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50. PRIOR TO MAP RECORDATION

50.TRANS. 41

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.

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 Transportation Department, Landscape Section shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Transportation Department, Landscape Section.

50.TRANS. 42

MAP - WQMP REQMT ON ECS

RECOMMND

A notice of the WQMP requirements shall be placed on the Environmental Constraint Sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF WQMP REQUIREMENTS:

"A final project specific Water Quality Management Plan (WQMP) may be required prior to issuance of a grading or building permit. If required, the WQMP shall be consistent with the requirements of the County of Riverside's Municipal Stormwater Permit which are in effect at the time the grading or building permit is issued. The WQMP shall

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50.TRANS. 42 MAP - WQMP REQMT ON ECS (cont.) RECOMMND

be submitted to the Transportation Department for review and approval on a fee for service basis." Ask County Counsel/NPDES

50.TRANS. 43 MAP - SUBMIT WQMP AND PLANS RECOMMND

The project specific Final WQMP, improvement 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 Transportation Department for review and approval. The Final WQMP and plans must receive Transportation Department approval prior to recordation. All submittals shall be date stamped by a registered engineer.

50.TRANS. 44 MAP - WQMP MAINT DETERMINATION RECOMMND

The project proponent shall contact the Transportation Department to determine the appropriate entity that will maintain the BMPs identified in the project specific WQMP. This determination shall be documented in the project specific WQMP.

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 www.swrcb.ca.gov .

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 MAP - NPDES/SWPPP (cont.) RECOMMND

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

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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.

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 or Riverside County Transportation Department and that all approved water quality treatment control 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 - BMP CONST NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 MAP - BMP CONST NPDES PERMIT (cont.) RECOMMND

Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 15 MAP - SWPPP REVIEW RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

60.BS GRADE. 16 MAP - PM10 PLAN REQUIRED RECOMMND

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

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

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

60.BS GRADE. 17 MAP - TRANS& CVWD REVIEW REQ'D RECOMMND

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

60.BS GRADE. 18 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.

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60.BS GRADE. 18 MAP - PM 10 CLASS REQUIRED (cont.) RECOMMND

Currently, classes are scheduled monthly by SCAQMD.

60.BS GRADE. 19 MAP - TILE DRAINS RECOMMND

Prior to the issuance of a grading permit, the existing underdrainage system (tile drains) shall be clearly delineated on the grading plan. The grading plan shall include, but is not limited to following information:

- 1) Location and depth of the existing tile drains.
- 2) Proposed location of service risers, tie-ins and inspection vaults.
- 3) Easement locations.
- 4) Show any relocating/rerouting of existing drains to accommodate planned subsurface improvements.
- 5) Appropriate incorporation of supplemental underdrainage devices and proper tie in into tile-drain manifolds and mains.
- 6) Maintenance responsibility (HOA, CVWD, etc.) shall be noted on plan.

60.BS GRADE. 20 MAP - ALTERNATIVE PVMT RECOMMND

In instances where the grading plan involves the use of porous or pervious pavements as an alternative to asphalt and concrete surfaces, prior to the issuance of a grading permit, approval shall be obtained from the Building and Safety Department.

E HEALTH DEPARTMENT

60.E HEALTH. 1 ESA PHASE II REPORT REQUIRED RECOMMND

PRIOR TO THE ISSUANCE OF A GRADING PERMIT, a Phase II Environmental Site Assessment report shall be submitted to the Riverside County Department of Environmental Health, Environmental Cleanup Program (RCDEH-ECP) for review and approval. Applicable review fees shall apply.

A Phase II Environmental Site Assessment is required to properly evaluate the potential for agricultural chemicals

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60.E HEALTH. 1 ESA PHASE II REPORT REQUIRED (cont.) RECOMMND

in the soil that may pose a risk to human health or the environment. The Department of Toxic Substances Control's "Interim Guidance for Sampling Agricultural Properties" shall be followed. No grading permits shall be issued without clearance from RCDEH-ECP. For further information, please contact RCDEH-ECP at (951) 955-8980.

EPD DEPARTMENT

60.EPD. 1 EPD - MBTA SURVEYS RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 30 days prior to any ground disturbance. If ground disturbance does not begin within 30 days of the report date a second survey must be conducted.

60.EPD. 2 EPD - BUOW CLEARANCE SURVEYS RECOMMND

Prior to grading or any ground disturbance activities a biologist who holds an MOU with the County of Riverside must conduct burrowing owl clearance surveys. The biologist shall prepare a report, documenting the results of the focused surveys, to the County Planning Department, Environmental Programs Division (EPD) for review and approval. If owls are found to be present on the site appropriate mitigation measures will have to be carried by a qualified biologist prior to the issuance of a grading permit. The burrowing owl clearance survey must be carried out within 30 days of ground disturbance. If ground disturbance does not occur within 30 days of the clearance

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60.EPD. 2 EPD - BUOW CLEARANCE SURVEYS (cont.) RECOMMND

survey a follow up survey will have to be conducted.

PARKS DEPARTMENT

60.PARKS. 1 MAP - TRAIL PLAN APPROVED REGI RECOMMND

Prior to or in conjunction with the issuance of grading permits, the applicant must have submitted its trail(s) exhibit/plan to the Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail(s) with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement markings, street crossings signage, bollards (if applicable) and landscaping and irrigation.

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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

1.Description of the proposed site and planned grading

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60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the

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60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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

60.PLANNING. 3 MAP - BUILDING PAD GRADING RECOMMND

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad sites shown on the TENTATIVE MAP.

60.PLANNING. 12 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. 14 MAP - AGENCY CLEARANCE RECOMMND

A clearance letter from the following departments shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated as follows:

Riverside County Waste, dated January 21, 2014
Department of Industrial Hygiene, dated May 28, 2014
Coachella Valley Water District, dated January 8, 2014

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 27 MAP - CLEAR GEOLOGIC HAZARDS (cont.) RECOMMND

any potentially adverse inmpacts that could result from the physical cause of the lineaments.

60.PLANNING. 29 MAP - TREATMENT/REBURIAL AGREE RECOMMND

A Treatment and Reburial of Remains Agreement shall be entered into by the project proponent and the Torres Martinez Band of Cahuilla Indians. This shall include provision by the applicant of a pre-determined location agreed upon by the proponent and the tribe for repatriation of any and all artifacts. This area shall be set aside in perpetuity to be used by the Torres Martinez as a reburial/repatriation location for all surface and subsurface artifacts that are collected during activities related to this project.

60.PLANNING. 30 MAP - NATIVE AMERICAN MONITOR RECOMMND

The developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the Torres Martinez Band of Cahuilla Indians who, at the tribe's discretion, shall be on-site during all ground disturbing activities associated with the Phase II Testing (extended). The developer shall submit a copy of a signed contract between the Torres Martinez Band of Cahuilla Indians and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources. Native American groups shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase II Archaeological report any concerns or comments that the monitor has regarding the project and shall include as an appendix any written correspondence or reports prepared by the Native American monitor.

2) Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

3) The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 30 MAP - NATIVE AMERICAN MONITOR (cont.) RECOMMND

of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

60.PLANNING. 31 MAP - CULT.RESOURCE PROFESSION RECOMMND

The applicant/developer shall retain and enter into a monitoring and mitigation service contract with a County approved Archaeologist for professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of site grading for areas of previously undisturbed deposits. The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

Note: The project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate. All documentation regarding the arrangements for the disposition and curation and/or repatriation of cultural resources shall be provided to the County for review and approval prior to issuance of the grading permit.

The archaeologist shall also be responsible for preparing the Phase IV monitoring report. This condition shall not modify any approved condition of approval or mitigation measure.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 32 MAP - NOTIFY COUNTY ARCHAEOLOG RECOMMND

The applicant shall notify the County Archaeologist a minimum of one week in advance of the extended Phase II testing and site grading operations to allow the County Archaeologist the opportunity to arrange to observe the related cultural resources field activities.

60.PLANNING. 33 MAP - PDA04871R1 RECOMMND

The County of Riverside and Tribal representatives from the Torres Martinez Band of Cahuilla Indians disagree with the County Archaeological Report PDA No.4871R1 recommendations. The Tribe recommends and the County concurs, that in order to avoid potential cemetery-related features being unearthed during construction activities, that completion of the original scope of work for the Phase II testing program be completed and the extended Phase II testing program be completed, post-harvest of the site, as agreed upon by the applicant.

60.PLANNING. 34 MAP - POST HARVEST PHASE II RECOMMND

Prior to map recordation, grading, or building permit whichever occurs first, extended PHASE II Testing is required. At the conclusion of the 2015 carrot harvest (est. mid-April) completion of the Phase II investigations will be required within the current boundary of site CA-RIV-5211 as identified in the cultural report submitted by Applied Earthworks in October 2014. A Post-harvest Testing Plan shall be developed by the Project Archaeologist and approved by the County Archaeologist. Should any cemetery related features be identified, specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. If the remains are determined to be of Native American origin, they will be avoided through project design and preserved in place in perpetuity unless decided otherwise by the Most Likely Descendant (MLD) designated by the Native American Heritage Commission (NAHC). This will necessarily require a revision of the Tract Map and potentially the Specific Plan.

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60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 2 MAP - SBMT/APPVD GRADING PLAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

60.TRANS. 3 MAP - SUBMIT FINAL WQMP RECOMMND

A copy of the approved project specific WQMP shall be submitted to the Transportation Department along with the grading plans, final map, Environmental Constraint Sheet, BMP improvement plans and any other necessary documentation with supporting hydrologic and hydraulic calculations to the Transportation Department for review and approval. The BMPs identified in the approved project specific WQMP shall be shown on the grading plans, where applicable.

60.TRANS. 4 MAP - SOUTH VALLEY PARKWAY RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBB. These additional studies will provide the basis for establishing the RBBB fee structure.

Prior to the issuance of building permits the project shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a

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60.TRANS. 4 MAP - SOUTH VALLEY PARKWAY (cont.) RECOMMND

roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

60.TRANS. 5 MAP - DRAINAGE SUBMIT PLANS RECOMMND

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

60.TRANS. 6 MAP - EASEMENT FOR DRAINAGE RECOMMND

The developer will prepare and record easements for drainage purposed by separate instrument, if not shown on the map, to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

60.TRANS. 7 MAP - TYPICAL SITE GRADING RECOMMND

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

60.TRANS. 8 MAP - RETENTION BASIN RECOMMND

For retention basin sizing and calculations refer to memorandum dated July 1, 2014, from Alan French to Majeed Farshad.

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70. PRIOR TO GRADING FINAL INSPECT

PARKS DEPARTMENT

70.PARKS. 1 MAP - TRAIL GRADE

RECOMMND

Prior to final grading inspection, the applicant is required to have graded the proposed project site in accordance with the grading plan and comply with conditions of the Regional Park and Open-Space District's approval exhibit/trail plan.

70.PARKS. 2 MAP - TRAIL GRADE INSPECTION

RECOMMND

Prior to the issuance of final grading inspection, the Regional Park and Open-Space District, in conjunction with a representative from Riverside County Department of Building and Safety Grading Division, shall inspect the proposed project site in order to ensure that the trail grading meets the County standards as determined by the Park District and in conjunction with the Building and Safety Department Grading Division.

PLANNING DEPARTMENT

70.PLANNING. 1 MAP - PALEO MONITORING REPORT

RECOMMND

PRIOR TO GRADING FINAL:

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

70.PLANNING. 2 MAP - AGENCY CLEARANCE

RECOMMND

A clearance letter from the following departments shall be provided to the Riverside County Planning Department verifying compliance with the conditions in their letter

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 2 MAP - AGENCY CLEARANCE (cont.) RECOMMND

dated as follows:

Riverside County Waste Department, dated January 21, 2014
Department of Industrial Hygiene, dated May 28, 2014
Coachella Valley Water District, dated January 8, 2014

70.PLANNING. 3 MAP - PHASE IV MONITORING RPT RECOMMND

PRIOR TO GRADING PERMIT FINAL: The developer/holder shall prompt the Project Cultural Resources Professional to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting.

The Cultural Resource Professional shall also provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the Phase IV Mitigation Monitoring of the project, have been curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition.

TRANS DEPARTMENT

70.TRANS. 1 MAP - EROSION CONTROL RECOMMND

Temporary erosion control measures shall be implemented immediately following site grading to prevent depositions

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70. PRIOR TO GRADING FINAL INSPECT

70.TRANS. 1 MAP - EROSION CONTROL (cont.) RECOMMND

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.

70.TRANS. 2 MAP - DRAINAGE IMPROV COMPLETE RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL (cont.) RECOMMND

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 PUBLIC/SEMI-PUBLIC POOLS/SPAS RECOMMND

For any proposed public or semi-public swimming pool or spa, a set of three complete plans for the swimming pool/spa must be submitted to the Department of Environmental Health, District Environmental Services to verify compliance with the California Administrative Code, the California Health and Safety Code and the Uniform Plumbing Code.

80.E HEALTH. 2 COMMUNITY REC BLDG-KITCHEN RECOMMND

Tract Map 36590 is proposing a community recreation center with a public/semi-public kitchen facility. Therefore, 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.

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 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 MAP-RESIDENTIAL FIRE SPRINKLER RECOMMND

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777
East County- Palm Desert Office 760-863-8886

80.FIRE. 3 MAP- FIRE DEPT CLEARANCE REQD INEFFECT

Prior to the issuance of building permits, clearance from the Riverside County Fire Department is required. The applicant shall speak directly with a representative of the Fire Department in order to determine the exact requirements for their clearance, which may include but is not limited to fire sprinklers, fire flow and hydrant location, driveway access and turnarounds.

