

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



610B

FROM: TLMA - Planning Department

SUBMITTAL DATE:  
December 29, 2009

SUBJECT: TENTATIVE TRACT MAP NO. 30966, AMENDED NO. 4 - EA38863 - Applicant: Pine Mountain Investments, LLC-Arthur J. Cleary - Fourth Supervisorial District - Bermuda Dunes Zoning District - Western Coachella Valley Area Plan: Community Development - Medium High Density Residential (MHDR) (5 to 8 Dwelling Units Per Acre) - Location: Northerly of Avenue 40, westerly of Adams Street, and southerly of Manorgate Road - 40 Gross Acres - 216 Condominium Lots with clubhouse and other recreational and drainage facilities, and, a request for an exception to requirements of Ordinance No. 460. Article XI - Flood control and tract drainage - Schedule "A" - Zone: Planned Residential (R-4) and Watercourse, Watershed and Conservation Areas (W-1) - **EXTENSION OF TIME TO JUNE 22, 2011 - THIRD EXTENSION.**

RECOMMENDED MOTION:

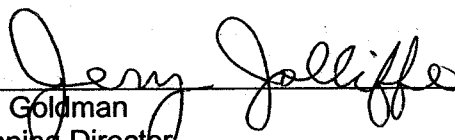
**RECEIVE AND FILE** the Notice of Decision by the Planning Commission on November 18, 2009.

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

**APPROVAL** of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 30966, AMENDED NO. 4**, extending the expiration date to June 22, 2011, subject to all the previously approved and/or amended Conditions of Approval with the applicants consent.

The decision is considered final and no action by the Board of Supervisors is required unless, within 10 days after the Notice of Decision appears on the Board's agenda, the applicant or an interested person files an appeal with the Clerk of the Board accompanied by the fee set forth in Ordinance No. 671.

Jerry Jolliffe, Deputy Director for,

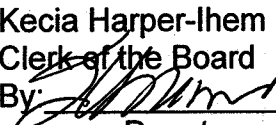
  
Ron Goldman  
Planning Director

RG:csa  


MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Buster and duly carried by unanimous vote, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: January 12, 2010  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

Prev. Agn. Ref.

District: Fourth

Agenda Number:

1.5

# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

### Planning Department

Ron Goldman · Planning Director

610B

October 27, 2009

**SUBJECT:** TENTATIVE TRACT MAP NO. 30966 - 3RD EXTENSION OF TIME

**SECTION:** Development Review – Desert Planning Office

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

**FROM:** Planning Department

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

- |   |   |
|---|---|
| <input type="checkbox"/> Approve  | <input type="checkbox"/> Set for Hearing  |
| <input type="checkbox"/> Deny   | <input type="checkbox"/> Publish in Newspaper: Desert Sun                                       |
| <input type="checkbox"/> Place on Policy Calendar   | <input type="checkbox"/> Adopt Mitigated Negative Declaration                                   |
| <input type="checkbox"/> Place on Consent Calendar  | <input type="checkbox"/> 10 Day <input type="checkbox"/> 21 Day <input type="checkbox"/> 30 day |
| <input checked="" type="checkbox"/> Place on Administrative Action                              | <input type="checkbox"/> Certify Environmental Impact Report                                    |
| <input type="checkbox"/> File: NOD and Mit. Neg. Declaration                                    | <input type="checkbox"/> Notify Property Owners   |
| <input type="checkbox"/> Labels provided:   | <input type="checkbox"/> Labels provided  |
| <input type="checkbox"/> If Set For Hearing:  | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO                         |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 21 Day <input type="checkbox"/> 30 day |   |

**Designate Newspaper used by Planning Department for Notice of Hearing: Desert Sun**

**PLEASE SCHEDULE FOR JANUARY 12, 2010 AGENDA**

### Clerk Of The Board

Please charge your time to case number(s): ZTR30966

**Documents to be sent to County Clerk's Office:**

NONE

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EOT 1.doc

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

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

1-12-10, 1.5  
12.20.09

Agenda Item No.: 1. 2 B  
Area Plan: Westerly Coachella Valley  
Zoning District: Bermuda Dunes  
Supervisory District: Fourth  
Project Planner: Celia S. Arrieta

TENTATIVE TRACT MAP NO. 30966  
THIRD EXTENSION OF TIME  
Planning Commission: November 18, 2009  
Applicant: Pine Mountain Investments, LLC  
Arthur J. Cleary

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
PLANNING COMMISSION CONSENT CALENDAR STAFF REPORT**

The applicant of the below listed tentative map has requested an extension of time to allow for recordation of a final map. The following will be presented to the Planning Commission as a consent calendar item. Unless specifically requested by the applicant at the time of consideration this item may not be discussed and is subject to action by the Commission under a single motion.

