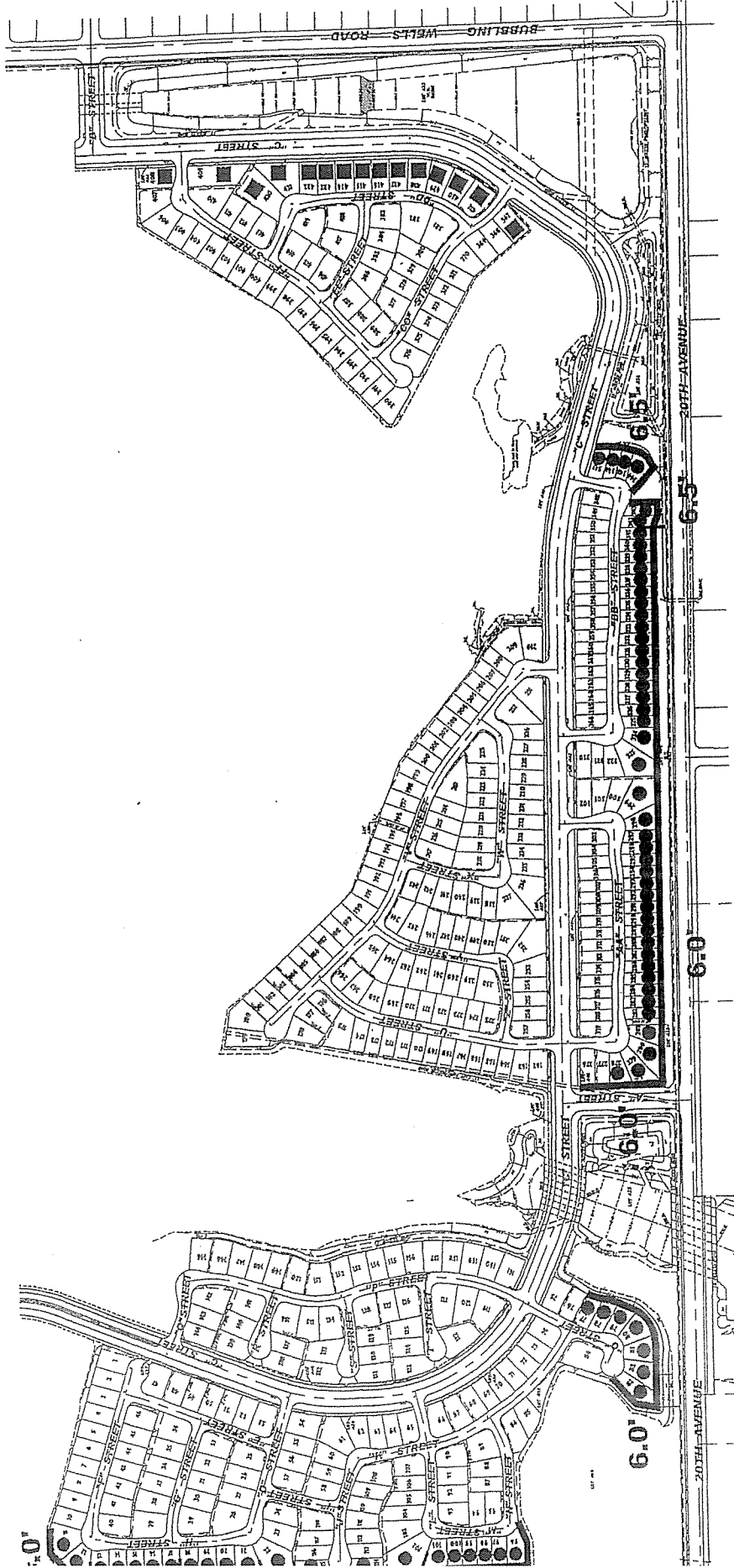
1. The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

Location	Street	Minimum Height Required
Lots 370 - 375	20 th Ave.	6.5 Feet*
Lots 101 – 120, 304 – 327 & 351 - 369	20 th Ave.	6 Feet*
Lots 130, 142, 143 & 22	Palm Drive	6.5 Feet*
Lots 13 - 21	Palm Drive	6.0 Feet*
Lots 11 & 12	Palm Drive	5.0 Feet

* All walls 6 feet or higher shall have masonry block walls or combination berm and block wall.

2. Our Department must receive, review and approve an acoustical report addressing indoor noise impacts. The exterior unmitigated impact 20th Ave. and Palm Drive is 73 Ldn and for Bubbling Wells Road is 60 Ldn. Home design must be shown to reduce interior noise to at or below 45 Ldn for those houses along 20th Ave., Palm Drive and Bubbling Wells Road.
3. The applicant shall pay review fees (prior to pulling your building permits) to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists.

EXHIBIT 1-A SUMMARY OF RECOMMENDATIONS



LEGEND:

- = NOISE BARRIER LOCATION
- 5.0' = NOISE BARRIER HEIGHT
- = LOTS REQUIRING UPGRADED DUAL-GLAZED WINDOWS WITH A MINIMUM STC OF 29.
- = LOTS REQUIRING STANDARD DUAL-GLAZED WINDOWS WITH A MINIMUM STC OF 26.

PROVIDE MECHANICAL VENTILATION FOR ALL LOTS FACING PALM DRIVE, 20TH AVENUE AND BUBBLING WELLS ROAD.





August 8, 2006

County of Riverside
Planning Department
82-675 Highway 111
Room 209
Indio, CA 92201

RECEIVED

AUG - 9 2006

RIVERSIDE COUNTY
PLANNING DEPARTMENT
INDIO OFFICE

ATTN: Robert Powell, Project Planner
RE: Tentative Track Map No. 34552

Thank you for the opportunity to comment on the attached Tentative Track Map for the area northerly of 20th Avenue, easterly of Palm Drive, westerly of Bubbling Wells and southerly of 18th Avenue, Desert Hot Springs.

***Current Planned Design:** I respectfully request copies of the completed floor, elevation, landscaping, and lighting plans for the above project so that I may provide you with additional Crime Prevention through Environmental Design (CPTED) recommendations.

PRE-CONSTRUCTION PHASE:

On August 8, 2006, about 7:30 P.M., I conducted a site inspection. Based on the site inspection and the plan you provided me, I make the following recommendations.

Prior to construction on the site, a 6' temporary chain-linked fence should be erected around the perimeter of the property. This will help prevent theft of and vandalism to construction materials and equipment on the site. Security lighting should be placed in areas where equipment and materials are stored.

I also recommend that a list of the serial and/or license numbers of the equipment and vehicles stored at the site be maintained in the construction trailer. This will allow Sheriff's personnel to obtain the serial or license number(s) of stolen equipment or vehicles immediately for reporting and recovery purposes. Keys should not be left with or on equipment or vehicles to help prevent theft and/or destruction.

Tentative Track Map No. 34552

The builder's name, address, and emergency telephone number should be conspicuously posted at the construction site for emergency notification.

Construction equipment and supplies should be stored on the site in such a manner as not to block natural surveillance from the surrounding streets.

A licensed and bonded security company should be hired to provide an on-site security officer for after hours, weekends and holiday security. This would help prevent thefts from the construction site.

If you have any questions regarding these recommendations, please call me at my office 760-836-1600. If the developers have any questions, I will consult with you and you can provide them with the information.

Respectfully,

A handwritten signature in black ink, appearing to be 'Ron Dortch', written over a horizontal line.

Officer Ron Dortch
Riverside County Sheriff's Department

Attachment

CC: Lieutenant Charlie Branscum
Ramona Marquis, Administrative Secretary / Palm Desert Sheriff's Station

We Shape Our Buildings, Therefore; They Shape Us...Sir Winston Churchill

August 24, 2006

Robert Powell, Project Planner
Riverside County Planning Department
Indio Office
82-675 Hwy 111, 2nd Floor
Room 209
Indio, California 92201

RECEIVED

AUG 30 2006

RIVERSIDE COUNTY
PLANNING DEPARTMENT
INDIO OFFICE

RE: Tentative Tract Map (TR) No. 34552
Proposal: Divide 165.4 acres into 512 lots vesting map
APN: 657-470-007

Dear Mr. Powell:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located north of Avenue 20, south of Avenue 18, east of Palm Drive, west of Bubbling Wells Road, in the Pass and Desert Zoning District. The project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project proponent shall do the following **prior to the issuance of occupancy permits**:

1. The project proponent shall make every effort and take every means to recycle, reuse, and/or reduce the amount of construction and demolition materials (i.e., concrete, asphalt, wood, etc.) generated by development of the project that would otherwise be taken to a landfill. This can be done either by taking these materials directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities) or by making arrangements through the franchise hauler or a construction clean-up business.
2. Evidence (i.e., receipts or other type verification) to show that every effort has been made and every means has been taken to ensure compliance shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

The project proponent should implement the following measures, as feasible:

1. Hazardous materials **are not** accepted at the Riverside County landfills. Any hazardous wastes, including paint, used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal

regulations. Please contact the Riverside County Health Department for further information.

2. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
3. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3284.

Sincerely,



Mirtha Liedl, Planner

Enclosure: Initial Case Transmittal

PD #46762



RIVERSIDE COUNTY SHERIFF'S DEPARTMENT

Palm Desert Station

Stanley Sniff, Sheriff - Coroner

November 29, 2007

County of Riverside
Planning Department
4080 Lemon Street, 9th floor
Riverside, California 92502

ATTN: Ron Goldman; Planning Director
RE: Plot Plan No. 09967R1 (APN: 657-460-005)

Thank you for the opportunity to comment on the precise plan to remodel the parking area and driveway access for an existing golf course and clubhouse. The project is located on the northeast corner of Palm Dr. and 20th Avenue in south Desert Hot Springs.

Pre-Construction & Construction Phases:

Concerning the construction on the parcel there should be a temporary chain link fence around the entire construction site. The valuable material and equipment at the construction site should be protected from theft and vandalism. I recommend a 6 foot high temporary chain link fence be erected around those areas. I would also recommend that a list of serial or license numbers of equipment and vehicles stored at this site be maintained at the builder's nearest office. This will allow Sheriff Department personnel to obtain these numbers immediately for reporting and recovery purposes. The builder's name, address, and telephone number should be conspicuously posted at the construction site. Visibility into the construction site should not be blocked. Temporary lighting of sufficient wattage to illuminate the presence of any person on the site during the hours of darkness should be provided. A trespassing authorization letter should be completed by the builder and kept on file with the Sheriff's Department for possible future prosecution of trespassers.

Addressing:

Addressing numbers should be a minimum height of 12 inches and illuminated during the hours of darkness. I also recommend the address numbers be painted on the roof of the building with 3' to 4' black or contrasting colors. This will assist law enforcement observer or air ambulance crewmembers in identifying the locations quicker in the event

of an emergency. The addressing numbers should also be very visible from the main streets of the buildings for a quicker response of assistance.

Alarm Service:

An alarm service is recommended for the buildings constructed on these parcels. An emergency contact record should be on file with the alarm company and the Riverside County Sheriff's Department, identifying persons who are available to respond to the buildings in the event of an emergency.

Private Security:

A private security company should be utilized during the hours of darkness to patrol the fenced in construction site. The patrol could start at 10:00 PM at night and end at about 5:00 AM when construction begins. That patrol would help in deterring people from entering the construction site without permission and reduce the occurrences of theft and vandalism.

Doors:

I recommend adequate security hardware, such as single cylinder dead-bolt locks, should be installed. Glass doors should have decorative wrought iron or metal backing to prevent burglars from breaking the glass and entering the buildings. Overhead roll-up doors should be secured from the inside by a cylinder lock or padlock, which cannot be defeated from outside the door.

Windows:

I recommend windows and glass doors contain rated burglary-resistant glazing or its equivalent be installed. The window type that attached to the frame is recommended. Absent any fire or building codes that require windows on the side or rear of the buildings, I recommend that windows only be constructed in the front of the buildings.

Roof Access:

The design for access to the roof should not have exterior ladders, equipment, or landscaping (i.e. trees) that can be used by unauthorized persons to climb up on the roof. Additionally any roof top vents should be reinforced with burglary resistant material in accordance with current fire and building codes.

Post Construction & Project Completion:

Lighting:

In the interest of the property owners, public safety and Sheriff's Department, I make the following recommendations. The monument signs should be well lighted during the hours of darkness. The parking lot area, driveway, sides of the buildings, recesses and grounds contiguous to buildings should be provided with lighting of sufficient wattage.

They should provide illumination to make clearly visible the presence of any person on or around the property during the hours of darkness. All exterior doors should have their own light source that will adequately illuminate entry/exit areas at all hours in order to make any person near the door clearly visible. Provide adequate illumination for persons entering and exiting the buildings.

Parking Lot:

I would recommend the installation of handicapped parking stalls in accordance with prevailing Riverside County and California State Building Codes. Also, specifically marked parking spaces for company officials should be eliminated. This reduces the ability of potential robbers or kidnappers identifying high profile executives. Pay phones could be installed throughout the location with illuminating light to help individuals that don't use or have access to a cellular phone.

Graffiti Prevention:

The surface of walls, buildings, logo monument, etc. should be covered with graffiti resistant surface composition, applied paint and/or shielding by defensive landscaping or plants. For example, plants with thorns or stickers.

Landscaping:

Landscaping should be of the type and situated in locations to maximize natural surveillance of the property while providing the desired degree of aesthetics.

CCTV Surveillance:

A digital CCTV surveillance system should be utilized to monitor areas on the property where cash or credit card transactions occur. I would recommend the CCTV system be of such quality that persons may be identified through direct viewing or later review of the recording system.

Trash Bins:

I recommend trash bins be enclosed and locked to prevent entry by unauthorized persons. Employees can access a key to open locked enclosures and bins.

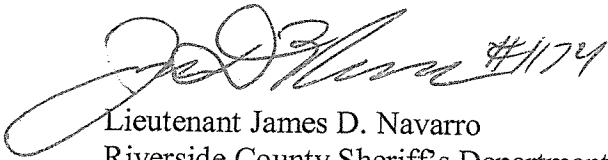
Fencing/Barriers:

Whenever possible, open fencing design such as wrought iron, tubular steel, or densely linked and heavy-posted chain-link should be utilized in order to maximize natural surveillance while establishing territoriality. Other barrier considerations include decorative cement planters, access control to high valued storage areas, locked cages, rooms and safes to store valuables. Fencing that will conceal any part of the buildings could be a location that an intruder might want to use as a possible staging area for crime.

Emergency Notification:

As these developments are completed and prior to the County of Riverside Planning Department granting occupancy, we respectfully request the occupants provide the Riverside County Sheriff's Department and Fire Department information regarding emergency notification. If you have any questions regarding this report and my recommendations, please call me at the office (760) 836-1600. If the developers or builders have any questions, I will consult with you so you can provide them with the answers.