West County - Riverside Office 951-955-4777
East County - Palm Desert Office 760-863-8886
Website - rvcfire.org

PLANNING DEPARTMENT

80.PLANNING. 1 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. 2 MAP - BUILDING SEPARATION RECOMMND

Building separation and encroachments shall be consistent with the development standards in Specific Plan No. 385 and its Zoning Ordinance.

80.PLANNING. 3 MAP - SIDE YARD SETBACKS RECOMMND

All street side yard setbacks shall be consistent with Specific Plan No. 385 and its Zoning Ordinance.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 4 MAP - FRONT YARD LANDSCAPING RECOMMND

All front yards shall be provided with landscaping and automatic irrigation, as defined by County Ordinance No. 348.

80.PLANNING. 5 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 7 MAP - NO CROSS LOT DRAINAGE RECOMMND

Lots shall be graded to drain to the street with no cross lot drainage permitted. Drainage shall be indicated on the Final Plan of Development.

80.PLANNING. 9 MAP - ELEVATION & FLOOR PLAN RECOMMND

Elevations and floor plans shall substantially conform to Specific Plan No. 385.

80.PLANNING. 10 MAP - COLOR SCHEME RECOMMND

Colors/materials shall conform substantially to those shown in Specific Plan No. 385.

80.PLANNING. 11 MAP - PARKING SPACES RECOMMND

Parking spaces are required in accordance with County Ordinance No. 348. All parking areas and driveways shall be surfaced with asphaltic concrete to current standards as approved by the Riverside County Department of Building and Safety.

80.PLANNING. 13 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. 20 MAP - SCHOOL MITIGATION RECOMMND

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

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80.PLANNING. 21 MAP - AGENCY CLEARANCE RECOMMND

A clearance letter from the following departments_ shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated as follows:

Riverside County Waste Department, dated January 21, 2014
Department of Industrial Hygiene, dated May 28, 2014
Coachella Valley Waste District, dated January 8, 2014

80.PLANNING. 25 MAP - PARK PLAN REQUIRED RECOMMND

Prior to the approval of any building permits, detailed park plans shall be submitted to and approved by the Planning Department or other entity set forth in the Planning Department's conditions entitled "MAP - COMMON AREA MAINTENANCE" for the park site identified in Specific Plan No. 385 (Vista Soleada). The detailed park plans shall conform with the design criteria described in the Specific Plan No. 385. The detailed 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.

80.PLANNING. 26 MAP - MEET SP PHASE CONDITIONS RECOMMND

Proir to the issuance of the first building permit for construction of any use contemplated by Specific Plan No. 385 (Vista Soleada), the applicant shall first obtain clearance from the Riverside County Planning Department that all pertinent conditions of approval have been satisfied for the specific plan phase of development in question.

80.PLANNING. 27 MAP - SP PLANNING AREA LEGAL RECOMMND

Prior to the issuance of any building permit within a Planning Area of Specific Plan No. 385 (Vista Soleada), the first applicant, or their successor-in-interest, for a building permit within each Planning Area shall submit to the Planning Department correct legal descriptions for the Specific Plan Planning Area(s) within which the proposed project is located.

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80.PLANNING. 28 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. 29 MAP - NOISE MITIGATION

RECOMMND

The applicant or builder shall abide by and complete all recommendations identified in the Department of Industrial Hygiene letter dated May 28, 2014.

residence or residences, no construction activities shall be undertaken between the

1. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May.

Exceptions to these standards shall be allowed only with the written consent of the building official.

3. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings to the site.

3. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings to the site.

4. Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, temporary noise blankets around stationary construction noise sources.

6. Turn off construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, when not in use for more than 30 minutes.

6. Turn off construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, when not in use for more than 30 minutes.

7. No music or electronically reinforced speech from construction workers shall be audible at noise-sensitive property.

8. Clearly post construction hours, allowable workdays, and the phone number of the job superintendent at all construction entrances to allow for surrounding owners to

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 29 MAP - NOISE MITIGATION (cont.)

RECOMMND

contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party.

9. Construction staging areas along with the operation of earth-moving equipment within the Project area shall be located as far away from vibration- and noisesensitive sites as possible.

that is adjacent to the residential structure and encompasses a minimum of 600

10. The exterior noise standard shall apply to an outdoor location on each residential lot that is adjacent to the residential structure and encompasses a minimum of 600 square feet. The applicable location shall be at rear of the structure.

11. Provide ôwindows closedö condition requiring mechanical ventilation per the 2012 California Building Code requirements in Section 1203 Ventilation for residential units along 60th Avenue and 61st Avenue.

80.PLANNING. 30 MAP - WASTE CONDITIONS

RECOMMND

The applicant or building shall comply with the conditions identified in the Riverside County Waste Management Department letter dated January 21, 2014.

Prior to issuance of a building permit for EACH construction phase, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e. concrete, asphalt, wood etc) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Arrangements can be made through the franchise hauler.

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the development of the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding determination,

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80.PLANNING. 30 MAP - WASTE CONDITIONS (cont.) RECOMMND

transportation, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1-888-722-4234.

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.

Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Please note that clearance will be needed from RCWMD for the future development of the equestrian way station and commercial lot.

80.PLANNING. 31 MAP - PA PROCEDURES RECOMMND

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.

(added as implementing condition for SP385)

80.PLANNING. 32 MAP - POST GRADING REPORT RECOMMND

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 EA

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 32 MAP - POST GRADING REPORT (cont.) RECOMMND

during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EA are substantially complied with.

(added as implementing condition for SP385)

80.PLANNING. 33 MAP - SCHOOL MITIGATION RECOMMND

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

(added as implementing condition for SP385)

80.PLANNING. 34 MAP - PDA04871R1 RECOMMND

The County of Riverside and Tribal representatives from the Torres Martinez Band of Cahuilla Indians disagree with the County Archaeological Report PDA No.4871R1 recommendations. The Tribe recommends and the County concurs, that in order to avoid potential cemetery-related features being unearthed during construction activities, that completion of the original scope of work for the Phase II testing program be completed and the extended Phase II testing program be completed, post-harvest of the site, as agreed upon by the applicant.

80.PLANNING. 35 MAP - POST HARVEST PHASE II RECOMMND

Prior to map recordation, grading, or building permit whichever occurs first, extended PHASE II Testing is required. At the conclusion of the 2015 carrot harvest (est. mid-April) completion of the Phase II investigations will be required within the current boundary of site CA-RIV-5211 as identified in the cultural report submitted by Applied Earthworks in October 2014. A Post-harvest Testing Plan shall be developed by the Project Archaeologist and approved by the County Archaeologist. Should any cemetery related features be identified, specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. If the remains are determined to be of Native American origin, they will be avoided through project design and preserved in place in perpetuity unless decided otherwise by the Most

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80.PLANNING. 35 MAP - POST HARVEST PHASE II (cont.) RECOMMND

Likely Descendant (MLD) designated by the Native American Heritage Commission (NAHC). This will necessarily require a revision of the Tract Map and potentially the Specific Plan.

80.PLANNING. 36 MAP - TREATMENT/REBURIAL AGREE RECOMMND

A Treatment and Reburial of Remains Agreement shall be entered into by the project proponent and the Torres Martinez Band of Cahuilla Indians. This shall include provision by the applicant of a pre-determined location agreed upon by the proponent and the tribe for repatriation of any and all artifacts. This area shall be set aside in perpetuity to be used by the Torres Martinez as a reburial/repatriation location for all surface and subsurface artifacts that are collected during activities related to this project.

80.PLANNING. 37 MAP - NATIVE AMERICAN MONITOR RECOMMND

The developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the Torres Martinez Band of Cahuilla Indians who, at the tribe's discretion, shall be on-site during all ground disturbing activities associated with the Phase II Testing (extended). The developer shall submit a copy of a signed contract between the Torres Martinez Band of Cahuilla Indians and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources. Native American groups shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase II Archaeological report any concerns or comments that the monitor has regarding the project and shall include as an appendix any written correspondence or reports prepared by the Native American monitor. 2) Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only. 3) The developer/permit applicant shall not be required to further pursue any agreement for

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 37 MAP - NATIVE AMERICAN MONITOR (cont.) RECOMMND

Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

80.PLANNING. 38 MAP - CULT.RESOURCE PROFESSION RECOMMND

The applicant/developer shall retain and enter into a monitoring and mitigation service contract with a County approved Archaeologist for professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of site grading for areas of previously undisturbed deposits. The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition. Note: The project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate. All documentation regarding the arrangements for the disposition and curation and/or repatriation of cultural resources shall be provided to the County for review and approval prior to issuance of the grading permit. The archaeologist shall also be responsible for preparing the Phase IV monitoring report. This condition shall not modify any approved condition of approval or mitigation measure.

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TRANS DEPARTMENT

80.TRANS. 1 MAP - TUMF RECOMMND

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

80.TRANS. 2 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Vista Santa Rosa Design Guidelines, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along 60th Avenue and 61st Avenue.
- (2) Trails along 60th Avenue and 61st Avenue.
- (3) Streetlights on 60th Avenue and 61st Avenue.

80.TRANS. 3 MAP - SOUTH VALLEY PARKWAY RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBBD) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBBD is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBD. These additional studies will provide the basis for establishing the RBBD fee structure.

Prior to the issuance of building permits the project shall be asked to pay the RBBD fee once it has been established and adopted. In the event the RBBD is not formed prior to the time when an implementing project is ready to record a

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80.TRANS. 3 MAP - SOUTH VALLEY PARKWAY (cont.) RECOMMND

map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBD fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

80.TRANS. 4 MAP - FINAL MAP DRAIN EASMT1 RECOMMND

Proposed retention basins shall be designed of adequate size to retain 100 percent of the post-development storm water runoff from the 100 year storm event. The 100 percent retention of the post-development runoff from the 100 year storm shall be required as part of the drainage improvements for this project. The subdivider shall obtain approval from the Riverside County Transportation Department regarding the adequacy of the retention basin design. Preliminary design will require the submittal of actual infiltration rate of 2-inches per hour. Final design will require the submittal of actual infiltration rate testing otherwise infiltration will be considered as zero.

80.TRANS. 5 MAP - DRAINAGE EASEMENT RECOMMND

All drainage easements must be 20 feet wide, minimum, located all on one side of a property line.

80.TRANS. 6 MAP - INTERIM FLOOD MEASURES RECOMMND

The developer will be required to provide flood protection for storm water discharges. The developer will submit plans, studies, and a flood protection proposal to CVWD and Riverside County Transportation Department for review and approval. The developer will pay the applicable plan checking deposits for CVWD and Riverside County Transportation Department review and approval.

80.TRANS. 7 MAP - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Transportation IP# Application to the Transportation Department, Landscape Section 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,

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80.TRANS. 7

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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.
- 8) Prior to Approval, Applicant shall submit a application for Landscape Minor Plot Plan for final approval and conditions.

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD 89-1-C or County CFD, 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 Transportation Department, Landscape Section 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 Transportation Department, Landscape Section shall verify the landscape route is

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 7 MAP - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

80.TRANS. 8 MAP - LC LANDSCAPE SECURITY 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 Transportation Department, Landscape Section. Once the department has approved the estimate, the developer/permit holder shall be provided a requisite form. The required forms shall be completed and returned to the department for processing and review in conjunction with County Counsel. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

NOTE: A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One-Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.TRANS. 9 MAP - LC LNDSCPNG PROJ SPECIFI RECOMMND

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

a. Use County Standard Landscape Title Block (Transportation).

b. Use County Standard Landscape Details (Transportation).

c. Monuments and signage shall be placed outside the County ROW line.

d. LMD/CFD maintenance of streetlights and landscaping on County maintained roads. Annexation may be required.

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80.TRANS. 10 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.

80.TRANS. 11 MAP - EST MAINT ENTITY RECOMMND

The project proponent shall begin the process of establishing the maintenance entity identified in the approved project specific WQMP.

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 3 MAP - BMP GPS COORDINATES (cont.) RECOMMND
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 - WQMP ANNUAL INSP FEE RECOMMND
Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

90.BS GRADE. 6 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

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

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90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL (cont.) RECOMMND

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.

FIRE DEPARTMENT

90.FIRE. 1 MAP - VERIFICATION INSPECTION RECOMMND

PRIOR TO MOVING INTO THE RESIDENCE YOU SHALL CONTACT THE RIVERSIDE COUNTY FIRE DEPARTMENT TO SCHEDULE AN INSPECTION FOR THE ITEMS THAT WERE SHOWN AT THE BUILDING PERMIT ISSUANCE IE: ACCESS, ADDRESSING, WATER SYSTEM AND/OR FUEL MODIFICATION.

Riverside office (951)955-4777
Indio office (760)863-8886

90.FIRE. 2 MAP-#45-FIRE LANES RECOMMND

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

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90.FIRE. 2 MAP-#45-FIRE LANES (cont.) RECOMMND
signs.

PARKS DEPARTMENT

90.PARKS. 1 MAP - TRAIL CONSTRUCTION COMPL RECOMMND
Prior to the issuance of the 101 occupancy permit, the applicant shall complete construction of the trail(s) with all requirements of the trail exhibit/plan being met. The applicant will coordinate a final inspection with the Regional Park and Open-Space District or its representative.

90.PARKS. 2 MAP - TRAIL MAINTENANCE MECHAN RECOMMND
Prior to the issuance of the 101 occupancy permit, the applicant shall provide written documentation to the Riverside County Planning Department and Regional Park and Open-Space District that the trail maintenance mechanism is in place.