CEQA: The following map has conformed to the requirements of the California Environmental Quality Act. It has been determined that the individual map has one or more potentially significant environmental changes and may have a significant effect upon the environment.

GENERAL PLAN: Unless otherwise noted, the following map has been determined to be consistent with the General Plan and all of its elements.

**FURTHER PLANNING CONSIDERATIONS:**

EFFECT OF Assembly Bill No. 333: On July 15, 2009, Governor Schwarzenegger signed into law SB 333, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

Therefore, upon an approval action by the Planning Commission, a subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period without an appeal application, the tentative map's expiration date will become June 22, 2011, and will automatically gain benefit of the change to State law, and will, in fact, be extended until June 22, 2013. If a final map has not been recorded prior this date a fourth extension of time application for the approved tentative map must be filed 180 days prior to map expiration.

**ORIGINAL APPROVAL DATE: June 22, 2004**

**RECOMMENDATION:**

**APPROVAL of the THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30966, extending the expiration date to JUNE 22, 2011, subject to all the previously approved and amended/added Conditions of Approval, (with the applicant's consent).**

**TENTATIVE TRACT MAP NO. 30966, AMENDED NO. 4 - EA38863 - Applicant: Pine Mountain Investments, LLC-Arthur J. Cleary - Fourth Supervisory District - Bermuda Dunes Zoning District - Western Coachella Valley Area Plan: Community Development - Medium High Density Residential (MHDR) (5 to 8 Dwelling Units Per Acre) - Location: Northerly of Avenue 40, westerly of Adams Street, and southerly of Manorgate Road - 40 Gross Acres - 216 Condominium Lots with clubhouse and other recreational and drainage facilities, and, a request for an exception to requirements of Ordinance No. 460. Article XI - Flood control and tract drainage - Schedule "A" - Zone: Planned Residential (R-4) and Watercourse, Watershed and Conservation Areas (W-1) - EXTENSION OF TIME TO JUNE 22, 2011- THIRD EXTENSION.**

DM:csa  
10/27/09

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# Tentative Tract Map & Parcel Map

## Extension of Time – Environmental Determination

Project Case Number: Tentative Tract Map No. 30966  
Original E.A.. Number: 38863  
Extension of Time. No.: Third  
Original Approval Date: June 22, 2004  
Project Location: Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development – Medium High Density Residential (MHDR) (5 to 8 Dwelling Units Per Acre) - Northerly of Avenue 40, westerly of Adams Street, and southerly of Manorgate Road  
Description of Land Division: 40 Gross Acres – 216 Condominium Lots with clubhouse and other recreational and drainage facilities, and a request for an exception to requirements of Ordinance No. 460. Article XI – Flood control and tract drainage – Schedule "A" – Zone: Planned Residential (R-4) and Watercourse, Watershed and Conservation Areas (W-1)

On October 27, 2009, this land division and its original environmental assessment / environmental impact report were reviewed to determine whether any significant or potentially significant changes in the land division, its environmental effects or the circumstances affecting the proposed development had occurred. As a result of this evaluation, the following determination has been made:

<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.

Signature: Celia S. Arrieta  
Celia S. Arrieta, Planner II

Date: 10/27/09  
For Ron Goldman, Planning Director



# RIVERSIDE COUNTY

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 38863

**Project Case Type (s) and Number(s):** Change of Zone No. 6739; Tentative Tract Map No. 30966

**Lead Agency Name:** County of Riverside Planning Department

**Address:** 82-675 Highway 111, Second Floor, Indio CA 92201 & 4080 Lemon Street, 9th Floor, Riverside CA 92501.

**Contact Person:** Jay T. Olivas

**Telephone Number:** (760) 863-8277

**Applicant's Name:** Pine Mountain Investments

**Applicant's Address:** 44489 Town Center Way Ste. 529, Palm Desert, CA 92260

### I. PROJECT INFORMATION

**A. Project Description:** The project proposes a change of zone from W-1 and C-P-S to R-4 & W-1, and, proposes a planned residential development-senior citizen to divide 40 acres into 216 condominium lots with clubhouse and other recreational and drainage facilities with off-site access to Manorgate Road within the Sun City Del Webb community, and, a request for exception to Ordinance No. 460, Article XI -Flood Control and Tract Drainage, regarding the time periods that storm water drainage would cause closure of Adams Street. Project grading consists of approximately 280,000 cubic yards of cut, 305,000 cubic yards of fill, and 25,000 cubic yards of import material.