Respectfully submitted

 #1174

Lieutenant James D. Navarro
Riverside County Sheriff's Department



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

October 19, 2006

RECEIVED

OCT 23 2006

RIVERSIDE COUNTY
PLANNING DEPARTMENT
INDIO OFFICE

Robert Powell, Project Planner
Riverside County Planning Department
82-675 Hwy 111, Room 209
Indio, CA 92201

RE: Tentative Tract Map No. 34553 — Divide 193 Acres into 825 Residential Lots

Dear Mr. Powell:

The Riverside County Waste Management Department (Department) has reviewed the proposed project, located easterly of Palm Drive and southerly of 18th Avenue in the Pass and Desert Zoning District. This project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project proponent shall do the following **prior to the issuance of occupancy permits**:

1. The project proponent shall make every effort and take every means to recycle, reuse, and/or reduce the amount of construction and demolition materials (i.e., concrete, asphalt, wood, etc.) generated by development of the project that would otherwise be taken to a landfill. This can be done either by taking these materials directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities) or by making arrangements through the franchise hauler or a construction clean-up business.
2. Evidence (i.e., receipts or other type verification) to show that every effort has been made and every means has been taken to ensure compliance shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

The project proponent should implement the following measures, as feasible:

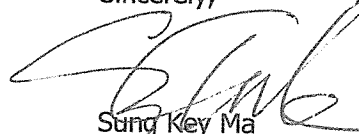
1. Hazardous materials **are not** accepted at the Riverside County landfills. Any hazardous wastes, including paint, used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal regulations. Please contact the Riverside County Health Department for further information.

Robert Powell, Project Planner
Tract Map #34553
October 19, 2006
Page 2

2. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
3. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3283.

Sincerely,



Sung Key Ma
Planner

*Enclosure: Initial Case Transmittal
PD#48463*



COACHELLA VALLEY
RECREATION AND PARK DISTRICT

45-305 Oasis Street
Indio, CA 92201

Phone (760) 347-3484
Fax (760) 347-4660

www.cvrpd.org

Stan Ford
General Manager

**Serving the
Communities of:**

- Bermuda Dunes
- Coachella
- Indian Wells
- Indio
- Indio Hills
- La Quinta
- Mecca
- North Shore
- Oasis
- Palm Desert
- Rancho Mirage
- Thermal
- Thousand Palms
- Vista Santa Rosa

December 18, 2006

RECEIVED

DEC 28 2006

RIVERSIDE COUNTY
PLANNING DEPARTMENT
INDIO OFFICE

Maurice Burrows, Project Planner
County of Riverside Planning Department – Indio Office
82-675 Hwy. 111, 2nd Floor
Indio, CA 92201
VIA FACSIMILE: (760) 863-7555

Re: TTM No. 34553 – Hunsaker & Associates

Dear Mr. Borrows:

Thank you for providing the Coachella Valley Recreation and Park District (the "District") with a copy of the notice regarding this project to create 844 lots for the future development of 825 single family homes.

The project is located within the District boundaries. The District has a Master Plan which is utilized to levy Quimby fees. The Master Plan also identifies needed facilities and programs for this area. In addition, this residential project will have impacts on the District's provision of services and facilities. Therefore, we request that the following mitigation measures be included in any environmental review, mitigation and monitoring plan and as conditions of approval for the project.

1. Developer will enter into the attached/enclosed agreement to pay fees pursuant to the Quimby Act, as adopted by Riverside County Ordinance No. 460. Such fees shall be computed by the Coachella Valley Recreation and Park District under that ordinance, as it may be amended from time to time, and shall be paid to the District at the time of recordation of the tentative map.

2. In order to provide for public park and recreational facilities and/or the maintenance or operation of current and/or future public park and recreational facilities and programs, prior to the issuance of building permits, Developer shall petition for and complete formation of or annexation to Coachella Valley Recreation and Park District's Landscaping and Lighting Assessment District, and shall pay the costs of such formation and or annexation, not to exceed \$5,000.



We look forward to working with you on this project. The undersigned or Delia Granados will be the contact persons for this project. (dgranados@cwrpd.org or sford@cwrpd.org). Thank you for your assistance.

Very truly yours,

A handwritten signature in black ink, appearing to be "SF", written over a horizontal line.

Stan Ford, General Manager

AGREEMENT BETWEEN
COACHELLA VALLEY RECREATION & PARK DISTRICT
OF RIVERSIDE COUNTY
AND
HUNSAKER & ASSOCIATES
FOR COLLECTION OF PARK DEVELOPMENT FEES

THIS AGREEMENT is entered into this ____ day of _____ 2007, by and between **COACHELLA VALLEY RECREATION & PARK DISTRICT OF RIVERSIDE COUNTY, CALIFORNIA**, a political subdivision of the State of California (hereinafter referred to as **DISTRICT**) and **HUNSAKER & ASSOCIATES** (hereinafter referred to as **DEVELOPER**);

WITNESSETH:

WHEREAS, DEVELOPER presently is seeking approval from the County of Riverside of Tentative Tract Map No. 34553 (the "project"); and

WHEREAS, CEQA review for the project has indicated that such additional development within the **DISTRICT** will impact on existing public park and recreation facilities and contribute to the need for construction of new facilities; and

WHEREAS, DISTRICT'S Master Plan identifies facilities needed to serve such growth; and

WHEREAS, the location of convenient parks near **DEVELOPER'S** proposed residential development would substantially enhance the possibilities of selling the dwellings in such residential development; and

WHEREAS, DEVELOPER desires to assist **DISTRICT** in mitigating the impacts of its new housing by paying to **DISTRICT** a sum of money to be used for such purposes;

NOW, THEREFORE, the parties to this Agreement do mutually agree as follows:

I. RESPONSIBILITIES OF DEVELOPER

- A. **DEVELOPER** shall pay to **DISTRICT**, prior to issuance of any building permits for lots in Tentative Tract Map No. 34553, the amount of Quimby fees determined under County Ordinance No. 460 at the time of issuance of a building permit for each residential unit constructed.
- B. **DEVELOPER** shall, concurrent with requesting any necessary written assurance from **DISTRICT**, request in writing that the County of Riverside include in its approval of **DEVELOPER'S** tentative map a condition that **DEVELOPER**, his successors or assigns, provide evidence of compliance with the terms of this Agreement prior to issuance of any building permit by the County of Riverside, or its successor, for lots in the approved tract.
- C. **DEVELOPER** shall notify any successors or assigns that this Agreement has been executed and is in effect. In addition, in the event this property is annexed into a city within our jurisdiction, Coachella Valley Recreation & Park District will continue to receive the same amount as the Quimby fees identified in this Agreement, which fees shall mitigate the continuing impacts of such growth.

II. RESPONSIBILITIES OF DISTRICT

- A. Monies paid to **DISTRICT** under this Agreement will be deposited by **DISTRICT** in a separate account for such type of fees. Disbursements from that account shall be solely for the procurement of public park facilities determined by **DISTRICT** to benefit residents of Tentative Tract Map No. 34553.
- B. The fees specified herein were calculated and are levied in accordance with and shall be collected, administered and disbursed in accordance with Coachella Valley Recreation & Park District Master Plan, Section 10.35 of Riverside County Ordinance No. 460, Government Code Section 66477, and any and all other applicable laws, rules and regulations as they now exist and as they may from time to time be amended.

III. MISCELLANEOUS

- A. It is expressly understood and agreed by the **DEVELOPER** and **DISTRICT** that the law of the State of California shall govern them and the interpretation of the Agreement and that any litigation brought because of, or involving this Agreement shall be initiated exclusively in the Superior Court, Riverside County, Indio Division.

- B. In the event of litigation to enforce this Agreement, the prevailing party in such litigation shall be entitled to reasonable costs and attorneys fees.
- C. In the event that **DEVELOPER'S** tentative subdivision map expires without extension or approval by the County of Riverside, all obligations of **DEVELOPER** and **DISTRICT** herein shall cease.
- D. All terms, conditions, and provisions hereof shall inure to and shall bind the parties hereto, their respective successors-in-interest and assigns.
- E. No waiver of any term or condition of this Agreement shall be a continuing waiver thereof.
- F. This Agreement shall be amended only in writing signed by both parties.
- G. This Agreement constitutes the entire agreement of the parties and supersedes all other agreements, whether written or oral.

IN WITNESS WHEREOF, DEVELOPER and DISTRICT have caused this Agreement to be signed in their names and on their behalf by their duly authorized representatives.

DEVELOPER:

DISTRICT:

HUNSAKER & ASSOCIATES

COACHELLA VALLEY RECREATION
& PARK DISTRICT OF RIVERSIDE
COUNTY, CALIFORNIA

By: _____

By: _____

STAN FORD
General Manager

ATTEST:

DELIA GRANADOS, Secretary



October 22, 2006

County of Riverside
Planning Department
82-675 Highway 111
Room 209
Indio, CA 92201

RECEIVED

OCT 24

RIVERSIDE COUNTY
PLANNING DEPARTMENT
INDIO OFFICE

ATTN: Robert Powell, Project Planner
RE: Tentative Track Map No. 34553

Thank you for the opportunity to comment on the attached Tentative Track Map for the area, easterly of Palm Drive and southerly of 18th Avenue, Desert Hot Springs.

*Current Planned Design: I respectfully request copies of the completed floor, elevation, landscaping, and lighting plans for the above project so that I may provide you with additional Crime Prevention through Environmental Design (CPTED) recommendations.

PRE-CONSTRUCTION PHASE:

On October 16, 2006, about 8:20 P.M., I conducted a site inspection. Based on the site inspection and the plan you provided me, I make the following recommendations.

Prior to construction on the site, a 6' temporary chain-linked fence should be erected around the perimeter of the property. This will help prevent theft of and vandalism to construction materials and equipment on the site. Security lighting should be placed in areas where equipment and materials are stored.

I also recommend that a list of the serial and/or license numbers of the equipment and vehicles stored at the site be maintained in the construction trailer. This will allow Sheriff's personnel to obtain the serial or license number(s) of stolen equipment or vehicles immediately for reporting and recovery purposes. Keys should not be left with or on equipment or vehicles to help prevent theft and/or destruction.

Tentative Track Map No. 34553

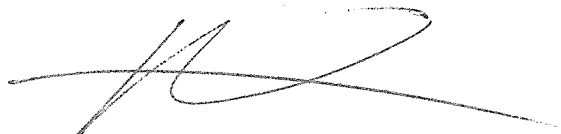
The builder's name, address, and emergency telephone number should be conspicuously posted at the construction site for emergency notification.

Construction equipment and supplies should be stored on the site in such a manner as not to block natural surveillance from the surrounding streets.

A licensed and bonded security company should be hired to provide an on-site security officer for after hours, weekends and holiday security. This would help prevent thefts from the construction site.

If you have any questions regarding these recommendations, please call me at my office 760-836-1600. If the developers have any questions, I will consult with you and you can provide them with the information.

Respectfully,

A handwritten signature in black ink, appearing to be 'Ron Dortch', written over a horizontal line.

Officer Ron Dortch
Riverside County Sheriff's Department

Attachment

CC: Lieutenant Charlie Branscum
Ramona Marquis, Administrative Secretary / Palm Desert Sheriff's Station

We Shape Our Buildings, Therefore; They Shape Us...Sir Winston Churchill



Department of **Public Health**
Riverside County Community Health Agency

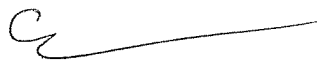
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
RIVERSIDE COUNTY
PLANNING DEPARTMENT
INDIO OFFICE

Date: October 29, 2007

To: Robert Powell
Riverside County Planning Department
82-675 Hwy. 111, 2nd Floor
Indio, California 92201
Fax: (760) 863-7555

From: Steven T. Uhlman, REHS, CIH, JD 
Public Health Program Chief
Department of Public Health
Office of Industrial Hygiene
P.O. BOX 7600
Riverside, California 92513-7600
Phone: (951) 358-5050; Fax: (951) 358-5443

Report Written by: Kacey Gill
Industrial Hygienist I 

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

Project Reviewed: Tentative Tract No. 34553

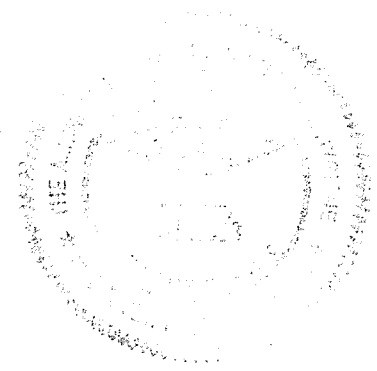
Reference Number: 96299

Applicant: Brian Woods
Pulte Homes, Inc.
1351 Pomona Road, #200
Corona, California 92882

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

Review Stage: First Review

Information Provided: "Desert Dunes Tentative Tract Map 34553 Preliminary Noise Study County of Riverside, California," which is dated December 29, 2006 and is report number JN: 04436-02.



Noise Standards:

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

Highway Prediction Model:

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

Acoustical Parameters for County Highways:

1. Average daily traffic (ADT) design capacity of 20,700 assumed for both Bubbling Wells Road and 18th Avenue (the County General Plan classifies Bubbling Wells Road and 18th Avenue as four lane "Secondary" roadways), quoted from the "Western Coachella Valley Area Plan Circulation", Figure 7, which is dated 10/07/2003.
2. Truck/Auto Mix as follows (Riverside Co. Road Department):

For Secondary Highways:

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	97.4	73.6	13.6	10.22
Med. Truck	1.84	0.9	0.04	0.9
Heavy Truck	0.74	0.35	0.04	0.35

3. Traffic speed of 40 MPH for Bubbling Wells Road and 18th Avenue.
4. The distance from the centerline of Bubbling Wells Road to the nearest building face is estimated to be 303 feet.
5. The distance from the centerline of 18th Avenue to the nearest building face is estimated to be about 289 feet.

6. Modeling for Bubbling Wells Road was done using a “soft site” assumption.
7. Modeling for 18th Avenue was done using a “hard site” assumption.
8. The standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
9. Barrier calculations based on receptor at 10 feet from the barrier and at a 5 foot elevation for wall barrier height at or less than six feet. However, a receptor placement of 3-foot elevation is required when a wall barrier height is greater than six feet.
10. Interior calculations based on receptor at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.

Findings:

The consultant's report is adequate. Based on our calculations, the distance between the centerline of the roadways and the project's lots should provide sufficient attenuation to reduce exterior roadway noise levels to below 65 Ldn.

Recommendations:

1. No noise barriers are required for this project, due to the distance between the roadways and the lots which are adjacent to them.
2. Our Department must receive, review, and approve an acoustical report addressing indoor noise impacts. The exterior unmitigated impact (second story) for both Bubbling Wells Road and 18th Avenue is approximately 62 Ldn. Home design must be shown to reduce interior noise to at or below 45 Ldn for those homes along Bubbling Wells Road or 18th Avenue.
3. The applicant shall pay review fees (prior to pulling your building permits) to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists.

CVCC

COACHELLA VALLEY CONSERVATION COMMISSION

Cathedral City • Coachella • Indian Wells • Indio • La Quinta • Palm Desert • Palm Springs • Rancho Mirage
County of Riverside • Coachella Valley Water District • Imperial Irrigation District

February 1, 2010

Judy Deertrack
Riverside County Planning Department
38686 El Cerrito Road
Palm Desert, CA 92211

RE: Joint Project Review of PAR01261/08-007b (Solera at Desert Dunes/Pulte)

Dear Ms. Deertrack:

The Coachella Valley Conservation Commission (CVCC) has completed the Joint Project Review (JPR) for PAR01261/08-007b (Solera at Desert Dunes/Pulte) for grading and flood control improvements associated with the Solera at Desert Dunes residential development. The draft JPR was sent to U.S. Fish and Wildlife Service (USFWS), California Department of Fish and Game (CDFG), County of Riverside and the project applicant for comment on December 22, 2009. No comments on the draft JPR were received.

A copy of the JPR (CVCC ID 08-007b) is enclosed. If you have questions on this JPR, please do not hesitate to contact Jim Sullivan or me at 760-346-1127.