PLANNING DEPARTMENT

90.PLANNING. 1 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. 2 MAP - WALL AND FENCING PLAN RECOMMND
The land divider/permit holder submit to the Planning Department and Building and Safety a wall and fencing plan. The plan shall be consistent with Specific Plan No. 385 Conceptual Fencing Plan. This plan will be reviewed and approved by the Planning Department and Building and Safety Department.

The wall and fencing plan shall provide wall and fencing conceptual plans for homes with rear lots abutting open space park recreation areas i.e. Lot A, B, C, D, E, F. Rear lots of homes abutting the open space park recreation areas shall have a combination decorative block wall and/or fence along its rear and side yard to allow an unobstructed line of sight of the park area from the

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90.PLANNING. 2 MAP - WALL AND FENCING PLAN (cont.) RECOMMND
street.

90.PLANNING. 5 MAP - CONCRETE DRIVEWAYS RECOMMND
The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

90.PLANNING. 6 MAP - FENCING COMPLIANCE RECOMMND
Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

90.PLANNING. 7 MAP - ROOF RUN-OFF DISCHARGE RECOMMND
Since Specific Plan No. 385 (Vista Soleada) has an option for zero lot line, all dwellings shall be provided with roof gutters and downspouts so that runoff is properly discharged.

90.PLANNING. 11 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.

90.PLANNING. 13 MAP - FENCE TREATMENT RECOMMND
All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

90.PLANNING. 14 MAP - WASTE CONDITIONS RECOMMND
The applicant or building shall abide by the conditions stated in the Riverside County Waste Management Department letter dated January 21, 2014.
Prior to issuance of an occupancy permit for EACH construction phase, evidence (i.e. receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

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TRANS DEPARTMENT

90.TRANS. 2 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. 3 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 - 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

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90.TRANS. 6

MAP - 80% COMPLETION (cont.)

RECOMMND

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

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

90.TRANS. 7

MAP - LANDSCAPING

RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Vista Santa Rosa Design Guidelines, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

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90.TRANS. 7 MAP - LANDSCAPING (cont.) RECOMMND

Landscaping shall be improved within 60th Avenue and 61st Avenue.

90.TRANS. 8 MAP - SOUTH VALLEY PARKWAY RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBB. These additional studies will provide the basis for establishing the RBBB fee structure.

Prior to the issuance of building permits the project shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

90.TRANS. 9 MAP - TS/INSTALLATION RECOMMND

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

None

90.TRANS. 10 MAP - DRAINAGE IMPROV NOTICE RECOMMND

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

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90.TRANS. 11 MAP - EASEMENT FOR DRAINAGE 2 RECOMMND

The developer will prepare and record easements for drainage purposes by separate instrument, if not recorded on map, to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

90.TRANS. 12 MAP - OWNER MAINT NOTICE RECOMMND

A viable maintenance mechanism acceptable to Riverside County should be provided for the water feature, basins and drainage systems. The subdivider shall prepare the CC&R and obtain approval from Riverside County Transportation Department regarding the maintenance of the drainage systems. The CC&R shall include the language that HOA will inspect the systems a minimum two times a year and also remove debris from the water feature and basins two times a year. These maintenance wordings shall be shown on the title sheet of improvement plans.

90.TRANS. 13 MAP - LNDSCP INSPECT DEPOSIT 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. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

90.TRANS. 14 MAP - LNDSCP INSPECTION RQMT RECOMMND

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

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the

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90.TRANS. 14 MAP - LNDSCP INSPECTION RQMT (cont.) RECOMMND

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 Transportation Department 80,TRANS. 8 condition of approval entitled "USE-LANDSCAPING SECURITY" and the 90.TRANS. 13 condition of approval entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the Transportation Department 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 Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

90.TRANS. 15 MAP - LC COMPLY W/LNDSCP/IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation 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 Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

90.TRANS. 16 MAP - BMP EDUCATION RECOMMND

The Applicant shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The Applicant may obtain NPDES Public Educational Program materials from the Transportation Department's NPDES Section via website: www.rcflood.org/npdes. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 16 MAP - BMP EDUCATION (cont.)

RECOMMND

all orders. The Applicant must provide to the Transportation Department'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.TRANS. 17 MAP - BMP MAINT AND INSPECTION

RECOMMND

Unless an alternate viable maintenance entity is established, the CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all 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 Transportation Department for review and approval prior to the recordation of the map.

-OR

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 boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PARKS DEPARTMENT

100.PARKS. 1 MAP - PAINTED EQUESTRIAN CROSS

RECOMMND

Prior to the issuance of the 101 building permit or completion of Phase I, whichever occurs first, the applicant shall complete construction of the painted equestrian crossings at the Street "A" and 60th Avenue as well as Street "A" and 61st Avenue on the project side. Also include appropriate signage and raised crossing walk signal button.

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1

MAP - RECREATION AMENITIES

RECOMMND

Prior to the issuance of the 40th cumulative building permit, in each phase Specific Plan No. 385 (Vista Soleada), improvement plans for the all parks and recreational amenities as indicated in Specific Plan No. 385 shall be submitted to the Planning Department for review and approval. These amenities plans shall include a detailed site plan, floor plans, elevations, and documentation evidencing a permanent funding and maintenance mechanism for the construction and maintenance of the park amenities.

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

DATE: December 17, 2013

TO:

Riv. Co. Transportation Dept. - Desert
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Public Health – Michael Osur
Coachella Valley Water District
Riv. Co. Fire Department – Desert
Riv. Co. Fire Dept. Strategic Planning – Desert Sergio Pereira
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District
Riv. Co. Environmental Programs Division

P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section
Sunline Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
County Service Area – 125
4th District Supervisor
4th District Planning Commissioner
City of La Quinta
Vista Santa Rosa Community Council

Coachella Valley Unified School District
Imperial Irrigation District
Southern California Gas Co.
Verizon
Time Warner
Colorado River Regional Water Quality Control Board
South Coast Air Quality Management District
Mojave Desert Air Quality Management District
California Department of Fish and Game

SPECIFIC PLAN NO.385 SCREENCHECK NO. 1, GENERAL PLAN AMENDMENT NO.1125, CHANGE OF ZONE NO.7814, TENTATIVE TRACT MAP NO.36590 - EA No. 42633- Applicant: Cal Thermal Real Estate, LLC - Engineer/Rep.: Paul D. Quill – Fourth/Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG: AG) (10 acre minimum) – Location: Northwest corner of 61st Avenue and Sundowner Avenue – 80.9 gross acres – Zoning: Light Agriculture-10 acre minimum (A-1-10) **REQUEST:** The **Specific Plan** proposes a 80.9 acre residential community of up to 230 homes in varying densities from 1 to 5 dwelling units per acre with an overall density of 2.8 per acre. The proposal also includes 18.2 acres of parks and retention areas, and 2.8 acres of rural markets and equestrian way station. The **General Plan Amendment** proposes to change the Land Use Designation of the site from Agriculture: Agriculture (AG: AG) (10 acre minimum) to Community Development: Very Low Density Residential (CD: VLDR) (1 acre minimum), Medium Density Residential (CD: MDR) (2-5 Dwelling Units Per Acre), and Open Space Recreation (OS-C) as reflected on the Specific Plan Land Use Plan. The Specific Plan is proposed to be a Community Development Specific Plan. The **Change of Zone** proposes to change the zoning from Light Agriculture-10 acre minimum (A-1-10) to Specific Plan (SP). Additionally, the Zone Change proposes a Specific Plan Zoning ordinance and will formalize the boundary of the Specific Plan, possibly the Planning Areas as well. The **Tentative Tract Map** proposes a schedule "A" subdivision to subdivide 80.9 gross acres into 230 residential lots, 9 open space lots, 1 equestrian way station lot, and 1 commercial lot - APN: 764-290-003

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on January 9, 2014**. All LDC/DRT Members please have draft conditions in the Land Management System 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 Paul Rull, Project Planner, at (951) 955-0972 or email at prull@rctlma.org / MAILSTOP# 1070.

Public Hearing Path: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

**LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
2ND CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: February 28, 2014

TO:

Riv. Co. Transportation Dept. - Desert
Riv. Co. Environmental Health Dept.

Riv. Co. Public Health – Industrial
Hygiene
Regional Parks & Open Space District

P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section

GENERAL PLAN AMENDMENT NO 1125, SPECIFIC PLAN NO 385 SCREENCHECK NO. 2, CHANGE OF ZONE NO 7814, TENTATIVE TRACT MAP NO 36590 AMENDED NO.1 - EA No. 42633- Applicant: Cal Thermal Real Estate, LLC - Engineer/Rep.: Paul D. Quill – Fourth/Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG: AG) (10 acre minimum) – Location: Northwest corner of 61st Avenue and Sundowner Avenue – 80.9 gross acres – Zoning: Light Agriculture-10 acre minimum (A-1-10) **REQUEST:** The **General Plan Amendment** proposes to change the Land Use Designation of the site from Agriculture: Agriculture (AG: AG) (10 acre minimum) to Community Development: Very Low Density Residential (CD: VLDR) (1 acre minimum), Medium Density Residential (CD: MDR) (2-5 Dwelling Units Per Acre), and Open Space Recreation (OS-C) as reflected on the Specific Plan Land Use Plan. The Specific Plan is proposed to be a Community Development Specific Plan. The **Specific Plan** proposes a 80.9 acre residential community of up to 230 homes in varying densities from 1 to 5 dwelling units per acre with an overall density of 2.8 per acre. The proposal also includes 18.2 acres of parks and retention areas, and 2.8 acres of rural markets and equestrian way station. The **Change of Zone** proposes to change the zoning from Light Agriculture-10 acre minimum (A-1-10) to Specific Plan (SP). Additionally, the Zone Change proposes a Specific Plan Zoning ordinance and will formalize the boundary of the Specific Plan, possibly the Planning Areas as well. The **Tentative Tract Map** proposes a schedule "A" subdivision to subdivide 80.9 gross acres into 230 residential lots, 9 open space lots, 1 equestrian way station lot, and 1 commercial lot - APN: 764-290-003

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC comment agenda on April 3, 2014**. All LDC/DRT Members please have draft conditions in the Land Management System 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 Paul Rull, Project Planner, at (951) 955-0972 or email at prull@rctlma.org / MAILSTOP# 1070.

Public Hearing Path: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

**LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
2ND CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: April 3, 2014

TO:
City of La Quinta

GENERAL PLAN AMENDMENT NO 1125, SPECIFIC PLAN NO 385 SCREENCHECK NO. 2, CHANGE OF ZONE NO 7814, TENTATIVE TRACT MAP NO 36590 AMENDED NO.1 - EA No. 42633- Applicant: Cal Thermal Real Estate, LLC - Engineer/Rep.: Paul D. Quill – Fourth/Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG: AG) (10 acre minimum) – Location: Northwest corner of 61st Avenue and Sundowner Avenue – 80.9 gross acres – Zoning: Light Agriculture-10 acre minimum (A-1-10) **REQUEST:** The **General Plan Amendment** proposes to change the Land Use Designation of the site from Agriculture: Agriculture (AG: AG) (10 acre minimum) to Community Development: Very Low Density Residential (CD: VLDR) (1 acre minimum), Medium Density Residential (CD: MDR) (2-5 Dwelling Units Per Acre), and Open Space Recreation (OS-C) as reflected on the Specific Plan Land Use Plan. The Specific Plan is proposed to be a Community Development Specific Plan. The **Specific Plan** proposes a 80.9 acre residential community of up to 230 homes in varying densities from 1 to 5 dwelling units per acre with an overall density of 2.8 per acre. The proposal also includes 18.2 acres of parks and retention areas, and 2.8 acres of rural markets and equestrian way station. The **Change of Zone** proposes to change the zoning from Light Agriculture-10 acre minimum (A-1-10) to Specific Plan (SP). Additionally, the Zone Change proposes a Specific Plan Zoning ordinance and will formalize the boundary of the Specific Plan, possibly the Planning Areas as well. The **Tentative Tract Map** proposes a schedule "A" subdivision to subdivide 80.9 gross acres into 230 residential lots, 9 open space lots, 1 equestrian way station lot, and 1 commercial lot - APN: 764-290-003

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC comment agenda on April 3, 2014**. All LDC/DRT Members please have draft conditions in the Land Management System 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.

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Public Hearing Path: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



THE TORRES MARTINEZ DESERT CAHUILLA INDIANS

P.O. Box 1160
Thermal, CA 92274
(760) 397-0300 – FAX (760) 397-8146

August 14, 2014

Paul Rull, Project Manager
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409

Re: General Plan Amendment No.1125

Dear Mr. Rull:

On behalf of the Torres Martinez Desert Cahuilla Indians (TMDCI) I appreciate your efforts to include the Tribe on Cultural Resources matters. The proposed project is adjacent to the Reservation boundaries and is within the Tribe's Traditional Use Area. As such, the following comments apply to this project:

1. TMDCI is currently evaluating the CD containing the cultural resources assessment and documentation in regards to cultural sites, sacred sites, traditional cultural property or gathering site of the Desert Cahuilla Indians.
2. In 2004 archeologist crews and Torres Martinez Cultural Monitors discovered 71 cremation sites on the adjacent property located with the City of La Quinta city limits. The Tribe considers the property to be a cemetery which is of high significance to the Tribe. It has been determined that this site was a village at some point. With that being known it is highly likely that similar cultural sensitivity will apply to this property.
3. TMDCI requires that a 100% Phase II testing program be implemented to determine the extent of cultural resources. The archeology crew shall be accompanied by cultural resource monitor (s) at all times. A Pre-Excavation agreement shall be approved by the Tribe and project proponent prior to commencement of any work.
4. Approved Cultural Resource Monitor(s) shall be present during all ground disturbing activities. Should buried cultural deposits be encountered, the monitor may request that destructive construction halt and the Monitor shall notify a Qualified (Secretary of the Interior's Standards and Guidelines) Archaeologist to

Paul Rull
July 31, 2014
Page 2 of 2

- investigate and, if necessary, prepare a mitigation plan for submission to the County and the TMDCI.
5. Cultural Resource Monitor(s) be present during any ground disturbing activities related to the project, including construction. Should buried cultural deposits be encountered, the Cultural Resource Monitor shall notify a Qualified Archaeologist to investigate and, if necessary, prepare a mitigation plan for implementation
 6. Additionally, in accordance with State law, the County Coroner should be contacted if any human remains are found during earthmoving activities. If the remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) shall be contacted. The NAHC will make a determination of the Most Likely Descendent (MLD). The City will work with the designated MLD to determine the final disposition of the remains.
 7. Copies of any cultural resource documentation including reports and site records are sent to the TMDCI.