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

**C. Total Project Area:** 40 Acres

**Residential:** Acres 40 ; **Lots** 226 ; **Units** 216 ; **Projected No. of Residents** 410

**Commercial:** Acres n/a ; **Lots** n/a ; **Sq. Ft. of Bldg. Area** n/a ; **Est. No. of Employees** n/a

**Industrial:** Acres n/a ; **Lots** n/a ; **Sq. Ft. of Bldg. Area** n/a ; **Est. No. of Employees** n/a

**Other:** None.

**D. Assessor's Parcel No(s):** 748-280-008 and 748-280-009.

**E. Street References:** Northerly of Avenue 40, westerly of Adams Street, and southerly of Manorgate Road.

**F. Section, Township & Range Description or reference/attach a Legal Description:** Section 6, Township 5 South, Range 7 East SBBM.

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is currently vacant. Surrounding land uses consist of single-family housing units to the north and west as part of the Sun City Del Webb Specific Plan (SP281), an auto mall to the south, and vacant land to the east within the City of Indio.

## II. APPLICABLE GENERAL PLAN LAND USE POLICIES AND ZONING

A. Open Space and Conservation Map Designation(s): Not applicable due to RCIP adoption

### B. Land Use Planning Area (L.U.P.A.) Information

1. L. U. P. A. Name(s): Not applicable due to RCIP adoption
2. Subarea, if any: Not applicable due to RCIP adoption
3. Community Policy Area, if any: Not applicable due to RCIP adoption.

### C. Area Plan Land Use Allocation Map Information

1. Area Plan, if any: Western Coachella Valley Area Plan
2. Community Plan Land Use Designation, if any: Medium High Density Residential (5-8 du/ac); Open Space - Water

### D. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: Not applicable
2. Specific Plan Planning Area, and Policies, if any: Not applicable

E. Existing Zoning: C-P-S, W-1

F. Proposed Zoning, if any: R-4, W-1

G. Adjacent and Surrounding Zoning: SP, City of Indio Zoning—Country Estates (CE) and Business Park (BP)

## III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

#### IV. DETERMINATION:

On the basis of this initial evaluation:

##### **A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED**

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

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

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

##### **A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

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

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

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

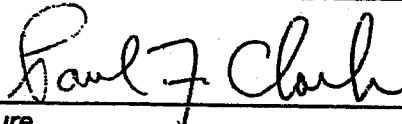
☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

  
Signature

March 18, 2004  
Date

Paul F. Clark, Principal Planner  
Printed Name

For Robert C. Johnson, Planning Director

## V. ENVIRONMENTAL ISSUES ASSESSMENT

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

Sources utilized for each section include the Riverside County Integrated Project (hereafter abbreviated "RCIP"), adopted on October 7, 2003 by Board of Supervisors Resolution No. 2003-487, incorporated herein by reference. Copies of the RCIP, and related documents, may be found at Riverside County Transportation and Land Management offices at 82-675 Highway 111, Second Floor, Indio, CA. Mitigation used throughout references conditions prepared by responsible county departments and other agencies on file electronically within the Riverside County Land Management System, hereafter referred to as LMS.

As a condition of approval on file in the LMS, the permit holder or land divider will provide written reports to the Planning Department outlining compliance with the project conditions of approval and mitigation measures described herein.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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## AESTHETICS Would the project

### 1. Scenic Resources

a) Have a substantial effect upon a scenic highway corridor within which it is located? ☐ ☒ ☐ ☐

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view? ☐ ☒ ☐ ☐

**Source:** Riverside County Integrated Project (RCIP)

**Findings of Fact:** The subject land proposed for a planned residential development is within 500 feet of Interstate 10 which is a designated scenic corridor; development review along major highways and scenic corridors shall include architecture, landscaping, setbacks, trash enclosures, and placement of utilities underground. Aesthetics and visual impacts would be mitigated by required block walls, landscaping, and residential building design. The California Desert is a recreational resort area attracting substantial numbers of tourists and travelers. Desert area residents in the past have expressed concerns regarding obstructions of scenic vistas or views open to the public, including views of surrounding mountains. No landmark or unique features are associated with this project. Billboards and other outdoor advertizing signs are prohibited in Coachella Valley. The size, height and type of on-site advertizing signs shall be the minimum necessary for identification and shall be approved pursuant to Ordinance No. 348 standards. Overhead electric and communication lines shall be placed underground unless the providing utility determines such under grounding is infeasible pursuant to ordinance standards and conditions of approval. The property shall be required to conform to appropriate property maintenance standards. Construction related rubbish and debris shall be removed as provided by Section 1(F) of Ordinance No. 457. Flow through lot on easterly side of development and all retention basins will require landscaping.