Sincerely,



Katie Barrows
Director of Environmental Resources

Cc; Craig Weightman, CDFG
Kim Nicol, CDFG
Carol Roberts, USFWS
Ken Corey, USFWS
Greg Neal, County Environmental Programs Department
Ted D. Frattone, Hunsaker & Associates Irvine, Inc

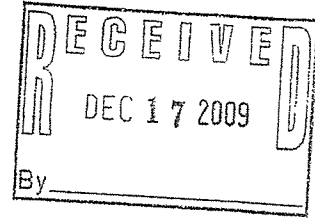
Enclosure

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - DESERT OFFICE
38-686 El Cerrito Road
Palm Desert, CA 92211

DATE: December 16, 2009

TO:

C.V.A.G. - Attn: Jim Sullivan
Environmental Programs Department
Desert File / Central Files



PRE-APPLICATION REVIEW NO. 1261 – CEQA Exempt – Applicant: Pulte Homes Corp. – Engineer/Representative: N/A - Fifth Supervisorial District – Palm Desert Zoning District – Western Coachella Valley Area Plan: Community Development: Specific Plan (CD:SP) – Location: Northerly of 21st Street, southerly of 20th Avenue, easterly of Palm Drive, westerly of Bubbling Wells Road – 24.5 gross acres - Zoning: Specific Plan (S-P) **REQUEST:** This is a pre-application review within the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP) to permit “additional take” greater than 8% of each Plan habitat type within the proposed project’s acreage for a privately sponsored development proposal pursuant to Riverside County Board Policy A-61, in conjunction with Specific Plan No. 336 and Tentative Tract Map No. 34552. Applicant proposes site disturbance of approximately five (5) acres within a twenty-five (25) acre parcel on Lot 438 for purposes of open space / flood control facilities. The project lies within the Willow Hole 9:1 Conservation Development Ratio Area – APN: 660-040-003 - Related Cases: SP00336 - Concurrent Cases: TR34552, CZ07115, EA40920, CFG04332, GEO01728.

The following items are part of the transmittal package:

- CVCC Application
- Lot Aerial Image / Site Aerial Image
- Exhibit A (Site Disturbance Plan)
- TR34552, Amended #4 Exhibit (Sheets 1-2)

Please review the case described above, along with the attached map(s) and/or exhibit(s). All LDC Members please have draft conditions in the Land Management System (LMS) as soon as possible. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case. Should you have any questions regarding this project, please do not hesitate to contact **Judy Deertrack, Project Planner**, at (760) 863-8277 or email at jdeertra@rcilma.org / MAILSTOP# 4035.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

V:\11_PLANNING Primary Folder\Planning Cases-Desert Office\PAR01261\LDC Transmittal Forms\PAR01261. CVAG & EPD. TML.doc

TML: C.M.

Coachella Valley Conservation Commission
Joint Project Review Application

The 30-day Joint Project Review timeline does not start until the CVCC receives this completed application as well as the required project information from the Permittee.

Date: 11-10-09

RECEIVED
NOV 10 2009

SECTION 1

PROPERTY OWNER INFORMATION: PROPERTY OWNER(S)/OWNER'S REPRESENTATIVE

Riverside County
Public Works and
Management Agency
GRADING - INDIO

Assessor's Parcel Number(s) (APNs): 660-040-003

A. Property Owner Name(s)/Owner's Representative: Pulte Homes
Corporation

Mailing Address: 2 Technology Drive
Street

Irvine CA 92618
City State ZIP

Daytime Phone No: (949) 623-3769 Fax No: (949) 623-3701

E-Mail: darren.warren@pultc.com

PRINTED NAME OF PROPERTY OWNER(S)/OWNER'S REPRESENTATIVE

MaDa Hunsaker & Associates Irvine, Inc / Owner's Representative

SIGNATURE OF PROPERTY OWNER(S)/OWNER'S REPRESENTATIVE

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

SECTION 2

Total Acres Planned for Development: 25 Acres

Project Description: Request for Take allocation within the Willow Hole Conservation area in excess of the subject parcel's area for impacts associated with the channel outlet facility in Lot 438 of Tentative Tract Map 34552.

- Attach a map of the project location.
- Attach a map delineating:
 - the areas of proposed disturbance on the project site.
 - areas on the project site proposed to be left undisturbed
 - areas of proposed permanent conservation on the project site

The disturbed area is any portion of the earth's surface or natural vegetation that has been physically moved, uncovered, destabilized, or otherwise modified from its undisturbed natural condition pursuant to a legally issued land use, grading or building permit. This definition does not include land that has been restored to a native condition, such that the vegetative ground cover and soil characteristics are equal to surrounding conditions.

Examples of Disturbance include but are not limited to: staging areas, areas of side casting, slough, stockpiling, and spillage or otherwise impacted in preparing the property for Development; areas to be disturbed in installing septic tanks and leach fields including the expansion area for leach fields; and any off-site improvements such as roads or sewers required as a condition of approval.

- An electronic file of the area of Disturbance in CAD or ESRI Shapefile format (applications for a single family dwelling are not required to submit electronic file)

Coachella Valley Conservation Commission


73-710 Fred Waring Drive, Suite 200, Palm Desert, CA 92260 Phone: (760) 346-1127 Fax: (760) 340-5949

SECTION 3

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf. As the owner of record/authorized agent, I hereby authorize the information to be released to Property Owner(s)/Owner's Representative/authorized agent.

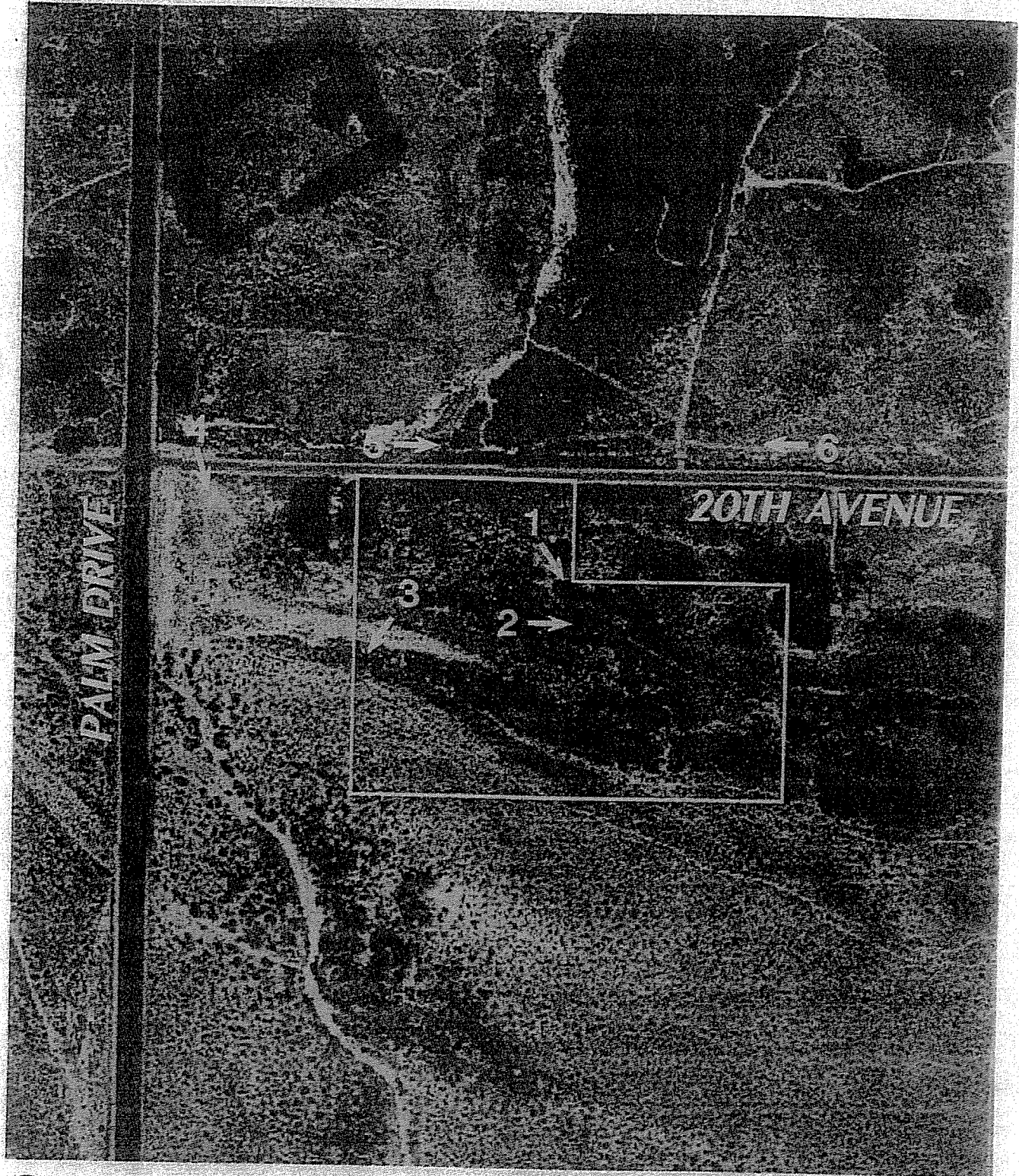
All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

_____ PRINTED NAME OF PROPERTY OWNER	_____ SIGNATURE OF PROPERTY OWNER
<i>Hansaker & Associates Irvine, Inc</i> _____ PRINTED NAME OF PROPERTY OWNER REPRESENTATIVE	 _____ SIGNATURE OF PROPERTY OWNER REPRESENTATIVE

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.



Prepared By:
Hunsaker & Associates Irvine, Inc.



PREPARED FOR: PULTE HOMES CORPORATION

SITE PHOTO LOCATION EXHIBIT

SOLERA AT DESERT DUNES
PAR APPLICATION - LOT 438, TRACT 34552

OCTOBER, 2009
W.O.# 2917-4X



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**Coachella Valley Conservation Commission
Joint Project Review (IPR)**

Date: February 1, 2010

Project Information

Permittee: County of Riverside

Applicant/Project Name: Solera at Desert Dunes / Pulte

Permit ID: PAR01261

CVCC ID: 08-007b

Conservation Area: Willow Hole Conservation Area

Total Project Acreage: 165 acres

Project Acreage within Conservation Area: 23.75 acres

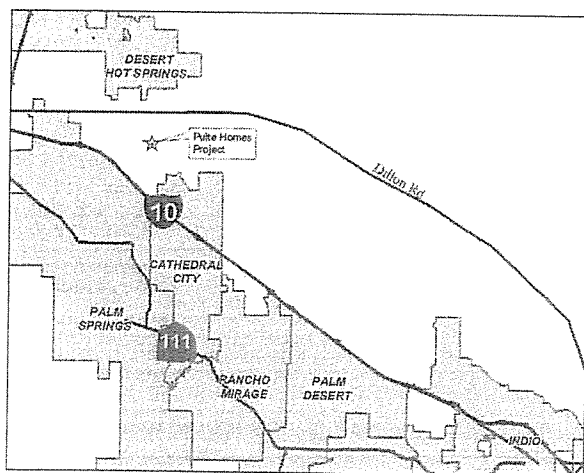
APNs within Conservation Area: 660-040-003

Project Description: Grading and flood control improvements associated with Solera at Desert Dunes residential development.

Acres of proposed Disturbance: 5 acres

Acres of proposed Conservation: 18.75 acres

Acres of existing Disturbance in 1996: 0 acres



Conservation Objectives Review:

The Conservation Objectives for the Willow Hole Conservation Area are described in Section 4.3 of the CVMSHCP. These Conservation Objectives are summarized in the table below.

Conservation Objective	Total Acres of Proposed Disturbance by Project	Total Acres of Authorized Disturbance from Plan	Proposed Disturbance as Percent of Authorized Disturbance	Rough Step (Acres of Authorized Disturbance Currently Available)	Total Acres of Proposed Conservation by Project	Total Acres to be Conserved from Plan
Conserve Core Habitat for CV milkvetch	5.00	195.00	2.56%	111	18.75	1751.00
Conserve Core Habitat for CV fringe-toed lizard	5.00	51.00	9.80%	36	16.00	454.00
Conserve Other Cons. Habitat for Le Conte's thrasher	5.00	298.00	1.67%	135	18.75	2677.00
Conserve Core Habitat for CV round-tailed ground squirrel	5.00	120.00	4.17%	98	18.75	1081.00
Conserve Core Habitat for Palm Springs pocket mouse	5.00	298.00	1.68%	116	18.75	2684.00
Conserve stabilized & partially stabilized desert dunes	3.50	35.00	10.00%	23	15.25	319.00
Conserve stabilized & partially stabilized desert sand fields	1.50	14.00	10.71%	6	0.75	128.00
Conserve fluvial & aeolian sand transport areas	5.00	304.00	1.64%	116	18.75	2734.00

A Conservation to Development ratio of 9:1 shall be maintained within the north half of Section 19, T3S R5E wherein this project falls. The table below shows how this project would affect the Rough Step for this 9:1 Area.

**Pulte Homes Project
Willow Hole Conservation Area
9:1 Conservation to Development Ratio Area**

Current Acres of Rough Step in 9:1 Area	Acres of Authorized Disturbance in 9:1 Area	Acres of Proposed Disturbance	Acres of Conservation Required in 9:1 Area	Acres Acquired for Conservation Since 1996 in 9:1 Area	Acres of Proposed Conservation	Acres of Rough Step in 9:1 Area on Project Approval
9	12	5	106	80	18.75	11

Required Measures for the Conservation Area Applicable to this Proposed Project

A Conservation to Development ratio of 9:1 shall be maintained within the north half of Section 19, T3S R5E; within the portion of the south half of the northwest quarter of Section 20, T3S R5E that is in the Conservation Area; and within a portion of the northwest quarter of Section 29, T3S R5E; to maintain the functionality of the fluvial and aeolian sand transport systems. The Local Permittee(s) shall incorporate feasible design, orientation, or other criteria in the Implementation Manual. These criteria would not apply to single-family homes, emergency response activities, or any non-commercial accessory uses and structures including but not limited to second units on an existing legal lot. If it appears that the ratio may not be maintained, the appropriate Local Permittee(s) will meet with the Wildlife Agencies and identify additional means that will be implemented to achieve these goals and objectives, including an accelerated acquisition program and/or Development standards to maintain fluvial and aeolian sand transport. The requirements for Development in floodplains also help ensure that sand transport capacity is maintained. (See Figure 4-13f.)

CVCC shall conduct a Joint Project Review for proposed single family homes in the 9:1 areas to identify applicable measures needed to meet Conservation Area and Covered Species Goals and Objectives of the Plan. If a Conservation Easement is offered over a parcel or a portion of a parcel in the 9:1 areas, CVCC shall condition the acceptance of any easement to meet the Site Planning Standards described under Required Measure 3 in Section 4.3.11 of the Plan (with the exception of the first four sentences of Site Planning Standard 2).

Site Planning Standard 1: Development on the property shall not impede water-borne sand transport across the parcel in its natural direction of flow. A drainage plan for the site shall be required and demonstrate that natural flows onto the parcel shall be conveyed offsite in the natural pre-disturbance direction of flow. Water-borne sediments shall not be artificially retained onsite.

Site Planning Standard 2: The Local Permittee(s) shall incorporate feasible design, orientation, or other criteria in the Implementation Manual. The portion of the site to be conserved shall be determined consistent with attainment of Site Planning Standard 1 and the maximization of aeolian sand transport relative to adjacent parcels to the extent Feasible. This portion of the property shall not be fenced.

Site Planning Standard 3: Onsite driveways shall be at grade, without gutters, curbs, berms, or other elevated areas that may impede or divert the passage of water-borne or wind-borne sand.