Should you have any questions regarding this matter please feel free to call me at (760) 397-0300, extension 1244.

Sincerely,



Alesia Reed
Interim Cultural Resources Coordinator/ Tribal Council Secretary



THE TORRES MARTINEZ DESERT CAHUILLA INDIANS

P.O. Box 1160
Thermal, CA 92274
(760) 397-0300 – FAX (760) 397-8146

September 10, 2014

John J. Benoit
4th District Supervisor
Riverside County Board of Supervisors
73710 Fred Waring Dr. Suite 222
Palm Desert, CA 92260

Frank J. Spevacek
City Manager
City of La Quinta
78-495 Calle Tampico
La Quinta, CA 92253

Re: Cahuilla Cemetery in County of Riverside and City of La Quinta Jurisdictions

Dear Messrs. Benoit and Spevacek:

The Torres Martinez Desert Cahuilla Indians (TMDCI) has serious concerns with recent proposed developments in County of Riverside and City of La Quinta jurisdictions. These developments are known as GPA 1125 (County of Riverside) and TT Map No.36305 (City of La Quinta). The area of concern is bounded by the GPA 1125 project site, Avenue 62 to the south, Avenue 60 to the north and CVWD Dike 4 project area to the east. This area is significant to Native American traditional values that are associated with the mortuary practices of the Ancient Cahuilla. This area was known as "ikwanit" (bound together) because of the cemetery, milling station and offering elements found on these properties during previous cultural studies.

In 2005 archeologist crews and Tribal cultural monitors discovered ninety four (94) features including 71 cremations as documented in the CA-RIV-5211H site known as the Prehistoric Cahuilla Cemetery. These sites contain two stages of the Cahuilla mortuary practices. The first stage was cremation event or the "pemtectwen" and the second event was the burning of personal possession or "hemtcustanwen". At this time the third event (Nukil ceremony) has not been found and it is uncertain about the extent of the cemetery. However, we do know that funerary features were found at the Trilogy project boundaries and the area to the north of Avenue 60. The Tribe believes that the cemetery extends west into the boundaries of GPA 1125. As such the Tribe believes that this area and the area of concern outlined above should be treated as a Cemetery

Benoit and Spevacek

September 10, 2014

Page 2 of 2

with high sensitivity and that future proposed developments involve the Tribe at the earliest stage.

Should you have any questions regarding this matter please feel free to call Alesia Reed, Interim Cultural Resources Manager at (760) 397-0300.

Sincerely,



Mary L. Resvaloso
Tribal Chairwoman

Cc: Alesia Reed, Interim Tribal Resources Manager (via email)
Gary Resvaloso, MLD (via email)
Les Johnson, City of La Quinta Community Development Director (via email)
Juan C. Perez, Riverside County Interim Planning Director (via email)



THE TORRES MARTINEZ DESERT CAHUILLA INDIANS

P.O. Box 1160

Thermal, CA 92274

(760) 397-0300 – FAX (760) 397-8146

September 24, 2014

Paul Rull, Project Manager
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409

Re: General Plan Amendment No.1125

Dear Mr. Rull:

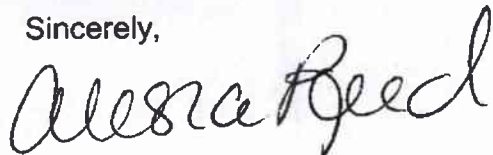
This letter supersedes the July 31, 2014 letter from the Tribe regarding General Plan Amendment No. 1125. On behalf of the Torres Martinez Desert Cahuilla Indians (TMDCI) I appreciate your efforts to include the Tribe on Cultural Resources matters. The proposed project is adjacent to an Ancient Cahuilla Cemetery Site and is within the Tribe's Traditional Use Area. As such, the following comments apply to this project:

1. TMDCI is currently evaluating the CD containing the cultural resources assessment and documentation in regards to cultural sites, sacred sites, traditional cultural property or gathering site of the Desert Cahuilla Indians.
2. In 2004 archeologist crews and Torres Martinez Cultural Monitors discovered an Ancient Cahuilla Cemetery site which included 94 features on the adjacent property located with the City of La Quinta city limits. The Tribe considers the property to be a cemetery which is of high significance to the Tribe. It has been determined that this site was a village at some point. With that being known it is highly likely that similar cultural sensitivity will apply to this property.
3. TMDCI requires that a 100% Phase II testing program be implemented to determine the extent of cultural resources. The archeology crew shall be accompanied by cultural resource monitor (s) at all times. A Pre-Excavation agreement shall be approved by the Tribe and project proponent prior to commencement of any work.

4. TDMCI understands that the Phase II will consist of the following methods:
 - a. A 165 meter trench in length and 5-10 meters wide with a depth of 3 feet backhoe trench (east property line adjacent to KB Homes project west property line)
 - b. Test shovel pits in sporadic locations
 - c. Ground penetrating radar to spot any potential resources
5. TDMCI requires that after planting season the Phase II survey will continue and expand upon the 165 meter length by 5-10 meter wide test area (See #4) to an area approximately 1,320 meter length by 330 meter wide test area. The purpose of this expanded area is to determine the extent and boundaries of the cemetery (see the attached 9/10/14 letter regarding the Tribe's cemetery concerns).
6. Approved Tribal Cultural Resource Monitor(s) shall be present during all ground disturbing activities. Should buried cultural deposits be encountered, the monitor shall require that destructive construction halt and the Monitor shall notify a Qualified (Secretary of the Interior's Standards and Guidelines) Archaeologist to investigate and, if necessary, prepare a mitigation plan for submission to the County and the TDMCI.
7. Tribal Cultural Resource Monitor(s) be present during any ground disturbing activities related to the project, including construction. Should buried cultural deposits be encountered, the Cultural Resource Monitor shall notify a Qualified Archaeologist to investigate and, if necessary, prepare a mitigation plan for implementation
8. Additionally, in accordance with State law, the County Coroner should be contacted if any human remains are found during earthmoving activities. If the remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) shall be contacted. The NAHC will make a determination of the Most Likely Descendent (MLD). The City will work with the designated MLD to determine the final disposition of the remains.
9. Copies of any cultural resource documentation including reports and site records are sent to the TDMCI.

Should you have any questions regarding this matter please feel free to call me at (760) 397-0300, extension 1244.

Sincerely,



Alesia Reed
Interim Cultural Resources Coordinator/ Tribal Council Secretary

Attachment

10/19/2014

Gary Resvaloso
Torres Martinez MLD
70-555 Pierce St
Thermal, Ca 92274

Torres Martinez Cultural Dept.

Vista Soleada Project Phase II Study

The tasks outlined in this study were developed to meet the recommendation outline in McKenna's 2014 Phase I Report. McKenna study failed to review the two project reports that had the potential to reveal the most information regarding this project. There for they failed to properly identify and outline the one major site (CA-RIV-5211/H Late Cahuilla Cemetery) associated with this area.

The Phase II also failed to test the undisturbed native sediment along the western edge of the project. This area that had the most potential for findings due to its close proximity to the Late Cahuilla cemetery and lack of disturbance.

The Phase II investigations of the project area failed to identify any cultural deposits of features associated with CA-RIV-5211/H. The Phase II Study has not eliminated the possibility that the Late Cahuilla Cemetery site with may still be present.

This study did not reflects the Tribes concerns for the Late Cahuilla Cemetery or did it answer the Tribes Question " Does the Late Cahuilla Cemetery Sites CA-RIV-5211/H extended in the Vista Soldeada Project area"

Gary Resvaloso

Torres Martinez MLD



THE TORRES MARTINEZ DESERT CAHUILLA INDIANS

P.O. Box 1160
Thermal, CA 92274
(760) 397-0300 – FAX (760) 397-8146

October 27, 2014

Paul Rull, Project Manager
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409

Re: General Plan Amendment No.1125, Vista Soleada Project

Dear Mr. Rull:

As a follow-up to our recent discussion, the Tribe is requesting that the project proponent for the Vista Soleada project continue an extended Phase II Investigations program. We know that a partial Phase II Testing Program was commenced before a carrot planting schedule which was not designed to determine whether cultural deposits and/or discrete cultural features associated with CA-RIV-5211/H extend into the project area. Results of the Phase II investigations have not completely eliminated the possibility that intact cultural deposits and/or features associated with CA-RIV-5211/H may still be present and the presence of artifacts within the project area suggests that significant prehistoric cultural remains may still be present in subsurface contexts. The Tribe has already determined that the adjacent property (within the City of La Quinta City limits) is an Ancient Cahuilla Cemetery site. Therefore the purpose of the extended Phase II Investigation program is to determine the extent and boundaries of the cemetery. These concerns were relayed to you in our correspondence dated July 31, 2014 and September 24, 2014. The Tribe states that any cemetery related features be identified, these resources will be avoided through project design and preserved in place in perpetuity. The Tribe is of the opinion that it is premature to discuss any other mitigation measures until results of the expanded Phase II testing are known.

The Torres Martinez MLD has provided additional comments to the Vista Soleada Phase II Report. These are attached for your reference. Additionally, it should be noted

Paul Rull

October 27, 2014

Page 2 of 2

that any cultural artifacts discovered during the course of the studies not associated with the cemetery such as grave goods should be collected.

Should you have any questions regarding this matter please feel free to call me at (760) 397-0300, extension 1244.

Sincerely,

A handwritten signature in black ink that reads "Alesia Reed". The signature is written in a cursive style with a large, prominent "A" and "R".

Alesia Reed

Interim Cultural Resources Coordinator/ Tribal Council Secretary

Attachment



City of La Quinta

P.O. Box 1504
LA QUINTA, CALIFORNIA 92247-1504
78-495 CALLE TAMPICO
LA QUINTA, CALIFORNIA 92253

(760) 777-7000
FAX (760) 777-7101

January 9, 2014

Mr. Paul Rull, Project Planner
Riverside County Planning Department
PO Box 1409
Riverside, CA 92502-1409

**RE: Proposed GPA 1125; SP 385; CZ 7814, TT 36590
South side of Avenue 60, East of Monroe Street**

Dear Mr. Rull:

We have received your request for comment on the referenced application on 12/30/13, and would like to thank you for the opportunity to review this project. According to your transmittal, the project is a 230-lot subdivision of ± 81 acres, requiring a zone change from A-1-10 to an appropriate residential zoning classification. The specific site location is along the south side of Avenue 60, $\pm 1,320$ feet east of Monroe Street.

This project is within the City of La Quinta's Sphere of Influence (SOI), as established on April 28, 2006, and abuts the City's municipal boundary at the project's west side. As you may be aware, City staff has conducted reviews for various County development applications within unincorporated areas comprising the Sphere of Influence of the City of La Quinta over the past several years. While we are cognizant that the County of Riverside retains its land use authority under its current project review process, the City's review is primarily intended to point out any inconsistencies between City and County review standards, policies, and procedures as applied to this project. Through the identification of such inconsistencies, it is envisioned that City and County staff can work together to resolve conflicting development regulations within this area of mutual concern.

LAND USE/GENERAL PLAN

The current pre-annexation land use adopted by the City for this site is Low Density Residential, allowing up to 4 units per acre. The proposed project is consistent with the land use as pre-designated for the property, at a density of 2.84 units per acre.

Given that there is a specific plan proposed for the project which was not provided in the transmittal, staff requests that it be provided to the City for review when available and reserves further comment until that time. Absent the specific plan provisions, the following comments apply.

- Avenue 60 is designated as an Image Corridor in the City General Plan. The La Quinta



Zoning Code specifies that a height limitation of one story, not to exceed 22 feet in height, shall apply to any buildings within 150 feet of the edge of right-of-way of a general plan-designated image corridor.

- The City's current Low Density Agricultural/Equestrian Residential zoning district has specific requirements that would be applicable, pertaining to Right-to-Farm and buyer notification requirements for new subdivisions in the LDA/ER zone. The City is currently revising its zoning ordinance for consistency with the City General Plan Update 2035, which was adopted in February 2013.

CIRCULATION CONSIDERATIONS

- There are significant discrepancies in street sections for Avenue 60 and 61. East of Monroe Street, Avenue 60 is designated as a Primary Arterial in the La Quinta General Plan (108-foot ROW, 4-lane divided, raised median w/Class II bike/cart lane and six-foot sidewalk). Section D-D of the map exhibit shows a six-lane, 220-foot ROW facility for Avenue 60 improvement. Avenue 61 is designated as a Collector in the La Quinta General Plan (80-foot ROW, 2-lane, raised median w/Class II bike/cart lane and six-foot sidewalk). Section C-C of the map exhibit shows a four-lane, 100-foot ROW facility for Avenue 61 improvement. The pertinent City General Plan street section designations and standards are enclosed for reference.

As you can understand we have significant concerns with these discrepancies, particularly in this case given the transition that will need to occur between our jurisdictions. The traffic study to be prepared, as noted below, will need to address the mutual transitional improvements to be required and how that will impact development within each of our jurisdictions.