**Mitigation:** Compliance with conditions of approval on file in the LMS, including 10 PLANNING 20-Viable Landscaping, 60 PLANNING 5-PM10 Plan, 80 PLANNING 3-Landscape Plan, 90 PLANNING 8-Wall/Berm Required. Landscaping shall be reviewed by the Planning Department by condition of approval on file in the LMS, including 80 PLANNING 3-Common Landscape Plan.

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

### 2. Mt. Palomar Observatory

Interfere with the night time use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655? ☐ ☒ ☐ ☐

**Source:** GIS data base, Ord. No. 655, RCIP

**Findings of Fact:** The project is within 45 miles of the Mt. Palomar Observatory and light and glare from this project may reduce the usefulness of or interfere with the night time use of this major astronomical facility.

**Mitigation:** Land divisions shall include an appropriate ECS note for Mt. Palomar Observatory, which is implemented by conditions on file in the LMS, including 50 PLANNING 9-ECS Mt. Palomar.

**Monitoring:** Monitoring to be provided by the Building and Safety Department and by the California Institute of Technology, or other responsible organization, associated with the maintenance of the Mt. Palomar Observatory and through Ordinance No. 655.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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### 3. Other Lighting Issues

- |   |                          |                                     |                          |                          |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Expose residential property to unacceptable light levels?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Findings of Fact:** The creation of condominium residential land uses as the result of the tract map will bring increased light and glare due to reflective light from parked vehicles, illuminated signs, street lamps, security lighting and nighttime vehicle traffic.

**Mitigation:** All common area lighting equipment/devices will be hooded and directed so as to prevent glare and light from shining directly upon adjoining properties and road right-of-ways as indicated in the conditions of approval on file in the LMS by 10 PLANNING 14-Lighting Hooded/Directed.

**Monitoring:** Monitoring to be provided by the Planning Department (landscape review) and the Department of Building and Safety and through Ordinance No. 348.

## AGRICULTURE RESOURCES Would the project

### 4. Agriculture

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 Right-to-Farm)?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Source:** RCIP, Ordinance No. 625.

**Findings of Fact:** The project is not directly affected by agriculture programs and land use standards of the RCIP. The project site is not designated as prime/statewide important/unique/locally important farm land. The project is not adjacent to or within 300 feet of agricultural zones (A-1, A-2, C/V, A-D and A-P). The project is not located within or adjacent to an agricultural preserve established pursuant to the Williamson Act.

**Mitigation:** None required.

**Monitoring:** None required.

## AIR QUALITY Would the project

### 5. Air Quality Impacts

- |  |                          |                                     |                          |                          |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan?                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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

**Source:** RCIP; State Implementation Plan for PM10 in the Coachella Valley (November 1990)

**Findings of Fact:** The project affects air quality issues as defined by the Air Quality Element of the RCIP, the threshold criteria of the Air Quality Handbook, 1993, South Coast Air Quality Management District and the 1990 SIP for PM10 due to project grading and construction. While the project may exceed certain threshold criteria, this is not considered significant due to applied mitigation including PM10 dust control plan. Building construction shall comply with energy use guidelines in Title 24, CAC. Compliance with the applicable requirements of Ordinance No. 742 (PM10 Control in Urban Areas). Installation of shade trees within the project area to reduce heat and act as wind barriers. Blowsand concerns are addressed in Section 19, below.

**Mitigation:** Compliance with the measures set forth in the final PM10 Dust Control Plan and compliance with conditions of approval on file in the LMS, including 10 PLANNING 22-Prevent Dust and Blowsand, 60 PLANNING 5-PM10 Mitigation Plan, and 10 BS GRADE 19-PM10 Plan.

**Monitoring:** Monitoring to be provided by the Building and Safety Department, Planning Department and affected state agencies and through Ordinance Nos. 457, 564 and 742.