The Permittees shall comply with applicable avoidance, minimization, and mitigation measures described in Section 4.4 and the Land Use Adjacency Guidelines as described in Section 4.5.

DRAFT
Implementation Manual Language
for
9:1 Conservation to Development Areas

Section 4.3 of the Plan describes Required Measures within the established 9:1 Conservation to Development areas. The 9:1 Conservation to Development ratio was applied, where even limited Development could impede attainment of fluvial (water borne) and/or aeolian (wind blown) sand transport Conservation Objectives and/or the functionality of the Biological Corridor. The ratio ensures that the Conservation Objectives will be attained by requiring that for every acre of Development allowed in the specified area, 9 acres of Conservation will occur. To minimize obstruction to these ecological processes, the Local Permittee(s) shall incorporate feasible design, orientation, or other criteria where Development is approved. These criteria would not apply to single-family homes, emergency response activities, or any non-commercial accessory uses and structures including but not limited to second units on an existing legal lot. If it appears that the ratio may not be met, the appropriate Local Permittees will meet with the Wildlife Agencies and identify additional means that will be implemented to maintain the ecological processes and/or Biological Corridor.

Willow Hole Conservation Area

Sections 19 T3S R5E; 20 T3S R5E; 24 T3S R4E; 28 T3S R5E; and 29 T3S R5E

Thousand Palms Conservation Area

Section 21 T4S R6E; 7 T4S R6E; and 8 T4S R6E

The following criteria pertain to portions of Sections 19 T3S R5E; 20 T3S R5E; 24 T3S R4E; 28 T3S R5E; and 29 T3S R5E in the Willow Hole Conservation Area (Plan Figure 4-13f), and Section 21 T4S R6E; 7 T4S R6E; and 8 T4S R6E in the Thousand Palms Conservation Area (Plan Figure 4-16f). These criteria would not apply to single-family homes, emergency response activities, or any non-commercial accessory uses and structures including but not limited to second units on an existing legal lot.

The Local Permittee(s) shall (a) require that all new Development be constructed to minimize obstruction of fluvial and aeolian sand transport through appropriate design and orientation of all structures, landscaping, fencing, and juxtaposition of said features relative to any sand transport impediments on neighboring parcels; and (b) require that Development in the 9:1 Conservation to Development areas is configured such that fluvial and aeolian sand transport is not blocked, consistent with the following criteria:

Implementation Criterion 1: Required for Fluvial (water-borne) sand transport - Development on the property shall not impede water-borne sand transport across the parcel in its natural direction of flow. A drainage plan for the site shall be required such that natural flows onto the parcel shall be conveyed offsite in the natural pre-disturbance direction and volume of flow. Water-borne sediments shall not be artificially retained onsite to the degree that water quality standards (best management practices) are not violated.

The CDFG has delineated areas of streambeds as defined by California law in this 9:1 Conservation to Development area (see Implementation Manual Exhibit A). Development on parcels with a delineated streambed shall not be permitted without a streambed alteration agreement from CDFG or a letter from CDFG stating that such a permit is not required.

Implementation Criterion 2: Required for aeolian (wind blown) sand transport. Onsite driveways shall be at grade, without gutters, curbs, berms, or other elevated areas that may impede or divert the passage of water-borne or wind-borne sand. The driveway shall be sited upwind or downwind of the primary structure unless the location of the access road prohibits such siting.

Implementation Criterion 3: The orientation of the primary structure located on a parcel shall be such that the longest dimension of the primary structure shall be parallel to the prevailing wind direction. For purposes of this implementation criterion, the prevailing wind direction is to the southeast at 45 degrees (Figure A).

Implementation Criterion 4: Ancillary structures shall not block aeolian sand transport among parcels. Ancillary structures shall be placed within an area that is either upwind or downwind of the primary structure as shown in Figure B. No equipment, vehicles, materials, or other items shall be placed, stored, or otherwise kept on the parcel outside the designated Development portion of the parcel.

Implementation Criterion 5: Public and private streets and road that are unpaved as of September 10, 2007 shall not be paved. New Public and private streets and roads shall not be paved.

Implementation Criterion 6: Fences should be constructed of materials that maximize movement of sand over or through the fence. Fencing along the property line shall be limited as described below. Block walls are not permitted except within the wind shadow area as depicted in Figure B.

The following table identifies potential fence materials that are acceptable. Other fence materials and designs may be considered acceptable after review by the CVCC.

Fencing Designs:

Fence Type	Minimum Spacing Vertical posts	Minimum Spacing Horizontal elements	Maximum width of vertical Posts	Minimum ground clearance	Maximum width of horizontal elements
Rail Fence	2 feet	18 inches	5 inches	1 foot	5 inches
Round or barbed wire	2 feet	18 inches	5 inches	1 foot	5 inches
Cross buck	4 feet	4.5 feet*	5 inches	1 foot	6 inches

* The center of the rail on the top to the center of the rail along the bottom. Horizontal cross rails may be installed along the top and bottom of the diagonal rails. The spacing between the top of the bottom rail and the bottom of the top rail shall not be less than four (4) feet.

Implementation Criterion 7: Landscaping outside interior fencing shall be limited to the plant species identified below and other species determined by CVCC to be native to the relevant Conservation Area. The plants shall not be placed in such a manner as to create a wind break or hedge.

Creosote bush (*Larrea tridentata*),
Smoke tree (*Psoralea argophylla*),
Desert lavender (*Hyptis emoryi*),
Palo verde (*Cercidium floridum*),
Dye weed (*Psoralea argophylla*),
Saltbush (*Atriplex polycarpa*, *Atriplex canescens*),
Indigo bush (*Psoralea schottii*),
Dicoria (*Dicoria* spp.),
Brittlebush (*Encelia farinosa*),
Sweetbush (*Bebbia juncea*),
Cheesebush (*Hymenoclea salsola*),
Burrobush (*Ambrosia dumosa*)
Desert trumpet (*Eriogonum inflatum*),
Desert velvet (*Psathyrotes ramosissima*),
Plicate coldenia (*Tiquilia plicata*)

Figure A: Prevailing Wind Direction

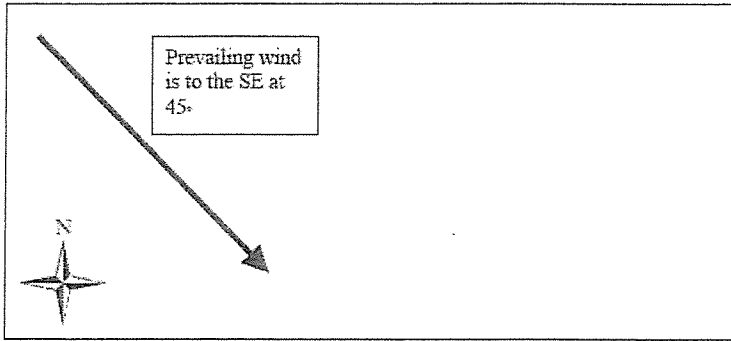
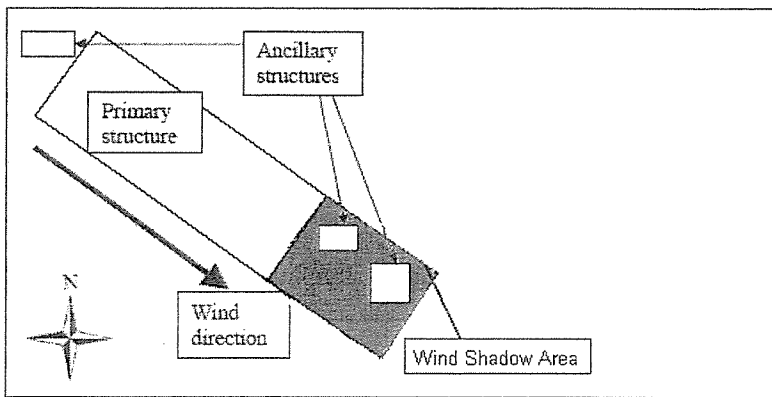
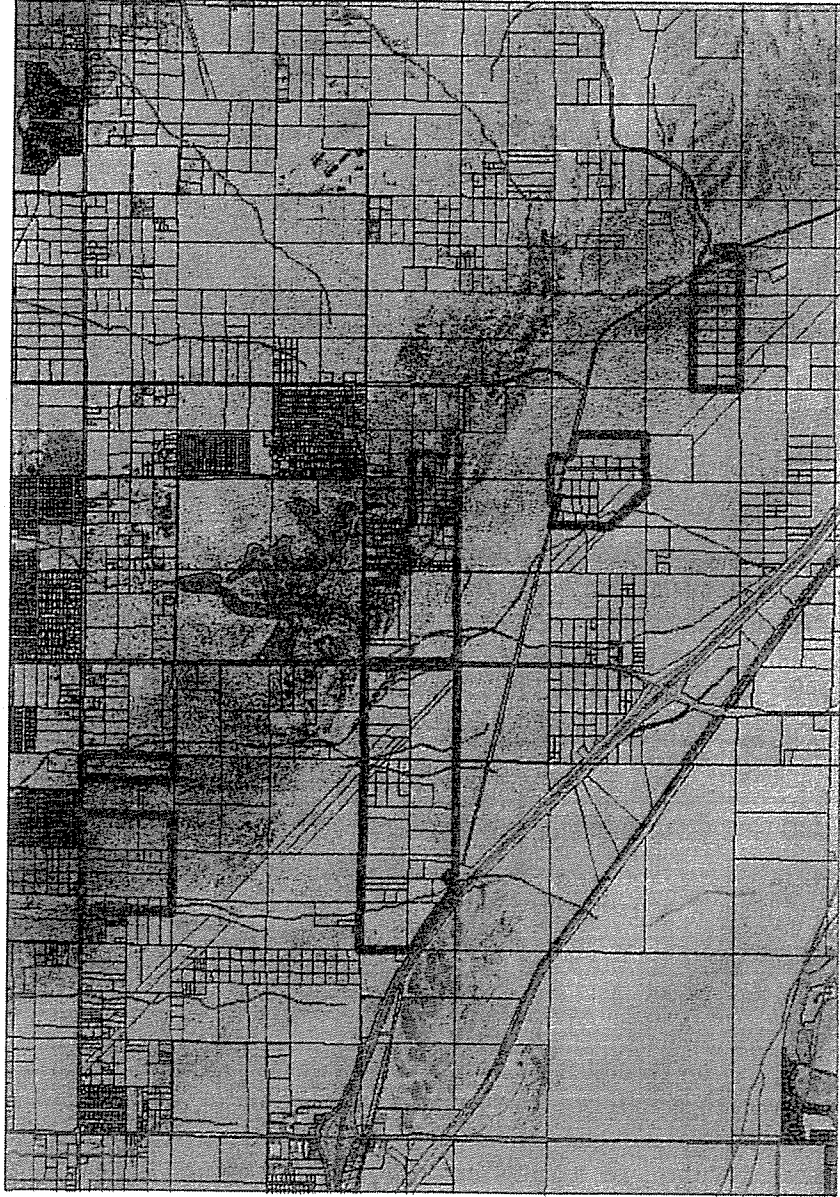





Figure B: Placement of Ancillary Structures



Implementation Manual Exhibit A Willow Hole Conservation Area

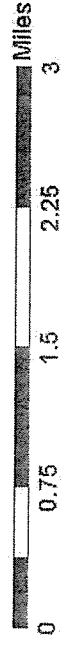


Legend

-  Streambeds
-  Parcel Boundaries
-  9:1 Ratio Areas



Map By
Markus F. Hill,
Cartographer
of Governments
Aerial Background is
Digital Mapping, Inc. 2007



Disclaimer: Data and cartographic symbols used on this map were prepared by the County of Santa Clara and are not necessarily accurate. The County of Santa Clara makes no warranty, representation, or guarantee as to the accuracy, completeness, or timeliness of the information contained on this map. Any use of this product without the express written consent of the County of Santa Clara is prohibited. The County of Santa Clara is not responsible for any errors or omissions on this map.

Other Plan Requirements

Section 4.4: Avoidance, Minimization, and Mitigation Measures

Burrowing Owl. This measure does not apply to single-family residences and any non-commercial accessory uses and structures including but not limited to second units on an existing legal lot, or to O&M of Covered Activities other than levees, berms, dikes, and similar features that are known to contain burrowing owl burrows. O&M of roads is not subject to this requirement. For other projects that are subject to CEQA, the Permittees will require burrowing owl surveys in the Conservation Areas using an accepted protocol (as determined by the CVCC in coordination with the Permittees and the Wildlife Agencies). Prior to Development, the construction area and adjacent areas within 500 feet of the Development site, or to the edge of the property if less than 500 feet, will be surveyed by an Acceptable Biologist for burrows that could be used by burrowing owl. If a burrow is located, the biologist will determine if an owl is present in the burrow. If the burrow is determined to be occupied, the burrow will be flagged and a 160-foot buffer during the non-breeding season and a 250-foot buffer during the breeding season, or a buffer to the edge of the property boundary if less than 500 feet, will be established around the burrow. The buffer will be staked and flagged. No Development or O&M activities will be permitted within the buffer until the young are no longer dependent on the burrow.

If the burrow is unoccupied, the burrow will be made inaccessible to owls, and the Covered Activity may proceed. If either a nesting or escape burrow is occupied, owls shall be relocated pursuant to accepted Wildlife Agency protocols. A burrow is assumed occupied if records indicate that, based on surveys conducted following protocol, at least one burrowing owl has been observed occupying a burrow on site during the past three years. If there are no records for the site, surveys must be conducted to determine, prior to construction, if burrowing owls are present. Determination of the appropriate method of relocation, such as eviction/passive relocation or active relocation, shall be based on the specific site conditions (e.g., distance to nearest suitable habitat and presence of burrows within that habitat) in coordination with the Wildlife Agencies. Active relocation and eviction/passive relocation require the preservation and maintenance of suitable burrowing owl habitat determined through coordination with the Wildlife Agencies.

Fluvial Sand Transport. Activities, including O&M of facilities and construction of permitted new projects, in fluvial sand transport areas in the Cabazon, Stubbe and Cottonwood Canyons, Snow Creek/Windy Point, Whitewater Canyon, Whitewater Floodplain, Upper Mission Creek/Big Morongo Canyon, Mission Creek/Morongo Wash, Willow Hole, Long Canyon, Edom Hill, Thousand Palms, West Deception Canyon, and Indio Hills/Joshua Tree National Park Linkage Conservation Areas will be conducted in a manner to maintain the fluvial sand transport capacity of the system.

Le Conte's Thrasher. This measure does not apply to single-family residences and any non-commercial accessory uses and structures including but not limited to second units on an existing legal lot, or to O&M of Covered Activities. In modeled Le Conte's thrasher Habitat in all the Conservation Areas, during the nesting season, January 15 - June 15, prior to the start of construction activities, surveys will be conducted by an Acceptable Biologist on the construction site and within 500 feet of the construction site, or to the property boundary if less than 500 feet.

If nesting Le Conte's thrashers are found, a 500 foot buffer, or to the property boundary if less than 500 feet, will be established around the nest site. The buffer will be staked and flagged. No construction will be permitted within the buffer during the breeding season of January 15 - June 15 or until the young have fledged.

Mesquite Hummocks and Mesquite Bosque Natural Communities. This measure does not apply to single-family residences and any non-commercial accessory uses and structures including but not limited to second units on an existing legal lot, or to O&M of Covered Activities. Construction activities in the Cabazon, Willow Hole, Thousand Palms, Indio Hills Palms, East Indio Hills, Dos Palmas, Coachella Valley Stormwater Channel and Delta, and Santa Rosa and San Jacinto Mountains Conservation Areas will avoid mesquite hummocks and mesquite bosque to the maximum extent Feasible.