- It is understood that a traffic study has been required by the County, as City staff has been in contact with the applicant and County staff to provide background information toward the study's preparation. The City would appreciate copies of this study when available.
- The proposed roundabouts should be designed by a licensed traffic engineer.
- Detailed geometrics on gating and entry design should be provided. Gated entries should accommodate three-car minimum inbound stacking capacity (minimum 62-foot length, call box to street), and provide a full turn-around outlet from the gated entry for rejected vehicles.

PLANNING CONSIDERATIONS

- There are two existing tract maps on the projects west side, within the City limits. KB Homes owns these properties and has filed a specific plan and tract map application for Renditions at Palizada, 418 single-family lot subdivision designed around a central combination greenbelt/retention system and a 4.25 acre amenity lot, which includes a 14,142 s.f. clubhouse. As the project design has been substantially revised, staff strongly urges the County to direct the applicant to review the current plan documents associated with this project.

- The applicant for Renditions is working with Imperial Irrigation District (IID) to address their need for an electrical substation site of approximately two acres. This need has not been fully addressed and likely will impact this County development request, as it is possible that several City projects in the area may need to participate.
- Staff recommends a condition or other provision be made to allow for adjustment of street improvement standards, without the requirement for a map amendment/revision, to accommodate revisions to standards after the map is annexed or if the County subsequently revises street improvement standards that affect the map.
- It is recommended that County staff require constructive notice on the tentative and final subdivision maps, stating that agricultural operations and equestrian uses are permitted under existing zoning. In addition, that a similar advisory provision be recorded against all tract lots/parcels, and set forth in the CC&R's, to provide full disclosure that the subdivision could be affected by existing agricultural or equestrian operations on adjoining properties.

Please note that, due to a limited time frame available to us for review of this application prior to your January 9, 2014 LDC meeting, these comments do not reflect a detailed review and do not encompass all potential concerns. City staff requests that any revised exhibits and/or or project redesign plans be re-submitted to the City for further review and comment, as well as any more detailed plans prepared in response to this letter.

We hope that these comments are helpful to you in processing this application. Should you have questions regarding this letter, please contact the undersigned at 760-777-7125, or via e-mail at wnesbit@la-quinta.org.

Very truly yours,

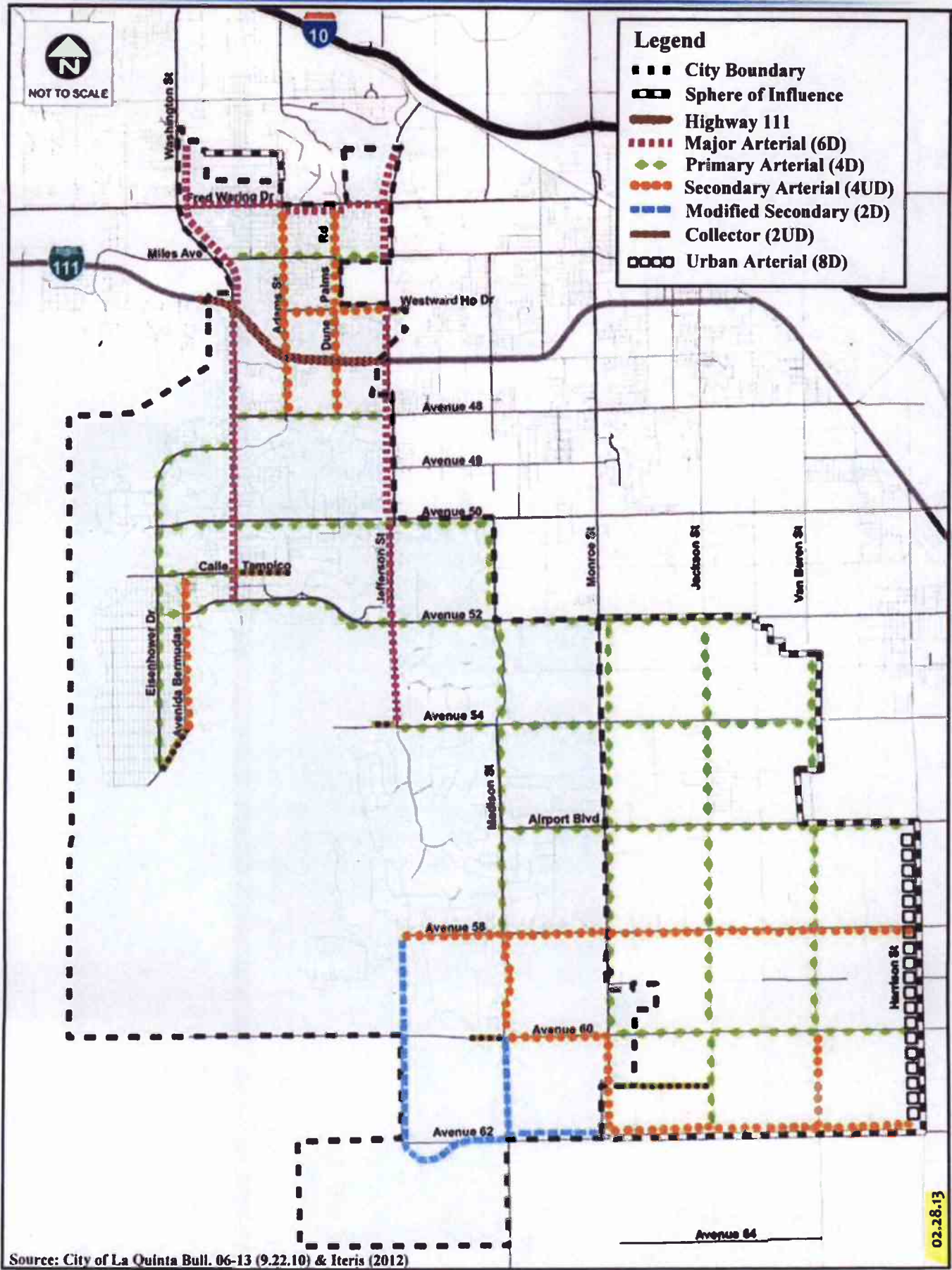


Wallace Nesbit
Principal Planner

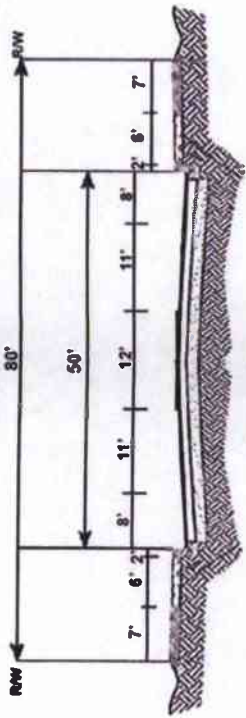
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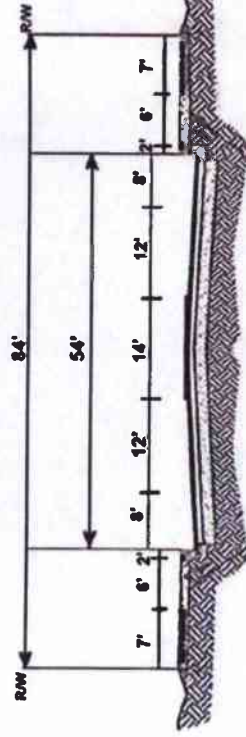
c: Michael Gialdini, Riverside County
La Quinta Public Works Department



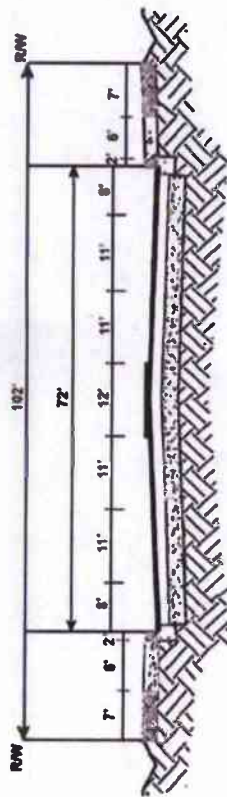
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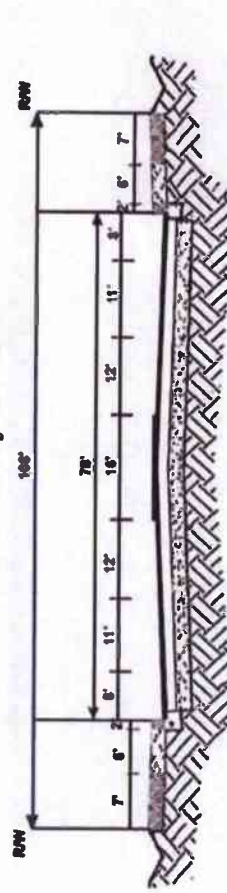
80' Collector



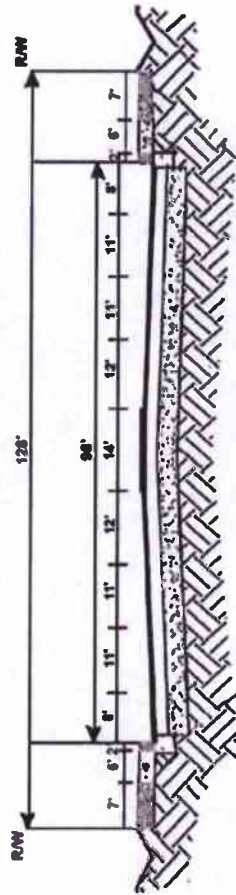
84' Modified Secondary Arterial



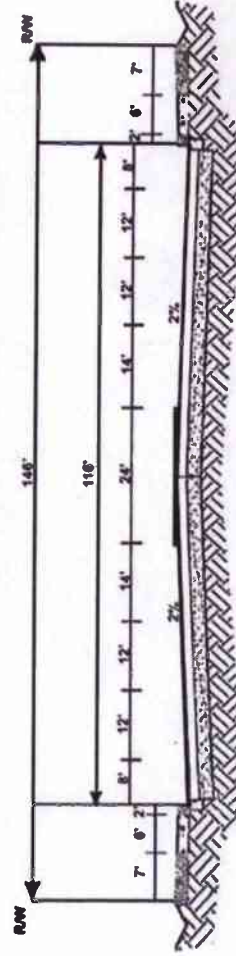
102' Secondary Arterial



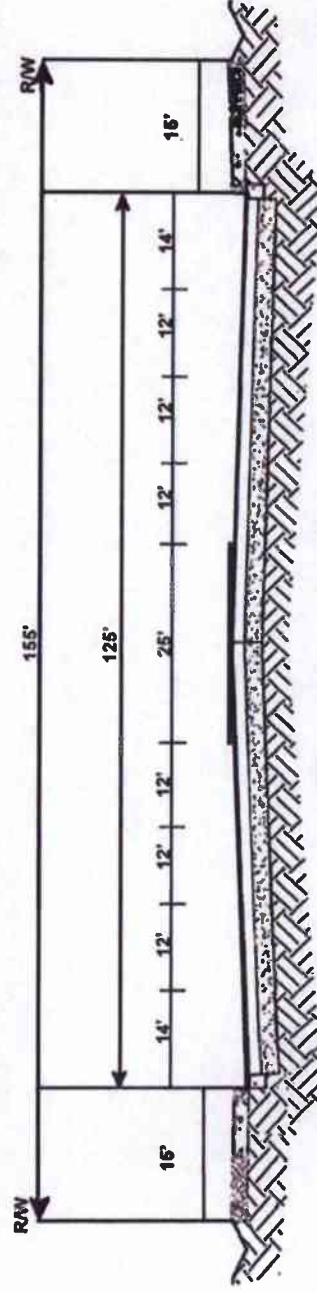
108' Primary Arterial



128' Major Arterial



146' State Highway 111



155' Augmented Major





Established in 1918 as a public agency
Coachella Valley Water District

Directors:

John P. Powell, Jr., President - Div. 3
Franz W. De Klotz, Vice President - Div. 1
Ed Pack - Div. 2
Peter Nelson - Div. 4
Debi Livesay - Div. 5

Officers:

Jim Barrett, General Manager
Julia Fernandez, Board Secretary

January 8, 2014

Redwine and Sherrill, Attorneys

File: 0163.1
0421.1
0721.1
1150.011
Geo. 060735-2
PZ 14-5147

Paul Rull
Riverside County Planning Department
PO Box 1409
Riverside, CA 92502

JAN 13 2014

Dear Mr. Rull:

Subject: Specific Plan No. 385 Screencheck No. 1, Amendment No. 1125
Change of Zone No. 7814, Tentative Tract Map No. 36590

This area is protected from regional stormwater flows by a system of channels and dikes, and may be considered safe from regional stormwater flows except in rare instances.

This area is designated Zone D on the Federal Flood Insurance Rate Maps, which are in effect at this time. Zone D is defined as an area of undetermined but possible risk of flood hazard. However, the project is protected by Dike No. 4 from regional stormwater.

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

Design for retention basins for this area must consider high groundwater levels and clay soils.

Since the stormwater issues of this development are local drainage, Coachella Valley Water District (CVWD) does not need to review drainage design further.

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

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

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

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

There are existing United States Bureau of Reclamation (USBR) facilities not shown on the development plans. There may be conflicts with these facilities. We request the County to withhold issuance of grading permits until CVWD has reviewed the proposed development and related impacts to the USBR facilities and associated right-of-way and provided the County with written confirmation that there is no interference. The USBR conflicts include but are not limited to lateral 123.45-2.3.