## **BIOLOGICAL RESOURCES** Would the project

### **6. Wildlife & Vegetation**

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** RCIP; fee assessment area map adopted pursuant to the Habitat Conservation Plan for the Coachella Valley Fringe-toed Lizard.

**Findings of Fact:** The project site lies within the mitigation fee area of the Coachella Valley Fringe-toed Lizard. The project would have no significant effect on other biological species, wetlands and protected biological resources.

**Mitigation:** The payment of the fee as established by the Habitat Conservation Plan as contained in the conditions of approval on file in the LMS, including 50 PLANNING 5-Fringe Toed Lizard.

**Monitoring:** Monitoring to be provided by the Planning Department, Transportation Department or Building and Safety Department and through Ordinance Nos. 460 and 457.

## CULTURAL RESOURCES Would the project

### 7. Historic Resources

a) Alter or destroy an historic site?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** RCIP; National Register of Historic Places Vol. 1 & II and California Inventory of Historic Resources 1976.

**Findings of Fact:** The project is not affected by historical resources.

**Mitigation:** None required.

**Monitoring:** None required.

### 8. Archaeological Resources

a) Alter or destroy an archaeological site.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Disturb any human remains, including those interred outside of formal cemeteries?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Restrict existing religious or sacred uses within the potential impact area?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source:** RCIP

**Findings of Fact:** The project site has been previously surveyed for cultural resources without any resources being discovered.

**Mitigation:** None required.

**Monitoring:** None required.

## 9. Paleontological Resources

Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? ☐ ☐ ☐ ☒

**Source:** RCIP; Paleontological Sensitivity Resources Map

**Findings of Fact:** The site exhibits relatively even topography and has a low probability of containing non-renewable paleontological resources and the nature of the proposed grading will not likely encounter buried paleontological resources. No unique geological feature exists within the project boundaries.

**Mitigation:** None required.

**Monitoring:** None required.

## GEOLOGY AND SOILS

### Definitions for Land Use Suitability Ratings

Where indicated below, the appropriate Land Use Suitability Rating(s) has been checked.

NA - Not Applicable      S - Generally Suitable      PS - Provisionally Suitable

U - Generally Unsuitable      R - Restricted

a. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

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

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

☐ ☐ ☐ ☒

A-P Zones    NA ☒    PS ☐    U ☐    R ☐

CFH Zones    NA ☒    PS ☐    U ☐    R ☐

**Source:** RCIP

**Findings of Fact:** The site is not located within the Alquist-Priolo Special Studies or County Fault Hazard Zones.

**Mitigation:** None required.

**Monitoring:** None required.

### 11. Liquefaction Potential Zone

Seismic-related ground failure, including liquefaction?

☐ ☐ ☐ ☒

☒    S ☐    PS ☐    U ☐    R ☐

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source:** RCIP

**Findings of Fact:** The project is not located within a Liquefaction Potential Zone.

**Mitigation:** None required.

**Monitoring:** None required.

## 12. Groundshaking Zone

Strong seismic ground shaking?

NA ☐ S ☐ PS ☒ U ☐ R ☐ ☐ ☒ ☐ ☐

**Source:** RCIP

**Findings of Fact:** The project is located within a Ground Shaking Zone. Project development would be conditionally compatible within the subject ground shaking zone.

**Mitigation:** Compliance with the Uniform Building Code, Ordinance No. 457.

**Monitoring:** Monitoring to be provided by the Building and Safety Department, and through Ordinance No. 457.

## 13. Landslide Risk

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

NA ☒ S ☐ PS ☐ U ☐ R ☐ ☐ ☐ ☐ ☒

**Source:** RCIP

**Findings of Fact:** The project is not affected by landslide or rockfall risks as the project site is relatively level and not adjacent to any cliffs or boulder covered slopes.

**Mitigation:** None required.

**Monitoring:** None required.

## 14. Ground Subsidence

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

☐ ☐ ☐ ☒

**Source:** RCIP; Resolution No. 94-125

**Findings of Fact:** The project is not affected by ground subsidence.

**Mitigation:** None required.

**Monitoring:** None required.

## 15. Other Geologic Hazards

Such as seiche, mudflow or volcanic hazard?

☐ ☐ ☐ ☒

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

**Mitigation:** None required.

**Monitoring:** None required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b. Would the project:

### 16. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** RCIP; US Geologic Survey topographic sheets applicable to the site.