Palm Springs Pocket Mouse. To avoid impacts to the Palm Springs pocket mouse and its habitat in the Upper Mission Creek/Big Morongo Canyon and Willow Hole Conservation Areas, Flood Control-related construction activities will comply with the following avoidance and minimization measures.

- ❖ **Clearing:** For construction that would involve disturbance to Palm Springs pocket mouse habitat, activity should be phased to the extent feasible and practicable so that suitable habitat islands are no farther than 300 feet apart at any given time to allow pocket mice to disperse between habitat patches across nonsuitable habitat (i.e., unvegetated and/or compacted soils). Prior to project construction, a biological monitor familiar with this species should assist construction crews in planning access routes to avoid impacts to occupied habitat as much as feasible (i.e., placement of preferred routes on project plans and incorporation of methods to avoid as much suitable habitat/soil disturbance as possible). Furthermore, during construction activities, the biological monitor will ensure that connected, naturally vegetated areas with sandy soils and typical native vegetation remain intact to the extent feasible and practicable. Finally, construction that involves clearing of habitat should be avoided during the peak breeding season (approximately March to May), and activity should be limited as much as possible during the rest of the breeding season (January to February and June to August).
- ❖ **Revegetation:** Clearing of native vegetation (e.g., creosote, rabbitbrush, burrobrush, cheesebush) should be followed by revegetation, including natural reestablishment and other means, resulting in habitat types of equal or superior biological value for Palm Springs pocket mouse.
- ❖ **Trapping/Holding:** All trapping activity should be conducted in accordance with accepted protocols and by a qualified biologist who possesses a Memorandum of Understanding with CDFG for live-trapping of heteromyid species in Southern California.
- ❖ **Translocation:** Should translocation between distinct population groups be necessary, as determined through the Adaptive Management and Monitoring Program, activity should be conducted by a qualified biologist who possesses a Memorandum of Understanding with CDFG for live-trapping of heteromyid species in Southern California. Trapping and subsequent translocation activity should be conducted in accordance with accepted protocols. Translocation programs should be coordinated by or conducted by the CVCC and/or RMOC to determine the appropriate trapping, holding, marking, and handling methods and potential translocation sites.

Comments:

The property appears to have mesquite hummocks communities not included in the vegetation mapping. Please refer to the avoidance and mitigation measures for the Mesquite Hummocks natural communities above.

4.5 Land Use Adjacency Guidelines

The purpose of Land Use Adjacency Guidelines is to avoid or minimize indirect effects from Development adjacent to or within the Conservation Areas. Adjacent means sharing a common boundary with any parcel in a Conservation Area. Such indirect effects are commonly referred to as edge effects, and may include noise, lighting, drainage, intrusion of people, and the introduction of non-native plants and non-native predators such as dogs and cats. Edge effects will also be addressed through reserve management activities such as fencing. The following Land Use Adjacency Guidelines shall be considered by the Permittees in their review of individual public and private Development projects adjacent to or within the Conservation Areas to minimize edge effects, and shall be implemented where applicable.

4.5.1 Drainage

Proposed Development adjacent to or within a Conservation Area shall incorporate plans to ensure that the quantity and quality of runoff discharged to the adjacent Conservation Area is not altered in an adverse way when compared with existing conditions. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the adjacent Conservation Area.

4.5.2 Toxics

Land uses proposed adjacent to or within a Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife and plant species, Habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in any discharge to the adjacent Conservation Area.

4.5. Lighting

Numerous studies have shown artificial light to negatively impact a variety of wildlife species (see, for example, Ecological consequences of artificial night lighting 2006, Rich, C. and Longcore, T. (eds.). Island Press: Washington, D.C.). The purpose of this guideline is to minimize the impact of artificial light on wildlife within Conservation Areas. For proposed

Development adjacent to or within a Conservation Area, lighting shall be shielded and directed toward the developed area. Landscape shielding or other appropriate methods shall be incorporated in project designs to minimize the effects of lighting adjacent to or within the adjacent Conservation Area. Projects requiring discretionary approval shall provide the permitting jurisdiction with a light study showing the proposed methods to minimize escape of light from the project into Conservation Areas. This study shall include all exterior lighting including street lights and security lighting.

4.5.4 Noise

Noise has been shown to negatively impact numerous species of wildlife (see, for example, Bowles, A.E. 1995. **Responses of wildlife to noise.** pp. 109-156. In: Knight, R.L. and K.J. Gutzwiller. (eds.) **Wildlife and Recreationists: Coexistence through Management and Research.** Island Press: Washington, D.C.). The purpose of this guideline is to minimize the impact the noise on wildlife within Conservation Areas. Proposed Development adjacent to or within a Conservation Area that generates noise in excess of 75 dBA L_{eq} hourly, as measured at the property line, shall incorporate setbacks, berms, or walls, as appropriate, to minimize the effects of noise on the adjacent Conservation Area. Required Measures in any Conservation Area that preclude or limit berms or walls shall have precedence over this guideline. This guideline is intended to apply to land uses that generate noise on a permanent basis such as race tracks, night clubs and shooting ranges and does not apply to temporary noise due to construction or special events. Public safety activities are exempt from this guideline.

4.5.5 Invasives

Invasive species are a known threat to native wildlife and wildlife habitat in the Coachella Valley. Impacts of invasive species on wildlife in the Coachella Valley have been documented in research conducted by the Center for Conservation Biology at the University of California, Riverside. Invasive, non-native plant species shall not be incorporated in the landscape for land uses adjacent to or within a Conservation Area. Landscape treatments within or adjacent to a Conservation Area shall incorporate native plant materials to the maximum extent Feasible; recommended native species are listed in Table 4-112. The plants listed in Table 4-113 shall not be used within or adjacent to a Conservation Area. This list may be amended from time to time through a Minor Amendment with Wildlife Agencies' concurrence.

Table 4-112: Coachella Valley Native Plants Recommended for Landscaping¹

BOTANICAL NAME	COMMON NAME
Trees	
<i>Washingtonia filifera</i>	California Fan Palm
<i>Cercidium floridum</i>	Blue Palo Verde
<i>Chilopsis linearis</i>	Desert Willow
<i>Olneya tesota</i>	Ironwood Tree
<i>Prosopis glandulosa var. torreyana</i>	Honey Mesquite

BOTANICAL NAME	COMMON NAME
Shrubs	
<i>Acacia greggii</i>	Cat's Claw Acacia
<i>Ambrósia dumosa</i>	Burro Bush
<i>Atriplex canescens</i>	Four Wing Saltbush
<i>Atriplex lentiformis</i>	Quailbush
<i>Atriplex polycarpa</i>	Cattle Spinach
<i>Baccharis sergiloides</i>	Squaw Water-weed
<i>Bebia juncea</i>	Sweet Bush
<i>Cassia (Senna) covesii</i>	Desert Senna
<i>Condalia parryi</i>	Crucillo
<i>Crossosoma bigelovii</i>	Crossosoma
<i>Dalea emoryi</i>	Dye Weed
<i>Dalea (Psorothamnus) schottii</i>	Indigo Bush
<i>Datura meteloides</i>	Jimson Weed
<i>Encelia farinosa</i>	Brittle Bush
<i>Ephedra aspera</i>	Mormon Tea
<i>Eriogonum fasciculatum</i>	California Buckwheat
<i>Eriogonum wrightii membranaceum</i>	Wright's Buckwheat
<i>Fagonia laevis</i>	(No Common Name)
<i>Gutierrezia sarothrae</i>	Matchweed
<i>Haplopappus acradenius</i>	Goldenbush
<i>Hibiscus denudatus</i>	Desert Hibiscus
<i>Hoffmannseggia microphylla</i>	Rush Pea
<i>Hymenoclea salsola</i>	Cheesebush
<i>Hyptis emoryi</i>	Desert Lavender
<i>Isomeris arborea</i>	Bladder Pod
<i>Juniperus californica</i>	California Juniper
<i>Krameria grayi</i>	Ratany
<i>Krameria parvifolia</i>	Little-leaved Ratany
<i>Larrea tridentate</i>	Creosote Bush
<i>Lotus rigidus</i>	Desert Rock Pea
<i>Lycium andersonii</i>	Box Thorn
<i>Petalonyx linearis</i>	Long-leaved Sandpaper Plant
<i>Petalonyx thurberi</i>	Sandpaper Plant
<i>Peucephyllum schottii</i>	Pygmy Cedar
<i>Prunus fremontii</i>	Desert Apricot
<i>Rhus ovata</i>	Sugar-bush
<i>Salazaria mexicana</i>	Paper-bag Bush
<i>Salvia apiana</i>	White Sage
<i>Salvia eremostachya</i>	Santa Rosa Sage
<i>Salvia vaseyi</i>	Wand Sage
<i>Simmondsia chinensis</i>	Jojoba
<i>Sphaeralcia ambigua</i>	Globemallow (Desert Mallow)
<i>Sphaeralcia ambigua rosacea</i>	Apricot Mallow
<i>Trixis californica</i>	Trixis
<i>Zauschneria californica</i>	California Fuchsia
Groundcovers	
<i>Mirabilis bigelovii</i>	Wishbone Bush (Four O'Clock)
<i>Mirabilis tenuiloba</i>	White Four O'Clock (Thin-lobed)

BOTANICAL NAME	COMMON NAME
Vines	
<i>Vitis girdiana</i>	Desert Grape
Accent	
<i>Muhlenbergia rigens</i>	Deer Grass
Herbaceous Perennials²	
<i>Adiantum capillus-veneris</i>	Maiden-hair Fern (w)
<i>Carex alma</i>	Sedge (w)
<i>Dalea parryi</i>	Parry Dalea
<i>Eleocharis montevidensis</i>	Spike Rush (w)
<i>Equisetum laevigatum</i>	Horsetail (w)
<i>Juncus bufonis</i>	Toad Rush (w)
<i>Juncus effuses</i>	Juncus (w)
<i>Juncus macrophyllus</i>	Juncus (w)
<i>Juncus mexicanus</i>	Mexican Rush (w)
<i>Juncus xiphioides</i>	Juncus (w)
<i>Notholaena parryi</i>	Parry Cloak Fern
<i>Pallaea mucronata</i>	Bird-foot Fern
Cacti and Succulents	
<i>Agave deserti</i>	Desert Agave
<i>Asclepias albicans</i>	Desert Milkweed (Buggy-whip)
<i>Asclepias subulata</i>	Ajamete
<i>Dudleya arizonica</i>	Live-forever
<i>Dudleya saxosa</i>	Rock Dudleya
<i>Echinocereus engelmannii</i>	Calico Hedgehog Cactus
<i>Ferocactus acanthodes</i>	Barrel Cactus
<i>Fouquieria splendens</i>	Ocotillo
<i>Mamillaria dioica</i>	Nipple Cactus
<i>Mamillaria tetrancistra</i>	Corkseed Cactus
<i>Nolina parryi</i>	Parry Nolina
<i>Opuntia acanthocarpa</i>	Stag-horn or Deer-horn Cholla
<i>Opuntia bigelovii</i>	Teddy Bear or Jumping Cholla
<i>Opuntia basilaris</i>	Beavertail Cactus
<i>Opuntia echinocarpa</i>	Silver or Golden Cholla
<i>Opuntia ramosissima</i>	Pencil Cholla, Darning Needle Cholla
<i>Yucca schidigera</i>	Mojave Yucca, Spanish Dagger
<i>Yucca whipplei</i>	Our Lord's Candle

¹ Source: "Coachella Valley Native Plants, Excluding Annuals (0 ft. to approximately 3,000 ft. elevation)."

Compiled by Dave Heveron, Garden Collections Manager, and Kirk Anderson, Horticulturist, The Living Desert, May, 2000, for the Coachella Valley Mountains Conservancy.

² Common names for herbaceous perennials that are followed by "(w)" indicate a water or riparian species.

Table 4-113: Prohibited Invasive Ornamental Plants¹

BOTANICAL NAME	COMMON NAME
<i>Acacia</i> spp. (all species except <i>A. greggii</i>)	Acacia (all species except native catclaw acacia)
<i>Arundo donax</i> (✓)	Giant Reed or Arundo Grass
<i>Atriplex semibaccata</i> (✓)	Australian Saltbush
<i>Avena barbata</i>	Slender Wild Oat
<i>Avena fatua</i>	Wild Oat

BOTANICAL NAME	COMMON NAME
<i>Brassica tournefortii</i> (✓✓)	African or Saharan Mustard
<i>Bromus madritensis</i> ssp. <i>rubens</i> (✓)	Red Brome
<i>Bromus tectorum</i> (✓✓)	Cheat Grass or Downy Brome
<i>Cortaderia jubata</i> [syn. <i>C. atacamensis</i>]	Jubata Grass or Andean Pampas Grass
<i>Cortaderia dioica</i> [syn. <i>C. selloana</i>]	Pampas Grass
<i>Descurainia sophia</i>	Tansy Mustard
<i>Eichhornia crassipes</i>	Water Hyacinth
<i>Elaeagnus angustifolia</i>	Russian Olive
<i>Foeniculum vulgare</i>	Sweet Fennel
<i>Hirschfeldia incana</i>	Mediterranean or Short-pod Mustard
<i>Lepidium latifolium</i>	Perennial Pepperweed
<i>Lolium multiflorum</i>	Italian Ryegrass
<i>Nerium oleander</i>	Oleander
<i>Nicotiana glauca</i> (✓)	Tree Tobacco
<i>Oenothera berlandieri</i> (#)	Mexican Evening Primrose
<i>Olea europea</i>	European Olive Tree
<i>Parkinsonia aculeata</i> (✓)	Mexican Palo Verde
<i>Pennisetum clandestinum</i>	Kikuyu Grass
<i>Pennisetum setaceum</i> (✓✓)	Fountain Grass
<i>Phoenix canariensis</i> (#)	Canary Island Date Palm
<i>Phoenix dactylifera</i> (#)	Date Palm
<i>Ricinus communis</i> (✓)	Castorbean
<i>Salsola tragus</i> (✓)	Russian Thistle
<i>Schinus molle</i>	Peruvian Pepper Tree or California Pepper
<i>Schinus terebinthifolius</i>	Brazilian Pepper Tree
<i>Schismus arabicus</i>	Mediterranean Grass
<i>Schismus barbatus</i> (✓✓)	Saharan Grass, Abu Mashi
<i>Stipa capensis</i> (✓✓)	No Common Name
<i>Tamarix</i> spp. (all species) (✓✓)	Tamarisk or Salt Cedar
<i>Taeniatherum caput-medusae</i>	Medusa-head
<i>Tribulus terrestris</i>	Puncturevine
<i>Vinca major</i>	Periwinkle
<i>Washingtonia robusta</i>	Mexican fan palm
<i>Yucca gloriosa</i> (#)	Spanish Dagger

¹ Sources: California Exotic Pest Plant Council, United States Department of Agriculture-Division of Plant Health and Pest Prevention Services, California Native Plant Society, Fremontia Vol. 26 No. 4, October 1998, The Jepson Manual; Higher Plants of California, and County of San Diego Department of Agriculture.

Key to Table 4-113:

- # indicates species not on CalePPC October 1999 "Exotic Pest Plants of Greatest Ecological Concern in California" list
- ✓ indicates species known to be invasive in the Plan Area
- ✓✓ indicates particularly troublesome invasive species

4.5.6 Barriers

Land uses adjacent to or within a Conservation Area shall incorporate barriers in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping in a Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls and/or signage.