This area is underlain with agricultural drainage lines. There are CVWD and Private facilities not shown on the development plans. There may be conflicts with these facilities. We request the County to withhold issuance of grading permits until CVWD has reviewed the proposed development and related impacts to the CVWD and Private facilities and associated right-of-way and provided the County with written confirmation that there is no interference. The CVWD and private conflicts include but are not limited to Avenue 61 Drain and TD 300 private tile drain.

Surface and subsurface drainage facilities in the vicinity of this project were designed and constructed for agricultural drainage. CVWD will consider use of these drainage facilities for urban drainage if (1) the surface and subsurface drainage facilities can physically handle the new urban drainage, (2) the area is incorporated into the National Pollutant Discharge Elimination System permit and Waste Discharge Requirements for the discharge of stormwater in the Whitewater River Watershed, which is known as the MS4 Permit and (3) the project is annexed into a future district(s) for recovery of capital and operation/maintenance costs associated with the new urban drainage system.

If CVWD drainage facilities are utilized for urban drainage, CVWD may need replacement or additional drainage facilities to provide for the orderly expansion of the drainage system. These facilities may include pipelines, channels, pump stations and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the tract map as lots and/or easements to be deeded to CVWD for such purpose.

Non-potable water (recycled wastewater and/or Colorado River water) is available for irrigation. The project may be required to use non-potable water for such uses. CVWD may need additional facilities for the orderly expansion of its non-potable water distribution system in order to serve the subject land. These facilities may include additional piping, reservoirs, booster pumping stations, etc. The developer may be required to install these facilities and provide land and/or easements to be deeded to CVWD for such purpose.

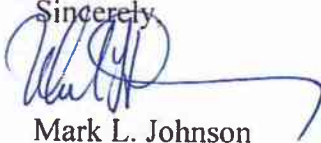
This development is subject to the County's Landscape Ordinance which was adopted in accordance with the States Model Water Efficient Landscape Ordinance and CVWD's Ordinance 1374. The purpose of these ordinances is to establish effective water efficient landscaping requirements for newly installed and rehabilitated landscapes. In order to ensure this development's compliance, plans for grading, landscaping and irrigation systems shall be submitted to CVWD for review. This review is for ensuring efficient water management.

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

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

This development lies within the study area of the 2010 Water Management Plan Update. The groundwater basin in the Coachella Valley is in a state of overdraft. Each new development contributes incrementally to the overdraft. CVWD has a Water Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan include supplemental imported water, source substitution and water conservation. The plan lists specific actions for reducing overdraft. The elements and actions described in the plan shall be incorporated into the design of this development to reduce its negative impact on the Coachella Valley groundwater basin.

If you have any questions please call Tommy Fowlkes, Development Services Supervisor, extension 3535.

Sincerely

Mark L. Johnson
Director of Engineering

cc: Majeed Farshad
Riverside County Department of Transportation
77588 El Duna, Suite H, Palm Desert, CA 92211

Alan French
Riverside County Department of Transportation
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Michael Mistica, MBA
County of Riverside, Department of Environmental Health
Land Use and Water Resources Program
3880 North Lemon St., Suite 200
Riverside, CA 92501

Jim Stockhausen
4675 Macarther Ct., Suite 1550
Newport Beach, CA 92660

SI: ms\ Eng\Dev Srvs\2014\1-JAN\Dev Review ltr Plan No 385 Screencheck.doc





COUNTY OF RIVERSIDE
DEPARTMENT OF ENVIRONMENTAL HEALTH

Date: May 28, 2014
To: Paul Rull
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, California 92502
Fax: (951) 955-8631

From: 
Steven Hinde, REHS, CIH
Senior Industrial Hygienist
Department of Environmental Health
Office of Industrial Hygiene
3880 Lemon Street, Ste. 200
Riverside, California 92501
(951) 955-8980
Fax: (951) 955-8988



Project Reviewed: Tentative Tract No. 36590 & Specific Plan No. 385

Reference Number: **SR# 30943**

Applicant: Paul Quill
Cal Thermal Real Estate, LLC
4675 MacArthur Ct., Suite 1550
Newport Beach, CA 92660

Noise Consultant **Meridian Consultants LLC**
860 Hampshire Road, Suite P
Westlake Village, CA 91361

Review Stage: First Review

Information Provided: "Technical Noise Report for the Vista Soleada Specific Plan," dated January 2014, revised May 2014."

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 32,700 assumed for 60th Avenue (the County General Plan classifies 60th Avenue as a "Expressway" highway). ADT design capacity of 20,700 assumed for 61st Avenue (the County General Plan classifies 61st Avenue as a "Secondary" highway) quoted from the "Eastern Coachella Valley Area Plan Circulation, Volume Figure 8, August 2003".
2. Truck/Auto Mix as follows (Riverside Co. Road Department):

For Expressway

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	10.9
Heavy Truck	0.74	0.35	0.04	0.35

3. Traffic Speed of 40 MPH.

4. The distance from the centerline of 60th Avenue and 61st Avenue to the nearest building face is estimated to be 310 and 300 feet respectively.
5. Modeling for 60th Avenue and 61st Avenue done using a "soft site" assumption for exterior.
6. The standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
7. Barrier calculations based on receptor at 10 feet from the barrier and at a 5 foot elevation for wall barrier height at or less than six feet. However, a receptor placement of 3-foot elevation is required when a wall barrier height is greater than six feet.
8. Interior calculations based on receptor at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.

Findings:

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

Recommendations:

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

Construction –Related Mitigation Measures:

1. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.
2. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.
3. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings to the site.

4. Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, temporary noise blankets around stationary construction noise sources.
5. Use electric air compressors and similar power tools rather than diesel equipment, where feasible.
6. Turn off construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, when not in use for more than 30 minutes.
7. No music or electronically reinforced speech from construction workers shall be audible at noise-sensitive property.
8. Clearly post construction hours, allowable workdays, and the phone number of the job superintendent at all construction entrances to allow for surrounding owners to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party.
9. Construction staging areas along with the operation of earth-moving equipment within the Project area shall be located as far away from vibration- and noise-sensitive sites as possible.

Building Mitigation:

10. The exterior noise standard shall apply to an outdoor location on each residential lot that is adjacent to the residential structure and encompasses a minimum of 600 square feet. The applicable location shall be at rear of the structure.
11. Provide "windows closed" condition requiring mechanical ventilation per the 2012 California Building Code requirements in Section 1203 Ventilation for residential unit's along 60th Avenue and 61st Avenue.

Community Council Advisory Project Review Report—Fourth District Planning Projects

Council:	Vista Santa Rosa	Address:	VISTA SANTA ROSA
Meeting date:	Jan 29 2014	Cross streets:	So. of 61 East of Monroe
Project name:	Vista Soleada	Parcel number(s):	
Case number:	SP 385		

Advisory Action (number of votes): 3 Support NOT Support Abstain Absent Continue to

Advisory Motion

Approve project as presented.

Advisory Discussion, Comments and Recommendations

~~Presented~~
Council reviewed¹ in March and May 2013 and are satisfied with the progress.

Date: 1/29/14 Signature: Kathleen Weber

Print name and title: Kathleen Weber VSR Council Secretary

Supervisor's Comments

Agree with comments above
Mike GIARDINI
1/29/14

Directions: The council secretary or designated council member must complete, sign and return this document to the Supervisors liaison immediately following advisory action. This document will be filed to officially record community input on the project.



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

January 21, 2014

Paul Rull, Project Planner
Riverside County Planning Department
P.O. Box No. 1409
Riverside, CA 92502-1409

RE: Tentative Tract Map (TR) No. 36590 — Subdivide 80.9 Acres into 230 Single Family Lots, 1 Equestrian Way Station Lot, and 1 Commercial Lot (APN: 764-290-003)

Dear Mr. Rull:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project, located at the northwest corner of 61st Avenue and Sundowner Avenue within the Eastern Coachella Valley Area Plan. In order to mitigate the potential solid waste impacts of TR 36590 and help the County comply with AB 939 (Integrated Waste Management Act), the RCWMD recommends the following conditions for approval of TR 36590:

1. a) **Prior to issuance of a building permit for EACH construction phase**, a *Waste Recycling Plan (WRP)* shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Arrangements can be made through the franchise hauler.
- b) **Prior to issuance of an occupancy permit for EACH construction phase**, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.
2. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the development of the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding determination, transportation, and disposal

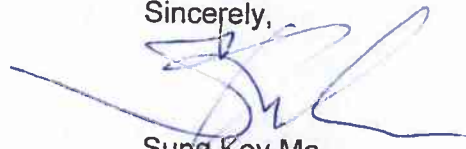
of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1-888-722-4234.

3. 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.
4. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

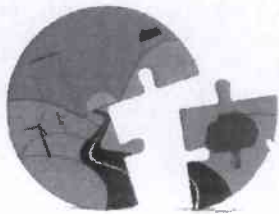
Please note that clearance will be needed from the RCWMD for the future development of the equestrian way station and commercial lot.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3283.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Sung Key Ma', with a long horizontal flourish extending to the left.

Sung Key Ma,
Planner IV



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA 01125 DATE SUBMITTED: September 10, 2013

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: CAL THERMAL REAL ESTATE, LLC
Sabal Financial Group LP E-Mail: jim.stockhausen@sabalfin.com

Mailing Address: 4675 MacArthur Court, Suite 1550
Newport Beach, CA 92660
City State ZIP

Daytime Phone No: (949) 255-2462 Fax No: (949) 255-2462

Engineer/Representative's Name: Paul Quill, Quill Enterprises LLC E-Mail: paul@quillenterprises.net

Mailing Address: 51245 Avenida Rubio
La Quinta, CA 92253
City State ZIP

Daytime Phone No: (760) 771-8050 Fax No: (760) 771-8050

Property Owner's Name: CAL THERMAL REAL ESTATE, LLC
MKA Real Estate Qualified Fund LLC E-Mail: jim.stockhausen@sabalfin.com

Mailing Address: 4675 MacArthur Court, Suite 1550,
Newport Beach, CA 92660
City State ZIP

Daytime Phone No: (949) 255-2462 Fax No: (949) 255-2462

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(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"

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

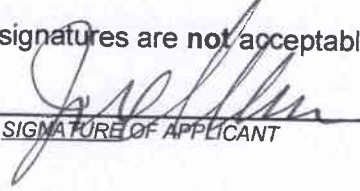
The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional 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.

Jim Stockhausen

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.

Jim Stockhausen

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)



N/A

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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 760-290-003

Section: 35 Township: 6 Range: 7E SBBM

Approximate Gross Acreage: 80

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

General location (nearby or cross streets): North of Avenue 61, South of Avenue 60, East of Monroe Street, West of Jackson.

Thomas Brothers map, edition year, page number, and coordinates: _____

Existing Zoning Classification(s): A-1-10

Existing Land Use Designation(s): AG

Proposal (describe the details of the proposed general plan amendment):

General Plan Amendment is to convert approximately 80 acres +/- from the Ag Foundation to the Development Foundation taking the zoning from A 1-10 to SP. The property is within the Vista Santa Rosa Community of unincorporated Riverside County. The conversion is well within the 7% allowed by the RCIP for annual conversion of Ag land to development.

Related cases filed in conjunction with this request:

Tract 36590 will be filed later as will a Change of Zone Application however no case numbers have been assigned to these and the GPA application is being opened to create a case file primarily for deposits.

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes No

Case Nos. _____

E.A. Nos. (if known) _____ E.I.R. Nos. (if applicable): _____

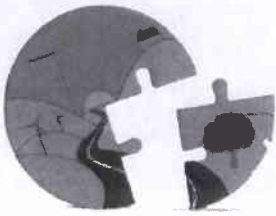
Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Electric Company	Imperial Irrigation District	X	
Gas Company	Southern California Gas	X	
Telephone Company	Verizon	X	
Water Company/District	CvWD	X	
Sewer District	Cvwd	X	

Is water service available at the project site: Yes No

If "No," how far away are the nearest available water line(s)? (No. of feet/miles) 1350 feet

Is sewer service available at the site? Yes No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) 1350 feet



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR SPECIFIC PLAN LAND USE

CHECK ONE AS APPROPRIATE:

SPECIFIC PLAN

SPECIFIC PLAN AMENDMENT

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: SP00385 DATE SUBMITTED: November, 20 2013

APPLICATION INFORMATION

Applicant's Name: Cal Thermal Real Estate, LLC E-Mail: jim.stockhausen@sabalfin.com

Mailing Address: 4675 MacArthur Court, Ste 1550
Newport Beach, CA 92660
City State ZIP

Daytime Phone No: (949) 255-2682 Fax No: (949) 255-2682

Engineer/Representative's Name: Paul Quill E-Mail: paul@quillenterprises.net

Mailing Address: 51245 Avenida Rubio
La Quinta, CA 92253
City State ZIP

Daytime Phone No: (760) 771-8050 Fax No: (760) 771-8050

Property Owner's Name: Cal Thermal Real Estate, LLC E-Mail: jims.tockhausen@sabalfin.com

Mailing Address: Same as Applicant Above
City State ZIP

Daytime Phone No: () same Fax No: () same

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.

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P.O. Box 1409, Riverside, California 92502-1409
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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

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APPLICATION FOR SPECIFIC PLAN LAND USE

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. 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.

Jim Stockhausen

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.

Jim Stockhausen

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 764-290-003

Section: 35 Township: 6 Range: 7E SBBM

Approximate Gross Acreage: 80

General location (nearby or cross streets): North of Avenue 61, South of Avenue 60, East of Monroe Street, West of Jackson Street

APPLICATION FOR SPECIFIC PLAN LAND USE

Thomas Brothers map, edition year, page number, and coordinates: 2013, Page 5590, F1, F2, G1, G2

Land Uses: Please provide a listing of the proposed land uses to include the following:

- 1. Residential uses by product type, number of units and acreage;
- 2. Commercial uses with proposed acreage;
- 3. Industrial uses with proposed acreage;
- 4. Open space/recreational uses with proposed acreage;
- 5. Public facilities with proposed acreage, etc.

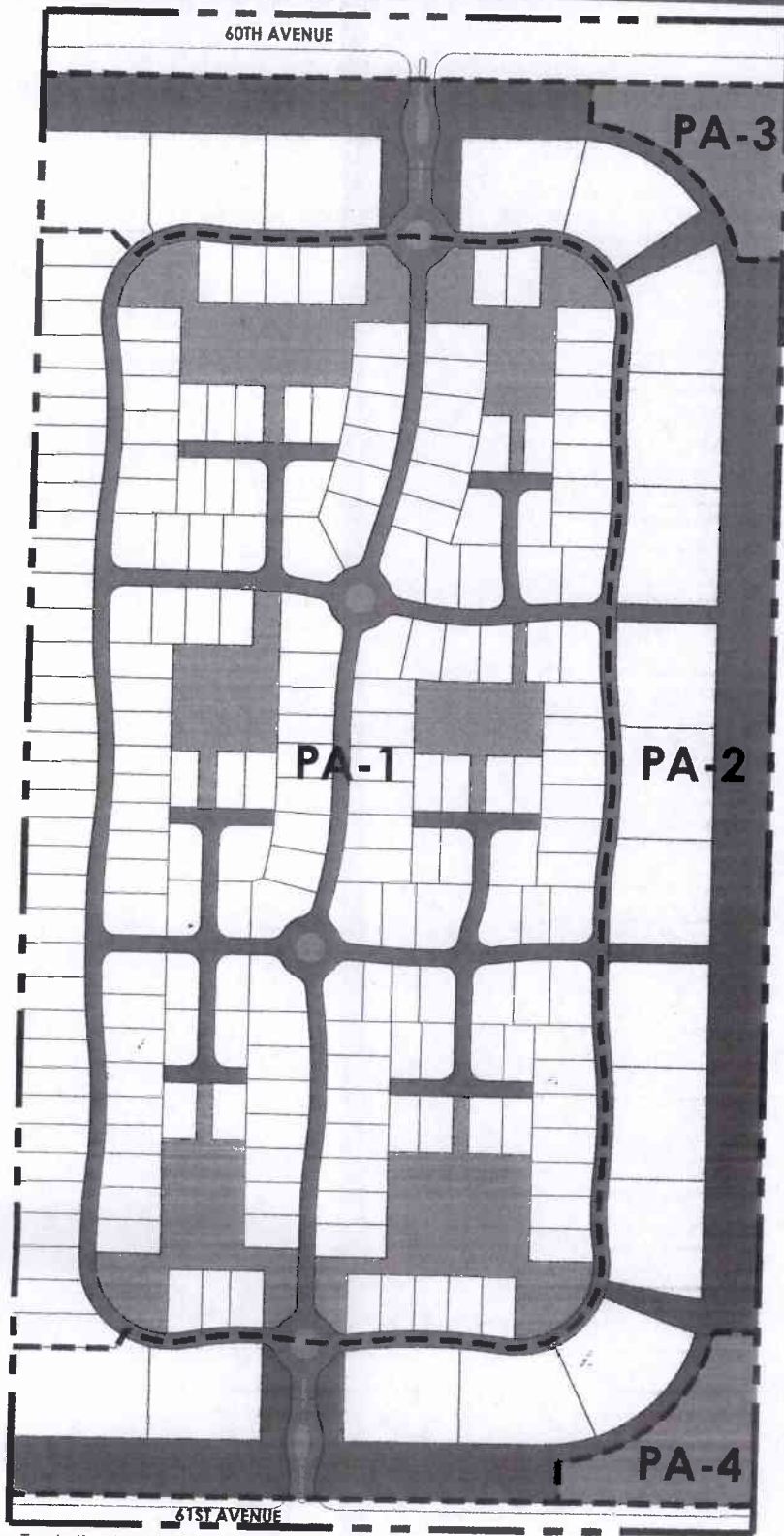
<u>LAND USE</u>	<u>ACREAGE</u>	<u>NUMBER OF UNITS</u> <u>(RESIDENTIAL ONLY)</u>
SEE ATTACHED LAND USE TABLE		
_____	_____	_____
_____	_____	_____
_____	_____	_____
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_____	_____	_____

The applicant shall provide a brief description of the project (not to exceed 10 pages) that will be used to help prepare the initial study (environmental assessment). Staff may request additional information pursuant to CEQA procedures if required to complete the environmental assessment.











**FILING INSTRUCTIONS FOR
SPECIFIC PLAN APPLICATION**

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Specific Plan application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

- THE SPECIFIC PLAN FILING PACKAGE MUST CONSIST OF THE FOLLOWING:**
- 1. One completed and signed application form.
 - 2. One copy of the current legal description for each property involved. A copy of a grant deed of each property involved will suffice.



LEGEND:

-  PROJECT BOUNDARY
-  PLANNING AREA BOUNDARY
-  MEDIUM DENSITY RESIDENTIAL
-  LOW DENSITY RESIDENTIAL
-  RURAL COMMERCIAL
-  EQUESTRIAN WAY STATION
-  OPEN SPACE - POCKET PARKS
-  OPEN SPACE - BUFFER
-  PRIVATE STREET R/W
-  PUBLIC R/W DEDICATION

Source: Tentative Tract Map No. 36590

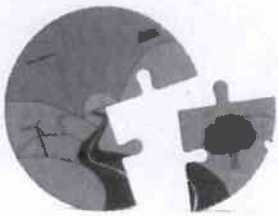
Exhibit Date: October 23, 2013

CONCEPTUAL LAND USE PLAN
VISTA SOLEADA SPECIFIC PLAN



MSA CONSULTING, INC.
www.msaconsultinginc.com





RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: _____ DATE SUBMITTED: November, 2013

APPLICATION INFORMATION

Applicant's Name: Cal Thermal Real Estate, LLC E-Mail: jim.stockhausen@sabalfin.com

Mailing Address: 4675 MacArthur Court, Suite 1550
Newport Beach, CA 92660
Street
City State ZIP

Daytime Phone No: (949) 255-2682 Fax No: (949) 255-2682

Engineer/Representative's Name: Paul Quill E-Mail: paul@quillenterprises.net

Mailing Address: 51245 Avenida Rubio
La Quinta, CA 92253
Street
City State ZIP

Daytime Phone No: (760) 771-8050 Fax No: (949) 771-8050

Property Owner's Name: Cal Thermal Real Estate, LLC E-Mail: jim.stockhausen@sabalfin.com

Mailing Address: 4675 MacArthur Court, Suite 1550
Newport Beach, CA 92660
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(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

APPLICATION FOR CHANGE OF ZONE

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. 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.

Jim Stockhausen

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

jim Stockhausen

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 764-290-003

Section: 35 Township: 6 Range: 7E SBBM

Approximate Gross Acreage: 80

General location (nearby or cross streets): North of Avenue 61, South of Avenue 60, East of Monroe Street, West of Jackson Street

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: 2013, page 5590, F1, F2, G1, G2

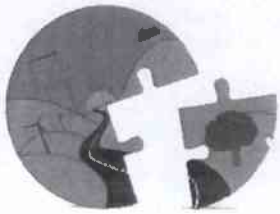
Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Project proposes to change the zoning from A 1-10 to SP for +/- 80.88 acres in unincorporated County of Riverside, Vista Santa Rosa Community, Eastern Coachella Valley Area Plan.

EAST 1/2 OF the NORTHWEST 1/4, SECTION 35, TOWNSHIP 6 SOUTH, RANGE 7 E SBBM

Related cases filed in conjunction with this request:

GPA 1125, TTM 36590, Specific Plan # _____



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TRACT MAP MINOR CHANGE VESTING MAP
 REVISED MAP REVERSION TO ACREAGE EXPIRED RECORDABLE MAP
 PARCEL MAP AMENDMENT TO FINAL MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR 36590 DATE SUBMITTED: November, 2013

APPLICATION INFORMATION

Applicant's Name: Cal Thermal Real Estate, LLC E-Mail: jimstockhausen@sabalfin.com

Mailing Address: c/o Sabal Financial Group, 4675 MacArthur Court, Suite 1550
Newport Beach, CA 92660
City State ZIP

Daytime Phone No: (949) 255-2682 Fax No: (949) 255-2682

Engineer/Representative's Name: Paul D. Quill E-Mail: paul@quillenterprises.net

Mailing Address: 51245 Avenida Rubio
La Quinta, CA 92253
City State ZIP

Daytime Phone No: (760) 771-8050 Fax No: (760) 771-8050

Property Owner's Name: Cal Thermal Real Estate, LLC E-Mail: jimstockhausen@sabalfin.com

Mailing Address: (same as Applicant above)
Street
City State ZIP

Daytime Phone No: (949) 255-2682 Fax No: (949) 255-2682

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

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P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

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APPLICATION FOR SUBDIVISION AND DEVELOPMENT

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

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Jim Stockhausen for Cal Thermal Real Estate, LLC

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

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Jim Stockhausen for Cal Thermal Real Estate, LLC

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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.

See attached sheet(s) for other property owner's signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 764-290-003

Section: 35 Township: 6 Range: 7E SBBM

Approximate Gross Acreage: 80.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Avenue 61, South of Avenue 60, East of Monroe Street, West of Jackson Street.

Thomas Brothers map, edition year, page number, and coordinates: Page 5590 F1,F2,G1 and G2, 2013

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD)):

Project is proposed as a residential subdivision map of approximately 230 residential lots on 80 acres that will be a PRD under a Specific Plan. Additional Letter lots for open space and streets will be included. Project will have private streets and be HOA maintained.

Related cases filed in conjunction with this request:

GPA 1125, Specific Plan, Change of Zone

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: Geotechnical Investigation, Cultural Resources

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) 1,350 feet approx.

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) 1,350 feet approx.

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: _____

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

GENERAL PLAN AMENDMENT NO. 1125, SPECIFIC PLAN NO. 385, CHANGE OF ZONE NO. 7814, TENTATIVE TRACT MAP NO. 36590 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Cal Thermal Real Estate, LLC – Representative: Paul Quill – Fourth/Fourth Supervisorial District - Location: Northwest corner of 61st Avenue and Sundowner Avenue – Zoning: Light Agriculture-10 acre minimum - **REQUEST:** The General Plan Amendment proposes to change the Land Use Designation of the site from Agriculture: Agriculture (AG: AG) (10 acre minimum) to Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units Per Acre), Commercial Retail (CD: CR) (0.20 – 0.35 floor area ratio) and Open Space: Recreation as reflected on the Specific Plan Land Use Plan. The Specific Plan is proposed to be a Community Development Specific Plan. The Specific Plan proposes an 80.9 acre residential community of up to 230 homes in varying densities from 2 to 5 dwelling units per acre with an overall density of 2.8 per acre. The proposal also includes 19.4 acres of parks and retention areas, and 3.3 acres of rural market and equestrian way station. The Change of Zone proposes to change the zoning from Light Agriculture -10 acre minimum (A-1-10) to Specific Plan (SP). Additionally, the Change of Zone proposes a Specific Plan Zoning ordinance and will formalize the boundary of the Specific Plan, possibly the Planning Areas as well. The proposes a schedule "A" subdivision to subdivide 80.9 gross acres into 230 residential lots, 9 open space lots, 1 equestrian way station lot, and 1 commercial lot. (Legislative)

TIME OF HEARING: **9:30 a.m.** or as soon as possible thereafter
DECEMBER 3, 2014
COACHELLA VALLEY WATER DISTRICT
BOARD ROOM
75515 HOVLEY LANE EAST
PALM DESERT, CA 92211

For further information regarding this project, please contact Project Planner, Paul Rull, at 951-955-0972 or email prull@rctlma.org or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Paul Rull
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I PAUL RULL, certify that on JULY 16, 2014
the attached property owners list was prepared by PLANNING DEPARTMENT,
APN(s) or case numbers GPA1125 SP385 CZ7814 TR36590
for Company or Individual's Name PLANNING DEPARTMENT
Distance Buffered 1500'.

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.