4.5.7 Grading/Land Development

Manufactured slopes associated with site Development shall not extend into adjacent land in a Conservation Area.

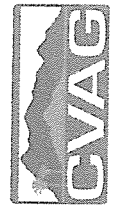
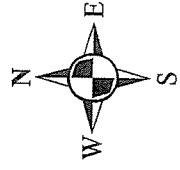
Map of Project Vicinity in Conservation Area
Map(s) of Project Boundaries and Species etc Disturbance

Solera at Desert Dunes - Pulte Project Area Willow Hole Conservation Area



Legend

- Roads
- Project Area
- Area to be Disturbed
- Area to be Conserved
- Parcel Boundaries
- CVMSHCP Conservation Areas



DesertDunesVerB_projectmap.mxd
12/22/2009

Map by
Nicholas Peihl
Coachella Valley Association
of Governments

DISCLAIMER: CVAG and The County of Riverside assume no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates/modifications and may not be complete or appropriate for all purposes. CVAG and County GIS and other sources should be queried for the most current information. Horizontal accuracy: Parcel data is of mapping grade (quality) only and does not represent reliable locations or legal boundaries. User assumes all risk of use of this product. Do not copy or resell this map.

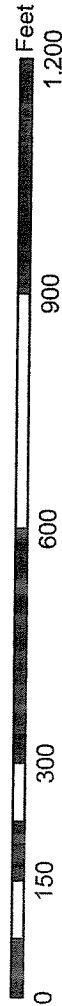
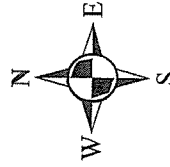
Solera at Desert Dunes - Pulte Conservation Objectives Willow Hole Conservation Area



Legend

- Roads
- Project Area
- Parcel Boundaries
- Take Allocation**
- Area to be Disturbed
- Area to be Conserved
- Stabilized desert dunes
- Stabilized desert sand fields

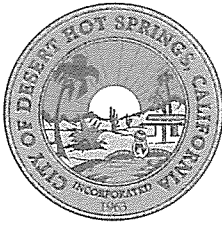
Models for CV Milkvetch,
CV Fringe-toed Lizard,
CV Round-tailed Ground Squirrel,
Le Conte's Thrasher,
Palm Springs Pocket Mouse and
Sand Transport cover entire extent
of Project Area.



DesertDunesVerB_conservationobjectives.mxd
12/22/2009

Map by
Nicholas Peihl
Coachella Valley Association
of Governments

DISCLAIMER: CVAG and The County of Riverside assume no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates/modifications and may not be complete or appropriate for all purposes. CVAG and County GIS and other sources should be queried for the most current information. Horizontal accuracy: Parcel data is of mapping grade (quality) only and does not represent reliable locations or legal boundaries. User assumes all risk of use of this product. Do not copy or resell this map.



City of Desert Hot Springs

County of Riverside
82-675 Hwy. 111 No. 209
Indio, CA. 92201

RECEIVED
OCT 30 2006

October 25, 2006

RE: Case No. EA41060, CFG4458
Tentative Tract Map No. 34553

RIVERSIDE COUNTY
PLANNING DEPARTMENT
INDIO OFFICE

Dear Mr. Powell:

Planning Staff has reviewed the proposal for Tentative Tract Map No. 34553 and has several concerns to address. The first issue shows half-street improvements for 18th, 20th and Bubbling Wells Avenues and with no apparent plans for Traffic Signal Plans for intersections on Palm Drive and 18th and 20th Avenues. This is a significant concern for automobile traffic will most assuredly increase due the amount of proposed homes for Tentative Tract Maps 34553, 31879-1 and 34552. Staff would recommend full street improvement plans for 18th, 20th and Bubbling Wells Avenues and with Traffic Signal Plans for the intersections of Palm Drive connecting to 18th and 20th Avenues.

An additional concern is the streets and lot sizes proposed for the Tentative Tract Map. Local collector streets for the City of Desert Hot Springs require 40' minimum street widths in contrast to the 37' street widths proposed and would recommend this to be corrected. The proposed lot sizes are substandard to the City's Development Standards for Residential Low Density (R-L) in overall minimum square footage, and in minimum lot widths allowed (9,000 min sq. ft., 70' ft. min. width). This is a concern for the lots proposed and will greatly impede the ability of homeowners to expand (i.e. pools, patio covers) once Tentative Tract Map 34553 becomes annexed to the City. Staff recommends the lots proposed to be corrected in order to comply with the City's Development Standards. (See attached).

Should you have any questions regarding these concerns, please feel free to contact Jon Braginton, Assistant Planner, at (760) 329-6411, x-258.

Sincerely,

Jon Braginton
Assistant Planner

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/24/2012.

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers SPO033651 For

Company or Individual's Name Planning Department

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

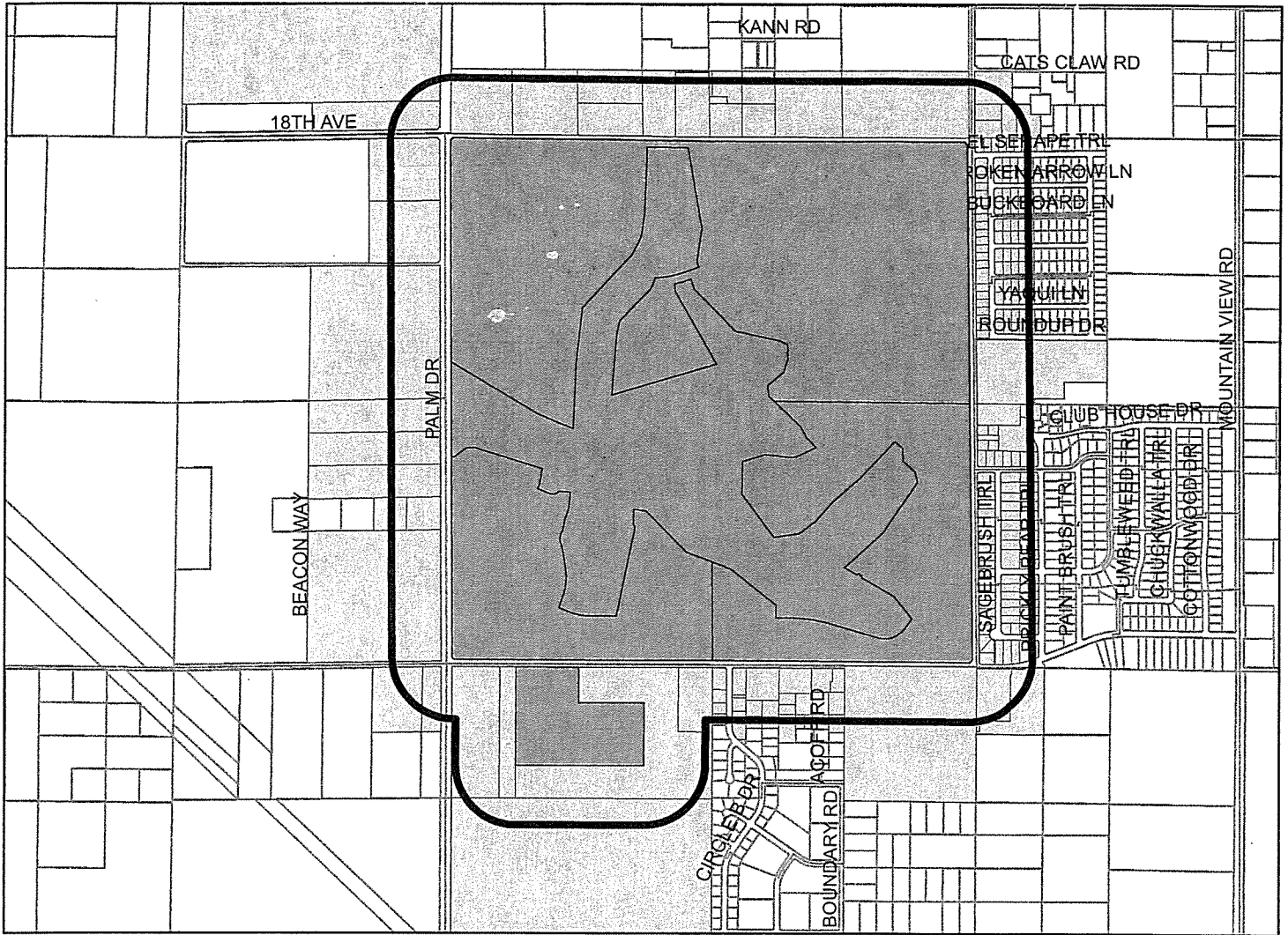
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

*checked by
matt
EOP 4/24/12
MLB*

SP00336S1 (600 feet buffer)



Selected Parcels

657-240-029	657-323-004	657-401-002	657-392-008	657-290-006	657-401-013	657-270-010	657-332-023	657-311-004	657-401-003
657-322-005	657-230-015	657-240-028	657-323-001	657-402-011	657-230-028	657-250-012	657-331-007	660-040-001	657-332-024
657-333-021	660-110-020	657-361-004	657-395-001	657-311-002	657-314-023	657-290-011	657-331-004	657-331-005	657-331-003
657-391-002	657-314-024	660-040-002	657-332-004	657-332-002	657-332-003	657-280-015	657-323-021	657-313-003	657-313-024
660-050-001	657-332-022	657-322-022	657-391-001	657-322-002	657-392-003	657-391-004	657-270-011	657-323-005	657-490-002
660-071-008	657-230-009	657-230-010	657-314-003	657-362-009	660-072-001	657-362-013	657-333-001	657-401-007	657-401-008
657-402-006	657-401-006	657-392-009	657-230-012	657-362-010	657-313-020	657-313-021	657-323-003	657-322-003	657-314-021
657-312-001	657-361-005	660-110-053	657-402-010	657-333-024	657-391-003	660-080-011	657-314-002	657-270-009	657-351-010
657-321-010	657-351-012	657-401-015	657-280-003	657-314-004	657-402-001	657-401-014	657-351-002	657-402-009	657-391-005

rest 90 parcels shown



1,400 700 0 1,400 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.



ASMT: 657230010, APN: 657230010
DESERT LAND HOLDINGS
77641 IROQUOIS DR
INDIAN WELLS CA 92210

ASMT: 657240006, APN: 657240006
VINCENT KARPINSKI
700 PARK PASEO
LAS VEGAS NV 89104

ASMT: 657230011, APN: 657230011
CELIA CAMBRON, ETAL
31822 AVENIDA ALVERA
CATHEDRAL CY CA 92234

ASMT: 657240023, APN: 657240023
PETER SIMIONATO
17 LAURIE CT
NOVATO CA 94947

ASMT: 657230012, APN: 657230012
ELFEGO PEREZ
68555 D ST
CATHEDRAL CY CA 92234

ASMT: 657240027, APN: 657240027
LEODIVINA LOPEZ, ETAL
17920 AVENIDA MANZANA
DSRT HOT SPG, CA. 92241

ASMT: 657230013, APN: 657230013
T BIRD REALTY INC
71330 HIGHWAY 111 STE B
RANCHO MIRAGE CA 92270

ASMT: 657240028, APN: 657240028
BECKER ELIZABETH ESTATE OF
C/O PHILIP BECKER
17848 AVENIDA MANZANA
DESERT HOT SPRINGS CA 92241