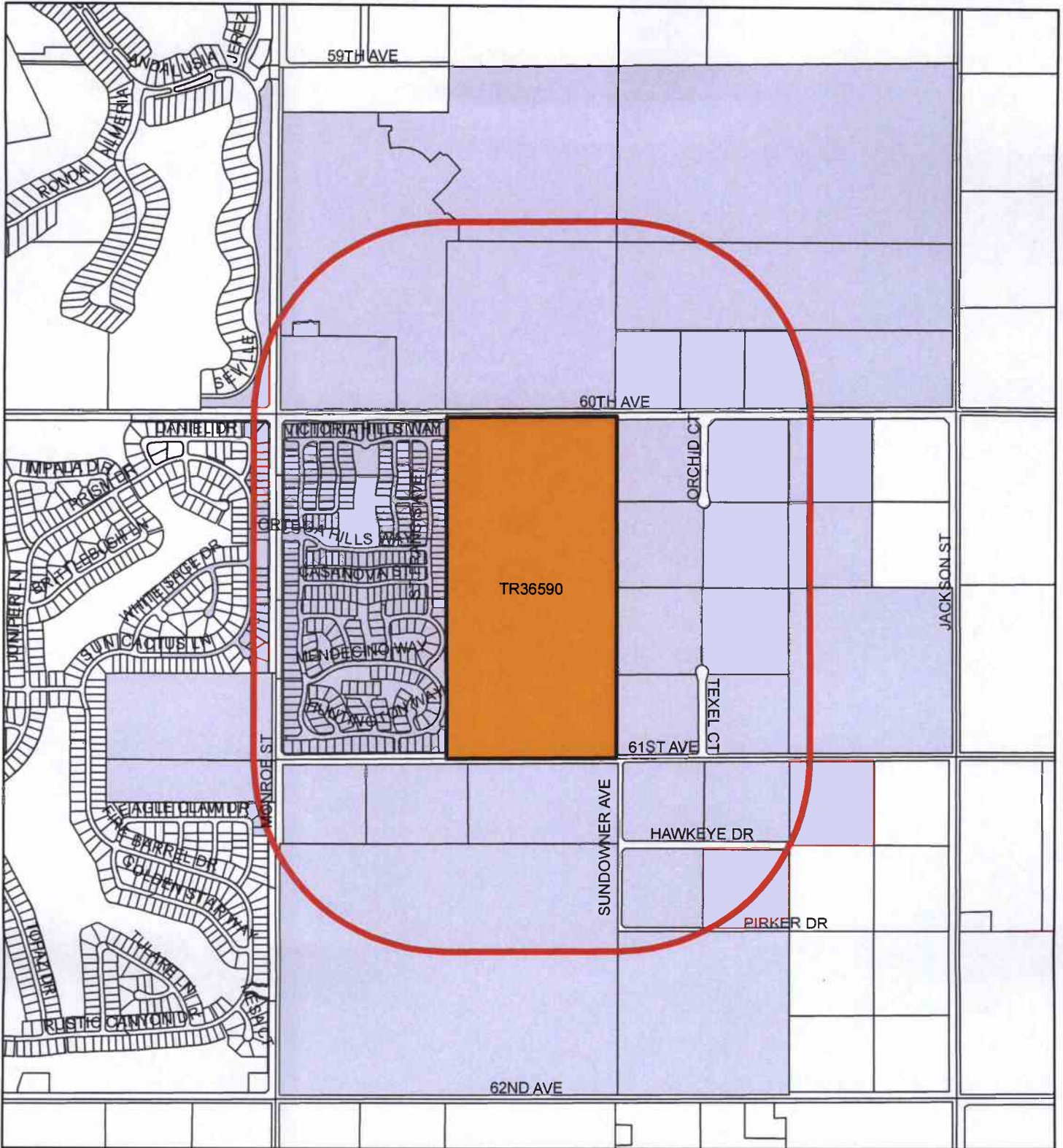
NAME: PAUL RULL

TITLE: PROJECT MANANGER

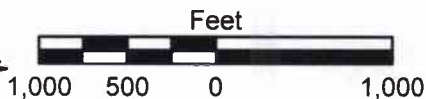
ADDRESS: 4080 Lemon Street, 12th Floor, Riverside CA 92501

TELEPHONE: 951-955-0972

TR36590 (1,500 Foot Buffer)



-  Case Owner Buffer
-  Case Boundary
-  Parcel Boundaries
-  Surrounding Owner Parcels



Printed by prull on 7/16/2014

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.

A&J MCKEEVER HOLDINGS
49024 CROQUET CT
INDIO, CA. 92201

PABLO ACEVEDO
83649 INDIO BLV
INDIO, CA. 92201

RANDY ANDRUS
60262 DESERT SHADOWS DR
LA QUINTA, CA. 92253

BALDEMOR LETICIA ESTATE OF
C/O FRANCIS AKAHOSHI
P O BOX 53851
IRVINE, CA. 92619

BARTON LAND LA QUINTA
751 LAUREL AVE STE 519
SAN CARLOS, CA. 94070

CRAIG BEDARD
78365 HWY 111 NO 297
LA QUINTA, CA. 92203

DANIEL M BEMIS
81478 GOLDEN POPPY WAY
LA QUINTA, CA. 92253

RANDY BENNETT
8308 KNOLLWOOD DR
MOUNDSVILLE, MN. 55112

PATRICIA R BLANK
22 REGALO DR
MISSION VIEJO, CA. 92692

JAMES BLANTON
47615 VIA MONTESSA
LA QUINTA, CA. 92253

SUSAN GAIL BRADLEY
60636 DESERT SHADOWS DR
LA QUINTA, CA. 92253

MARCUS BROWN
81972 DANIEL DR
LA QUINTA, CA. 92253

CAL SUNGOLD INC
C/O EFREN CASTRO
P O BOX 1540
INDIO, CA. 92202

CAL THERMAL REAL ESTATE
C/O JIM STOCKHAUSEN
4675 MACARTHUR CT NO 1550
NEWPORT BEACH, CA. 92660

JESUS ARIEL CASTRO
81064 PORTOLA CIR
INDIO, CA. 92201

NEIL CORTESI
60724 OROURKE CIR
LA QUINTA, CA. 92253

CVWD
P O BOX 1058
COACHELLA, CA. 92236

CVWD
P O BOX 1058
COACHELLA VALLEY, CA. 92236

JENNIE DOPIERALA
1830 LA MANZANITA ST
SOUTH PASADENA, CA. 91030

TED D EICHELBERGER
C/O DAVID DAYTON INC AND NOMINEE
P O BOX 2075
PALM DESERT, CA. 92261

RICHARD E FAUSEL
42311 MAY PEN RD
INDIO, CA. 92201

CANDELARIO FELIX
P O BOX 854
LA QUINTA, CA. 92247

KLAUS FUERNISS
81924 DANIEL DR
LA QUINTA, CA. 92253

WILLIAM W FURNISS
1 SEGADA
RCH SANTA MARGARITA, CA. 92688

GEORGE GARZA
P O BOX 5385
LA QUINTA, CA. 92248

IRENE MAY GROVES
60482 DESERT SHADOWS DR
LA QUINTA, CA. 92253

JOHN R HAVERTY
60746 OROURKE CIR
LA QUINTA, CA. 92253

PATRICK ISOM
61188 CACTUS SPRING DR
LA QUINTA, CA. 92253

HAROUTIOUN VARTAN KAMBERIAN
11616 SPY GLASS DR
NORTHRIDGE, CA. 91326

KB HOME COASTAL INC
36310 INLAND VALLEY DR
WILDOMAR, CA. 92595

JIM KUSNERIK
3755 PRINCETON WAY
MEDFORD, OR. 97504

LOGAN LANDSCAPE INC
60225 JACKSON ST
THERMAL, CA. 92274

GUADALUPE ANGULO LOPEZ
60290 ORCHID CT
THERMAL, CA. 92274

RONALD J LUCAS
81936 DANIEL DR
LA QUINTA, CA. 92253

GAYLE M LUNDMARK
2490 REFIR CT NW
SALEM, OR. 97304

RICHARD WILLIAM MCMANUS
1100 PEBBLE BEACH DR
CLE ELUM, WA. 98922

MCPHAIL PROP INTERNATIONAL
0
. . 0

JOY R MEDEIROS
60240 DESERT SHADOWS DR
LA QUINTA, CA. 92253

MERRILL LYNCH TRUST CO
C/O HARDING & CARBONE
3903 BELLAIRE BLV
HOUSTON, TX. 77025

MONROE DATES
C/O CRAIG A KNIGHT
1387 AMBASSADOR WAY
SALT LAKE CITY, UT. 84108

VERNON S MOORE
31 FAIRWAY DR
DOUGLAS, WY. 82633

NICHOLAS J PANDULLO
60680 OROURKE CIR
LA QUINTA, CA. 92253

BARBARA W PAXSON
60306 DESERT SHADOWS DR
LA QUINTA, CA. 92253

PETER RABBIT FARMS INC
85810 GRAPEFRUIT BLV
COACHELLA, CA. 92236

GERALD O PETERSON
61210 CACTUS SPRING DR
LA QUINTA, CA. 92253

MARK L RINDLESBACH
C/O RINDLESBACH CONST
82950 AVENUE 61
THERMAL, CA. 92274

CARDINAL PRODUCE SALES
C/O JOHN POWELL JR
85810 PETER RABBIT LN
COACHELLA, CA. 92236

SEARSVILLE LAND CO
700 LARKSPUR LANDING 199
LARKSPUR, CA. 94939

SHEA LA QUINTA
C/O JEFF MCQUEEN
8800 N GAINNEY CENTER 350
SCOTTSDALE, AZ. 85258

GARY SHERFF
60504 DESERT SHADOWS DR
LA QUINTA, CA. 92253

RONALD G STINSON
2949 ARDON LN
CASPER, WY. 82609

T D DESERT DEV
81570 CARBONERAS
LA QUINTA, CA. 92253

RUSSELL L THORNTON
13528 CHELLY CT
SAN DIEGO, CA. 92129

TRILOGY AT GLEN IVY MAINTENANCE ASSN
24503 TRILOGY PKWY
CORONA, CA. 92883

TRILOGY AT LA QUINTA MAINTENANCE ASSN
60750 TRILOGY PARKWAY
LA QUINTA, CA. 92253

RUSTY TURNER
C/O TURNER DEV CORP
1500 QUAIL ST STE 150
NEWPORT BEACH, CA. 92660

REBECCA J WHITE
617 BARCELONA DR
SONOMA, CA. 95476

Cal Thermal Real Estate LLC
4675 MacArthur Court, Suite 1550
Newport Beach CA 92660

Paul Quill
51245 Avenida Rubio
La Quinta CA 92253

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4675 MacArthur Court, Suite 1550
Newport Beach CA 92660

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Newport Beach CA 92660

Paul Quill
51245 Avenida Rubio
La Quinta CA 92253

Torres-Martinez Desert Cahuilla Indians
Attn: Mary Resvaloso
P.O. Box 1160
Thermal CA 92274

Vista Santa Rosa Community Council
c/o Mike Gialdini
4th District Supervisor Office

Coachella Valley Water District
P.O. Box 1058
Coachella CA 92236

4th District Planning Commissioner
Attn: Bill Sanchez
Mail Stop: 1070

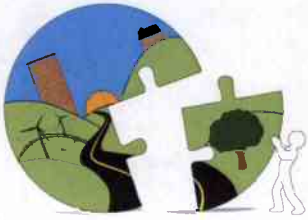
4th District Supervisor Office
Attn: Mike Gialdini
Mail Stop: 1004

Coachella Valley Unified School District
P.O. Box 847
Thermal CA 92274-8901

City of La Quinta
Attn: Principal Planner Wallace Nesbit
P.O. Box 1504
La Quinta CA 92247-1504

Riverside County Waste Department
14310 Frederick Street
Moreno Valley CA 92553

Torres-Martinez Desert Cahuilla Indians
Attn: Roland Ferrer
P.O. Box 1160
Thermal CA 92274



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: General Plan Amendment No. 1125, Specific Plan No.385, Change of Zone No. 7814, Tentative Tract Map No. 36590

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Paul Rull Title: Project Planner Date: October 24, 2014

Applicant/Project Sponsor: Cal Thermal Real Estate, LLC Date Submitted: November 20, 2013

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Paul Rull, Project Manager at 951-955-0972.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\TR36590\DH-PC-BOS Hearings\DH-PC\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42633 CFG6010 \$50.00

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

77588 El Duna Court, Suite H
Palm Desert, California 92211

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

Environmental Assessment No.42633, General Plan Amendment No.1125, Specific Plan No.385, Change of Zone No.7814, Tentative Tract Map No.36590
Project Title/Case Numbers

Paul Rull, Project Manager
County Contact Person

951-955-0972
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Cal Thermal Real Estate, LLC
Project Applicant

4675 MacArthur Court Suite 1550, Newport Beach CA 92660
Address

Northwest corner of 61st Avenue and Sundowner Avenue
Project Location

The **General Plan Amendment** proposes to change the Land Use Designation of the site from Agriculture: Agriculture (AG: AG) (10 acre minimum) to Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units Per Acre), Commercial Retail (CD: CR) (0.20 – 0.35 floor area ratio) and Open Space: Recreation as reflected on the Specific Plan Land Use Plan. The Specific Plan is proposed to be a Community Development Specific Plan. The **Specific Plan** proposes an 80.9 acre residential community of up to 230 homes in varying densities from 1 to 5 dwelling units per acre with an overall density of 2.8 per acre. The proposal also includes 19.4 acres of parks and retention areas, and 3.3 acres of rural market and equestrian way station. The **Change of Zone** proposes to change the zoning from Light Agriculture-10 acre minimum (A-1-10) to Specific Plan (SP). Additionally, the Change of Zone proposes a Specific Plan Zoning ordinance and will formalize the boundary of the Specific Plan, possibly the Planning Areas as well. The **Tentative Tract Map** proposes a schedule "A" subdivision to subdivide 80.9 gross acres into 230 residential lots, 9 open space lots, 1 equestrian way station lot, and 1 commercial lot

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act \$2,156.25 + \$50.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

Revised 7/17/2014
Y:\Planning Case Files-Riverside office\TR36590\DH-PC-BOS Hearings\DH-PC\NOD Form.docx

Please charge deposit fee case#: ZEA42633 ZCFG7814 \$50.00

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R1407520

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

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

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

Received from: CAL THERMAL REAL ESTATE LLC \$2,181.25
paid by: AE 204512
EA42633
paid towards: CFG06010 CALIF FISH & GAME: DOC FEE
at parcel: 82325 AVENUE 60 THER
appl type: CFG3

By _____ Jul 17, 2014 11:49
MGARDNER posting date Jul 17, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,181.25

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R1310200

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

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

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

Received from: CAL THERMAL REAL ESTATE LLC \$50.00
paid by: CK 15760
EA42633
paid towards: CFG06010 CALIF FISH & GAME: DOC FEE
at parcel: 82325 AVENUE 60 THER
appl type: CFG3

By _____ Oct 23, 2013 15:51
MGARDNER posting date Oct 23, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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