ASMT: 657230015, APN: 657230015
IAN F ROBERTSON DPP, ETAL
C/O IAN ROBERTSON
801 A ST
SAN RAFAEL CA 94901

ASMT: 657240029, APN: 657240029
200 HOLT
P O BOX 1106
SAN BERNARDINO CA 92401

ASMT: 657230023, APN: 657230023
T BIRD REALTY INC
71330 HIGHWAY 111
RANCHO MIRAGE CA 92270

ASMT: 657250012, APN: 657250012
BLUEBEYOND FISHERIES
P O BOX 399
DSRT HOT SPGS CA 92240

ASMT: 657230028, APN: 657230028
BIBLE BAPTIST CHURCH
27620 LANDAU BLV STE 5
CATHEDRAL CITY CA 92234

ASMT: 657270009, APN: 657270009
FRANK MORALES
67224 SAN GABRIEL
CATHEDRAL CY CA 92234



ASMT: 657270010, APN: 657270010
ANGEL BELTRAN
31760 DATE PALM DR
CATHEDRAL CY CA 92234

ASMT: 657290005, APN: 657290005
WILLIAM ABBOTT
711 LOMA DR
HERMOSA BEACH CA 90254

ASMT: 657270011, APN: 657270011
DAVID AHUERO
3187 BUNTING AVE
GRAND JUNCTION CO 81504

ASMT: 657290006, APN: 657290006
EHSAN BEROUKHIM, ETAL
1225 COMSTOCK PL
NEWBURY PARK CA 91320

ASMT: 657270040, APN: 657270040
SHIRLEY DEAN
6704 M MUSCATEL AVE
SAN GABRIEL CA 91775

ASMT: 657290009, APN: 657290009
MINAS INV INC
31485 AVENUE JUAREZ
CATHEDRAL CY CA 92284

ASMT: 657280003, APN: 657280003
GARY KADING
10960 WILSHIRE BLVD 5TH FL
LOS ANGELES CA 90024

ASMT: 657290010, APN: 657290010
MINAS INV
31485 AVENIDA JUAREZ
CATHEDRAL CY CA 92234

ASMT: 657280015, APN: 657280015
JANET LEE, ETAL
C/O JANET LEE
49645 MAGNOLIA DR
MORONGO VALLEY CA 92256

ASMT: 657290011, APN: 657290011
CENTER FOR NATURAL LADS MANAGEMENT
27258 VIA INDUSTRIA STE B
TEMECULA CA 92590

ASMT: 657280016, APN: 657280016
PATRICIA BARTON, ETAL
C/O THOMAS KELLY
128 HAMPSTEAD CT
THOUSAND OAKS CA 91361

ASMT: 657300009, APN: 657300009
PICKFORD PLACE
75178 GERALD FORD DR NO 2A
PALM DESERT CA 92211

ASMT: 657290004, APN: 657290004
MICHAEL ARGYROS, ETAL
C/O JOHN ARGYROS
3205 CLAREMORE
LONG BEACH CA 90808

ASMT: 657311002, APN: 657311002
CATHERINE CROCKETT
67560 EL SERAPE TR
DSRT HOT SPG, CA. 92241



ASMT: 657311003, APN: 657311003
DEBRA ABURTO, ETAL
30255 ARBOL REAL
THOUSAND PALMS CA 92276

ASMT: 657312005, APN: 657312005
DONNA JENSEN, ETAL
709 OCEANHILL DR
HUNTINGTON BEACH CA 92648

ASMT: 657311004, APN: 657311004
AYASS INV INC
C/O BASSAM AYASS
5 RANCHO JURUPA PL
POMONA CA 91766

ASMT: 657312006, APN: 657312006
KENNETH MCGUIRE
18405 SAGEBRUSH TR
DSRT HOT SPG, CA. 92241

ASMT: 657311005, APN: 657311005
SUSAN CARNEY, ETAL
67590 EL SERAPE TR
DSRT HOT SPG, CA. 92241

ASMT: 657312007, APN: 657312007
GLENDA SMITH, ETAL
18435 SAGEBRUSH TR
DSRT HOT SPG, CA. 92241

ASMT: 657311006, APN: 657311006
ROBERTA SANGSTER
5116 OLIVE HILL TR
BONSALL CA 92003

ASMT: 657313001, APN: 657313001
MILTON WEISS ESTATE OF
C/O SHIRLEY WEISS
P O BOX 20151
RENO NV 89515

ASMT: 657311007, APN: 657311007
PACIFIC U DRIVE
C/O MICHAEL S BAILEY
P O BOX 92765
LONG BEACH CA 90809

ASMT: 657313002, APN: 657313002
WEST COAST HOME SOLUTIONS
C/O THOMAS W OWENS
19788 WILDWOOD DR
WEST LINN OR 97068

ASMT: 657312001, APN: 657312001
EVA FOSTER
20024 HEMMING WAY ST
WINNETKA CA 91306

ASMT: 657313003, APN: 657313003
MARIA VERSTAPPEN, ETAL
67595 EL SERAPE TR
DSRT HOT SPG, CA. 92241

ASMT: 657312004, APN: 657312004
JEFFREY OLIVER
74110 SCHOLAR LN E
PALM DESERT CA 92211

ASMT: 657313021, APN: 657313021
ROL ROTH, ETAL
1071 GREEN OAKS DR
LOS OSOS CA 93402

ASMT: 657313022, APN: 657313022
SHAUL MEZRAHI
P O BOX 2399
RANCHO MIRAGE CA 92270

ASMT: 657314005, APN: 657314005
KEITH RISSANEN, ETAL
4595 ESTRELLA AVE
SAN DIEGO CA 92115

ASMT: 657313023, APN: 657313023
JOYCE GOLDSMITH
67580 BROKEN ARROW
DSRT HOT SPG, CA. 92241

ASMT: 657314020, APN: 657314020
MODERN LIVING SPACES
67610 YAQUI LN
DSRT HOT SPGS CA 92241

ASMT: 657313024, APN: 657313024
NORMA LICEA, ETAL
67570 BROKEN ARROW LN
DSRT HOT SPG, CA. 92241

ASMT: 657314021, APN: 657314021
ERNEST NYLANDER
560 W 4050 NORTH
PLEASANT VIEW UT 84414

ASMT: 657314001, APN: 657314001
DONNA JENSEN, ETAL
709 OCEAN HILL DR
HUNTINGTON BEACH CA 92648

ASMT: 657314022, APN: 657314022
TERESA WYSZOMIRSKI, ETAL
546 S LAUREL TREE DR
ANAHEIM CA 92808

ASMT: 657314002, APN: 657314002
JANINA KOSOWICZ, ETAL
6530 SAN VINCENTE BLV
LOS ANGELES CA 90048

ASMT: 657314023, APN: 657314023
CATHOLIC CHARITIES SAN BERNARDINO RIVE
1450 NORTH D ST
SAN BERNARDINO CA 92405

ASMT: 657314003, APN: 657314003
DIANA KRUSE
22978 BUSKIRK DR
MIDDLETON ID 83644

ASMT: 657314024, APN: 657314024
CHARLES HAMEL
12304 SANTA MONICA BLV
W LOS ANGELES CA 90025

ASMT: 657314004, APN: 657314004
GARY WALENDZIK
2055 E BROADWAY NO 301
LONG BEACH CA 90803

ASMT: 657321001, APN: 657321001
GRACIELA JIMENEZ
18465 SAGEBRUSH TR
DSRT HOT SPG, CA. 92241

ASMT: 657321002, APN: 657321002
DIANA RICHARDS, ETAL
2150 E TAMARISK RD
PALM SPRINGS CA 92262

ASMT: 657322020, APN: 657322020
PATRICIA VALDIVIA
67580 EL SOMBRERO LN
DSRT HOT SPG, CA. 92240

ASMT: 657321006, APN: 657321006
STEVEN GRASHA
18605 SAGEBRUSH TR
DSRT HOT SPG, CA. 92241

ASMT: 657322021, APN: 657322021
JOSEPH OKON
67560 EL SOMBRERO LN
DSRT HOT SPG, CA. 92241

ASMT: 657321007, APN: 657321007
JAMES WOODS
18625 SAGEBRUSH TRL
DSRT HOT SPG, CA. 92241

ASMT: 657322022, APN: 657322022
CYNTHIA GUTIERREZ
43791 SMURR ST
INDIO CA 92201

ASMT: 657321010, APN: 657321010
FREDERICK PHILLIPPI
18655 SAGEBRUSH TR
DSRT HOT SPG CA 92240

ASMT: 657322024, APN: 657322024
WRENBURY INC
818 SHADY OAK DR
SANTA ROSA CA 95404

ASMT: 657322002, APN: 657322002
DANIEL OPALKA
67559 BUCKBOARD LN
DSRT HOT SPG, CA. 92241

ASMT: 657323001, APN: 657323001
MARGARET COLEMAN, ETAL
24701 RAYMOND WAY NO 227
LAKE FOREST CA 92630

ASMT: 657322003, APN: 657322003
ERNEST NYLANDER
560 W 4050 N
PLEASANT VIEW UT 84414

ASMT: 657323002, APN: 657323002
MANIZHEH YOMTOUBIAN
P O BOX 3595
NEWPORT BEACH CA 92659

ASMT: 657322004, APN: 657322004
ROBERT WILFORD, ETAL
C/O ROBERT M WILFORD
13916 COHASSET ST
VAN NUYS CA 91405

ASMT: 657323003, APN: 657323003
ELIZABETH FEAGANS
1903 S CONGRESS AVE 450
BOYNTON BEACH FL 33426

ASMT: 657323004, APN: 657323004
THOMAS MARTINEZ, ETAL
3554 BERRY DR
STUDIO CITY CA 91604

ASMT: 657331005, APN: 657331005
DONNA BOHLING, ETAL
3610 CENTRAL AVE NO 400
RIVERSIDE CA 92506

ASMT: 657323005, APN: 657323005
STEVE DIX, ETAL
67589 EL SOMBRERO LN
DSRT HOT SPG, CA. 92241

ASMT: 657331006, APN: 657331006
ERIC PETERSON, ETAL
C/O ERIC A PETERSON
10108 PARK ST
BELLFLOWER CA 90706

ASMT: 657323020, APN: 657323020
FRANCES BESNE, ETAL
67584 LONG CANYON RD
DSRT HOT SPG, CA. 92241

ASMT: 657331007, APN: 657331007
ROSEANNE ALSUP, ETAL
18825 SAGEBRUSH TR
DSRT HOT SPG, CA. 92241

ASMT: 657323021, APN: 657323021
CHRISTOPHER BASCONCILLO
67562 LONG CANYON LN
DSRT HOT SPG, CA. 92241

ASMT: 657331008, APN: 657331008
YOLANDA SANCHEZ
18855 SAGEBRUSH TR
DSRT HOT SPG, CA. 92241

ASMT: 657323022, APN: 657323022
JOHN ALLGAIER
60112 CARRIZO RD
MOUNTAIN CENTER CA 92561

ASMT: 657332001, APN: 657332001
THERESA STEINHAUS, ETAL
4175 SHOALCREEK DR
CORONA CA 92883

ASMT: 657323024, APN: 657323024
MIQUEL MUNIOZGUREN
6375 SOUTHERN RD
LA MESA CA 92041

ASMT: 657332004, APN: 657332004
CHARLI RAYE NOVAK
P O BOX 3156
TUSTIN CA 92781

ASMT: 657331002, APN: 657331002
ESMENIO SISON, ETAL
18705 SAGEBRUSH TRL
DSRT HOT SPG, CA. 92241

ASMT: 657332005, APN: 657332005
MOSES SUGGS
1416 N VISTA ST NO 2
LOS ANGELES CA 90046

ASMT: 657332020, APN: 657332020
JOHN ANNALA
67644 YAQUI LN
DSRT HOT SPG, CA. 92241

ASMT: 657333003, APN: 657333003
MARISELA HERNANDEZ
67611 YAQUI LN
DSRT HOT SPG, CA. 92241

ASMT: 657332021, APN: 657332021
BRIAN HEDRICK, ETAL
67626 YAQUI LN
DSRT HOT SPG, CA. 92241

ASMT: 657333004, APN: 657333004
PHYLLIS OCAMPO, ETAL
1321 ARABIC ST
WILMINGTON CA 90744

ASMT: 657332022, APN: 657332022
COLLEEN EDWARDS
18550 PAINT BRUSH TR
DSRT HOT SPG CA 92241

ASMT: 657333005, APN: 657333005
URSULA IRWIN
15 W 064 87TH ST
BURR RIDGE IL 60527

ASMT: 657332023, APN: 657332023
ARMANDO SALAZAR
P O BOX 736
LA QUINTA CA 92247

ASMT: 657333020, APN: 657333020
ESMENIO SISON, ETAL
18705 SAGEBRUSH TR
DSRT HOT SPGS CA 92241

ASMT: 657332024, APN: 657332024
TAMI DENNEY, ETAL
6051 BOUNTY ST
SAN DIEGO CA 92120

ASMT: 657333021, APN: 657333021
BRIAN MEYERS
67626 ROUNDUP DR
DSRT HOT SPG, CA. 92241

ASMT: 657333001, APN: 657333001
EDELMIRA COLIN
67591 YAQUI LN
DSRT HOT SPG, CA. 92241

ASMT: 657333022, APN: 657333022
RAMIRO INDA
67620 ROUNDUP DR
DSRT HOT SPG, CA. 92241

ASMT: 657333002, APN: 657333002
ANA RENTERIA, ETAL
67595 YAQUI LN
DSRT HOT SPG, CA. 92241

ASMT: 657333023, APN: 657333023
YOLANDA PIEROTTI, ETAL
527 W NORMAN AVE
ARCADIA CA 91007

ASMT: 657333024, APN: 657333024
FLVMD PROP
C/O FRANK DOROSY
4334 ACAMPO ST
GLENDALE CA 91214

ASMT: 657351010, APN: 657351010
JACQUELYN WOOLSEY, ETAL
7930 E ELDERWOOD AVE
ORANGE CA 92869

ASMT: 657351001, APN: 657351001
GERALDINE RONCAGLIONE, ETAL
43490 FIRESTONE PL
LEESBURG VA 20176

ASMT: 657351011, APN: 657351011
MICHAEL PINS
458 MONTE VISTA
PALM DESERT CA 92260

ASMT: 657351002, APN: 657351002
DONNA GOWLAND, ETAL
P O BOX 1157
DESERT HOT SPRINGS CA 92240

ASMT: 657351012, APN: 657351012
G B HOME DEV
C/O TIFFANY LEE
1351 W PARK AVE STE 103
REDLANDS CA 92373

ASMT: 657351003, APN: 657351003
ORALIA RUBIO, ETAL
P O BOX 439
COACHELLA CA 92236

ASMT: 657351013, APN: 657351013
CYNTHIA HUDDLESTONE, ETAL
P O BOX 591
SEDGEWICK AB CANADA T0B4C0

ASMT: 657351007, APN: 657351007
JOSEPH L STONE POST 1534
J L STONE POST 1534 VETERAN OF FOREIGN
P O BOX 777
DSRT HOT SPGS CA 92240

ASMT: 657351049, APN: 657351049
RATOMIR CVIJECTIC
67600 CLUB HOUSE DR
DSRT HOT SPGS CA 92241

ASMT: 657351008, APN: 657351008
OSCAR MARTINEZ
67518 HATCHET CACTUS DR
DSRT HOT SPG, CA. 92241

ASMT: 657361001, APN: 657361001
PATRICIA GARNER, ETAL
9589 LOCUST AVE
FONTANA CA 92335

ASMT: 657351009, APN: 657351009
MAUREEN ALSOP, ETAL
1009 PASEO DE MARCIA
PALM SPRINGS CA 92264

ASMT: 657361002, APN: 657361002
JACK HOLLOWAY
19329 SAGEBRUSH TR
DSRT HOT SPG, CA. 92241

ASMT: 657361003, APN: 657361003
LINDA FOUGHT, ETAL
2125 WALNUT AVE
VENICE CA 90291

ASMT: 657362008, APN: 657362008
JUANITA CADENAS, ETAL
19345 PRICKLY PEAR TR
DSRT HOT SPG, CA. 92241

ASMT: 657361004, APN: 657361004
BRUCE SHEPPARD
29547 SANDY CT
CATHEDRAL CY CA 92234

ASMT: 657362009, APN: 657362009
JAMES THOMPSON, ETAL
C/O JAMES D THOMPSON
19389 PRICKLY PEAR DR
DSRT HOT SPG, CA. 92241

ASMT: 657361005, APN: 657361005
FEDERAL NATL MORTGAGE ASSN
C/O RECONTRUST CO
1800 TAPO CANYON SV2202
SIMI VALLEY CA 93063

ASMT: 657362010, APN: 657362010
ELISA ORLANDO
19419 PRICKLY PEAR TR
DSRT HOT SPG, CA. 92241

ASMT: 657362001, APN: 657362001
ROBERTA PHILLIPS
19420 SAGE BRUSH TR
DSRT HOT SPG, CA. 92241

ASMT: 657362012, APN: 657362012
CAROL BLAIR, ETAL
19330 SAGEBRUSH TR
DSRT HOT SPG CA 92241

ASMT: 657362002, APN: 657362002
PAULDEN HEPLER
12580 PALM DR
DSRT HOT SPG CA 92240

ASMT: 657362013, APN: 657362013
DULCE HERAS
19352 SAGEBRUSH TR
DSRT HOT SPG, CA. 92241

ASMT: 657362006, APN: 657362006
MARTHA PRINCE, ETAL
C/O MARTHA PRINCE
14080 PALM DR STE D145
DSRT HOT SPG CA 92240

ASMT: 657391001, APN: 657391001
PAUL LEE, ETAL
C/O DAVID SHERMAN
19449 SAGEBRUSH TRL
DSRT HOT SPG, CA. 92241

ASMT: 657362007, APN: 657362007
KENNETH HOECKER
19329 PRICKLY PEAR TR
DSRT HOT SPG, CA. 92241

ASMT: 657391002, APN: 657391002
PATRICIA BRADY, ETAL
16110 AVENIDA RAMADA
DSRT HOT SPG CA 92240

ASMT: 657391003, APN: 657391003
FRANK RIGA, ETAL
C/O ALBERT SIMONETTI
3719 ROSE AVE
LONG BEACH CA 90807

ASMT: 657392005, APN: 657392005
TREALA BERTOLDO, ETAL
19468 SAGEBRUSH TR
DSRT HOT SPG, CA. 92241

ASMT: 657391004, APN: 657391004
DANIEL ZARATE
19539 SAGEBRUSH TR
DSRT HOT SPG, CA. 92240

ASMT: 657392006, APN: 657392006
PAMELA SALYER
3933 N VIRGINA RD NO 106
LONG BEACH CA 90807

ASMT: 657391005, APN: 657391005
SONIA SERAYDARIAN, ETAL
1096 ISABELLA AVE
MONTEREY PARK CA 91754

ASMT: 657392007, APN: 657392007
RUNAWAY PROP
C/O DAVID HEUSINKVELD
78921 RUNAWAY BAY DR
BERMUDA DUNES CA 92203

ASMT: 657391006, APN: 657391006
SHANNON SMITH, ETAL
19 VIA SANTO TOMAS
RANCHO MIRAGE CA 92270

ASMT: 657392008, APN: 657392008
ALEJANDRO SERNA
19486 PRICKLY PEAR TRL
DSRT HOT SPG CA 92240

ASMT: 657391007, APN: 657391007
FELIPE GONZALES, ETAL
79965 KINGSTON DR
BERMUDA DUNES CA 92203

ASMT: 657392009, APN: 657392009
MARIA AVALOS, ETAL
13602 DEL RAY LN
DSRT HOT SPG CA 92240

ASMT: 657391008, APN: 657391008
ROBERT SELBY
1554 13TH ST
OGDEN UT 84404

ASMT: 657392010, APN: 657392010
PATRICIA SEELEY
19591 PRICKLY PEAR TR
DSRT HOT SPG, CA. 92241

ASMT: 657392003, APN: 657392003
DANIEL RAMOS
3466 LAKEVIEW DR
NAPLES FL 34112

ASMT: 657392011, APN: 657392011
MARTINA ADAMS, ETAL
PMB 404
31855 DATE PALM DR STE 3
CATHEDRAL CITY CA 92234

ASMT: 657395001, APN: 657395001
JEFF MEDLEN, ETAL
5742 MIDWAY DR
HUNTINGTON BEACH CA 92648

ASMT: 657401008, APN: 657401008
EDWARD CLIFFORD
C/O MARILYN WARD
33881 EL ENCANTO
DANA POINT CA 92629

ASMT: 657395002, APN: 657395002
RICHARD MORENO
19651 PRICKLY PEAR TR
DSRT HOT SPG, CA. 92240

ASMT: 657401011, APN: 657401011
HUBERT ROUTT
2950 N SUNRISE WAY
PALM SPRINGS CA 92262

ASMT: 657401001, APN: 657401001
PEGGY BAUMGARDNER, ETAL
73476 LITTLE BEND TR
PALM DESERT CA 92260

ASMT: 657401012, APN: 657401012
JOSE VASQUEZ
53450 TYLER ST NO 81
COACHELLA CA 92236

ASMT: 657401002, APN: 657401002
SANDRA SOLAREZ, ETAL
C/O ALBERT SOLAREZ
28445 AVD CONDESA
CATHEDRAL CITY CA 92234

ASMT: 657401013, APN: 657401013
LEONOR LIMON, ETAL
1850 SAN GORGONIO RD
PALM SPRINGS CA 92262

ASMT: 657401003, APN: 657401003
BABKEN SIMONIAN
4348 MAMMOTH AVE NO 201
SHERMAN OAKS CA 91423

ASMT: 657401014, APN: 657401014
PAUL LUCAS, ETAL
67805 FOOTHILL RD
CATHEDRAL CY CA 92234

ASMT: 657401004, APN: 657401004
PATRICIA IBANEZ
2900 E LINCOLN AVE NO 170
ANAHEIM CA 92806

ASMT: 657401015, APN: 657401015
LETICIA HERRERA, ETAL
67621 CACTUS APPLE DR
DSRT HOT SPG, CA. 92241

ASMT: 657401005, APN: 657401005
JOSEFINA ACEVEDO, ETAL
83649 INDIO BLV
INDIO CA 92201

ASMT: 657401017, APN: 657401017
LORETTA HOLLAND, ETAL
599 W AVENIDA CERCA
PALM SPRINGS CA 92262

ASMT: 657401018, APN: 657401018
US BEST REPAIR SERVICE INC
2501 ALTON PARKWAY
IRVINE CA 92606

ASMT: 657402007, APN: 657402007
DAVID HEUSINKVELD, ETAL
C/O DAVID HEUSINKVELD
P O BOX 2982
PALM DESERT CA 92261

ASMT: 657402001, APN: 657402001
GENNADY TITENSKY
1728 ADDISON RD
PALOS VERDES ESTATES CA 90274

ASMT: 657402008, APN: 657402008
ERIN KAYE, ETAL
67606 CACTUS APPLE DR
DSRT HOT SPG, CA. 92240

ASMT: 657402002, APN: 657402002
JOAN SEEHOFFER
19716 SAGEBRUSH TR
DSRT HOT SPG, CA. 92241

ASMT: 657402009, APN: 657402009
GEORGE REED
31360 DATE PALM DR
CATHEDRAL CITY CA 92234

ASMT: 657402003, APN: 657402003
KATHLENE OLES
1098 LODI LN
SAINT HELENA CA 94574

ASMT: 657402010, APN: 657402010
MARY BUNCIO BERNARDO, ETAL
14146 E BARYDALE ST
LA PUENTE CA 91746

ASMT: 657402004, APN: 657402004
MARTIN MAYER
430 QUINTANA RD NO 130
MORRO BAY CA 93442

ASMT: 657402011, APN: 657402011
ABRAHAM OLVERA, ETAL
17930 BUBBLING WELLS RD
DSRT HOT SPGS CA 92241

ASMT: 657402005, APN: 657402005
JOHN SUTTILL
477 W LOMA ALTA DR
ALTADENA CA 91001

ASMT: 657402012, APN: 657402012
VERONICA ALCARAZ, ETAL
81351 FRED WARING DR 319
INDIO CA 92201

ASMT: 657402006, APN: 657402006
EDWARD CLIFFORD
C/O SAMUEL D FARBER
P O BOX 2052
PALM DESERT CA 92261

ASMT: 657402013, APN: 657402013
OSCAR PADILLA
15 EL POTRO ST
RCH SANTA MARGARITA CA 92688

ASMT: 657402014, APN: 657402014
RESOLUTION FUND MANAGEMENT SERIES 12
18565 SOLEDAD CANYON 300
SANTA CLARITA CA 91351

ASMT: 660040005, APN: 660040005
JERRY MANEY
3104 W NICHOLS
SPRINGFIELD MO 65803

ASMT: 657490002, APN: 657490002
DDGC HOLDINGS LTD
19300 PALM DR
DSRT HOT SPG CA 92234

ASMT: 660050001, APN: 660050001
COACHELLA VALLEY CONSERVATION COMMI:
73710 FRED WARING STE 200
PALM DESERT CA 92260

ASMT: 660020006, APN: 660020006
WILSON LUCOM
44 COCONUT ROW NO 211A
PALM BEACH FL 33480

ASMT: 660071002, APN: 660071002
RICKEY BARMORE
5837 DEL TRIGO LN
CLAYTON CA 94519

ASMT: 660040001, APN: 660040001
BOYD WILLAT
C/O L BLOCH
118 VERDE MESA DR
DANVILLE CA 94526

ASMT: 660071007, APN: 660071007
SOLON HORN
67225 20TH ST
DSRT HOT SPG CA 92240

ASMT: 660040002, APN: 660040002
CANDACE HARVEY, ETAL
21235 LONG CANYON RD
DSRT HOT SPG CA 92241

ASMT: 660071008, APN: 660071008
DENISE BYSTRZYCKI
66320 4TH ST
DESERT HOT SPRINGS CA 92240

ASMT: 660040003, APN: 660040003
PULTE HOME CORP
C/O DARREN WARREN
27101 PUERTA REAL STE 300
MISSION VIEJO CA 92691

ASMT: 660071009, APN: 660071009
DONNA COFIELD, ETAL
1914 W PRAIRIE AVE
COEUR D ALENE ID 83814

ASMT: 660040004, APN: 660040004
RICHARD MUNCEY
69411 S COUNTRY CLUB DR
DSRT HOT SPG CA 92241

ASMT: 660072001, APN: 660072001
DORIS BATCHELDER
47676 DE CORONADO DR W
INDIO CA 92201



ASMT: 660072002, APN: 660072002
CARROL RATHBUN, ETAL
20055 CIRCLE B DR
DSRT HOT SPG, CA. 92241

ASMT: 660080011, APN: 660080011
FRANK COSCETTI
20151 ACOFF RD
DSRT HOT SPG, CA. 92240

ASMT: 660080001, APN: 660080001
GAYLE HUTCHESON, ETAL
P O BOX 725
DESERT HOT SPRINGS CA 92240

ASMT: 660080025, APN: 660080025
CANDACE WILLIAMS, ETAL
C/O CANDACE WILLIAMS
20107 ACOFF RD
DSRT HOT SPG, CA. 92241

ASMT: 660080002, APN: 660080002
SOLON HORN
67225 20TH AVE
DSRT HOT SPG, CA. 92241

ASMT: 660110001, APN: 660110001
BRUCE KOENIG, ETAL
C/O STEPHEN KOENIG
12944 MEADOWGREEN RD
LA MIRADA CA 90638

ASMT: 660080005, APN: 660080005
RAUL ALVARADO
P O BOX 401
DSRT HOT SPG CA 92241

ASMT: 660110020, APN: 660110020
BRONSON BARNETT
P O BOX 585
PALM SPRINGS CA 92262

ASMT: 660080008, APN: 660080008
ROBERTO ARIZMENDI
20200 ACOFF RD
DSRT HOT SPG, CA. 92241

ASMT: 660110053, APN: 660110053
MARIA SANDOVAL, ETAL
67505 20TH AVE
DSRT HOT SPG, CA. 92241

ASMT: 660080009, APN: 660080009
SONIA DOMINQUEZ
3000 WINDFALL
EMMETT ID 83617

ASMT: 660080010, APN: 660080010
ROBERTO ARIZMENDI
2303 ROGERS RD
PALM SPRINGS CA 92262



Desert Hot Springs City Hall
65-950 Pierson Blvd.
Desert Hot Springs, CA 92240

~~Desert Hot Springs City Hall
65-950 Pierson Blvd.
Desert Hot Springs, CA 92240~~

~~ATTN: Project Manager - Franklin A.
Dancy
Morongo Band of Mission Indians
Dept. of Planning & Building Services
49750 Seminole Dr.
Cabazon, CA 92230~~

Ted D. Frattone
HUNSAKER & ASSOCIATES
3 Hughes, Irvine, CA 92618

Pulte Homes Corp
27101 Puerta Real Suite 300
Mission Viejo CA 92691

Franklin A. Dancy
Morongo Band of Mission Indians
Dept. of Planning & Building Services
49750 Seminole Dr.
Cabazon, CA 92230

Margaret Park, Director of Planning
Agua Caliente Band of Cahuilla Indians
777 E. Tahquitz Canyon Way
Palm Springs, CA 92262-6706

*CVWD
PO Box 1058
Coadella, CA 92236*

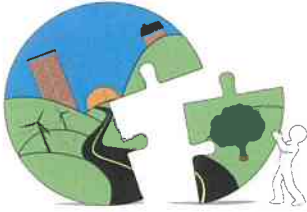
*DRO
45-305 Oasis Ave.
Indio CA 92201*

~~Forma
Gene Hsieh
3050 Pullman Street
Costa Mesa, CA 92626~~

~~Black Emerald LLC
91711 82nd Ave
Thermal CA 92274~~

~~Innovative Land Concepts Inc.
Paul Quill
51245 Avenida Rubio
La Quinta CA 92253~~

~~Impact Sciences
Joe Gibson
803 Camarillo Springs Road
Camarillo CA 93012~~



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th 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.

CHANGE OF ZONE NO. 7715, SPECIFIC PLAN SUBSTANTIAL CONFORMANCE NO. 1, TENTATIVE TRACT MAP NO. 34553, TENTATIVE TRACK MAP NO. 34552, PLOT PLAN NO. 09967 REVISION NO. 1, ENVIRONMENTAL IMPACT REPORT NO. 455 ADDENDUM NO. 1
Project Title/Case Numbers

Matt Straite
County Contact Person

951-955-8631
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Pulte Homes
Project Applicant

27101 Puerta Real, Suite 300 Mission Viejo CA 92691
Address

The Project is located near the City of Desert Hot Springs, northerly of Avenue 20, southerly of Avenue 18, westerly of Bubbling Wells Road, and easterly of Palm Drive.
Project Location

The Specific Plan Substantial Conformance proposes several minor changes to Specific Plan No. 336 (Desert Dunes/ Solera). Change of Zone No. 7715 proposes to 1) modify the approved Specific Plan Zoning Ordinance specifically as it relates to the drainage features and the recreation facility; 2) revise the zoning boundaries for the project; 3) formalize all the Planning Area Boundaries. Plot Plan No. 09967 Revision No. 1 proposes modifications to an approved and constructed golf course and related clubhouse complex. More specifically the revision proposes improvements to the existing golf course clubhouse and surrounding improvements, including parking lots and actual golf course layout in two phases. Phase 1 proposes modifications to the existing golf course to accommodate the surrounding proposed residential development (Solera at Desert Dunes Specific Plan) including access road crossings, grading for flood control improvements and the renovation of the existing golf course clubhouse facilities and parking areas. Phase 2 proposes demolition and construction of a new golf course clubhouse facility and parking areas. Tentative Track Map No. 34552 is a Schedule A subdivision of 165.5 Gross Acres into 437 Single-Family Residential Lots, 3 Open Space Lots, 1 Open Space/Flood Control Facility Lot, 3 Water Quality Feature Lots, 2 Storm Drain Easement Lots, 3 Landscaping Lots, 1 Sewer Easement Lot and 1 Bicycle Easement Lot. Tentative Track Map No. 34553 proposes a Schedule A subdivision of 207.6 Gross Acres into 896 Single-Family Residential Lots, 1 Well Site Lot, 2 Water Quality Feature Lots, 3 Storm Drain Easement Lots, 1 Common Access Lot, 9 Landscaping Lots and 5 Open Space Lots.
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 Addendum to an earlier EIR was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

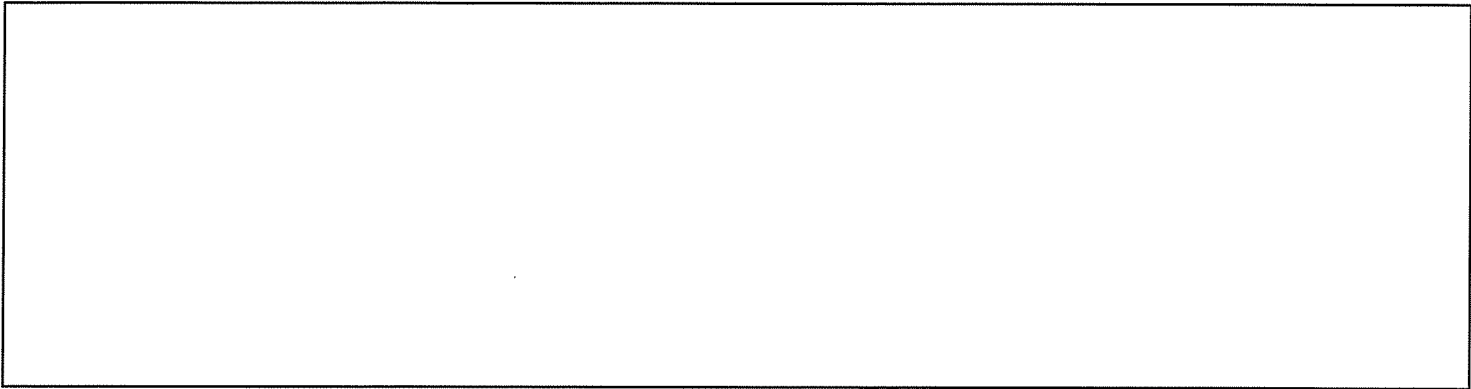
This is to certify that the earlier EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____



DM/rj
Revised 8/25/2009
Y:\Planning Case Files-Riverside office\SP00336S1\PC Hearings\NOD Form.docx

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * I0605258

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: HUNSAKER & ASSOCIATES \$64.00
paid by: CK 0065308786
paid towards: CFG04458 CALIF FISH & GAME: DOC FEE
CFG FOR TR34553/TR34552/SP336S1/PP09967R1/CZ7715
at parcel #:
appl type: CFG3

By _____ Sep 12, 2006 14:26
KHAFLIGE posting date Sep 12, 2006

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

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

Additional info at www.rctlma.org