**Findings of Fact:** The project is not affected by significant topography or slopes. The elevation varies moderately on the site and is located within a low sand dune environment. The Environmental Health Department will review for any impacts to subsurface sewage disposal systems, if proposed for the project, prior to the issuance of construction permits as required by Ordinance No. 457.

**Mitigation:** None required.

**Monitoring:** None required.

### 17. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** RCIP; U.S. Department of Agriculture, Soil Conservation Service Soil Surveys

**Findings of Fact:** The soil type on the subject property consists of MaD. Soil erosion of this type of soil is considered slight and runoff is slow. Approximately 280,000 cubic yards of cut and 305,000 cubic yards of fill and 25,000 cubic yards of import are proposed for project grading.

**Mitigation:** Compliance with the Building and Safety Department's grading section's requirements and restricting grading activities to areas shown on project site plan contained within the conditions of approval of file in the LMS, including 10 BS GRADE 13, 60 BS GRADE 4, 90 BS GRADE 1.

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

### 18. Erosion

a) Change deposition, siltation or erosion which may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Source:** RCIP; U.S. Department of Agriculture, Soil Conservation Service Soil Surveys

**Findings of Fact:** The subject site is impacted by erosion and drainage issues as identified in the General Plan.

**Mitigation:** Compliance with the Building Department's Grading Section's requirements as contained within the conditions of approval on file in the LMS, including 10 BS GRADE 13, 60 BS GRADE 4, 90 BS GRADE 1. Soil stabilization methods shall be utilized to control wind and water erosion on graded but undeveloped portions of the project site as provided by conditions of approval on file in the LMS.

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

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

Be impacted by or result in an increase in wind erosion and blowsand, either on or off site? ☐ ☒ ☐ ☐

**Source:** RCIP; Ord. 460, Sec. 14.2 & Ord. 484

**Findings of Fact:** The project would be influenced by wind erosion and blowsand issues during project grading and construction. Blowsand is a maintenance concern as it creates drifting sand dunes and also acts as an abrasive on metal, glass and wood surfaces such as cars, windows, and siding of existing homes. Air quality and PM10 concerns are addressed in Section No. 5, above:

**Mitigation:** Compliance with Planning Department's general conditions regarding dust control, project dust control plan on file in the LMS, including 60 PLANNING 5-PM10 Plan and restriction of grading to areas designated on the site grading plan, and the Building and Safety Department Grading Section conditions on file in the LMS including 60 BS GRADE 1.

**Monitoring:** Monitoring to be provided by the Building and Safety Department, and through County Ordinance Nos. 484, 457, and 460 (Sec. 14.2).

### HAZARDS AND HAZARDOUS MATERIALS Would the project

#### 20. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials? ☐ ☐ ☐ ☒

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? ☐ ☐ ☐ ☒

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan? ☐ ☐ ☐ ☒

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? ☐ ☐ ☐ ☒

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? ☐ ☐ ☐ ☒

**Findings of Fact:** The nature of the project is such that little or no hazardous substances will be maintained on the site in significant quantities. Utility easements of record shall be observed and unauthorized disturbance shall be prohibited as provided by law; see also Section 46, below. Emergency access and evacuation issues are addressed in Section 34, below. The nearest school is located approximately one mile from the project. No known hazardous waste site exists on or near the project site.

**Mitigation:** None required.

**Monitoring:** None required.

#### Airports

a) Result in an inconsistency with an Airport Master Plan? ☐ ☒ ☐ ☐

b) Require review by the Airport Land Use Commission? ☐ ☒ ☐ ☐

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** RCIP and Bermuda Dunes Airport policies of the WCVAP; Bermuda Dunes Airport Land Use Plan.

**Findings of Fact:** The project is affected by airport policies of the Western Coachella Valley Area Plan and the project is within the Bermuda Dunes Airport influence area boundary. The Bermuda Dunes Airport is a private airport which has a airport land use plan adopted in May 1986. The project was reviewed by the Airports Land Use Commission and/or Aviation Unit staff and found conditionally consistent with the airport master plan.

**Mitigation:** The project will require compliance with the Aviation Unit's transmittal of May 27, 2003, contained within the conditions of approval on file in the LMS, including compliance with 80 PLANNING 11-ALUC Clearance prior to building permit issuance; as the Bermuda Dunes Airport is a private airport, the county is legally constrained from requiring an aviation easement from this project for the benefit of that airport, however, mitigation measures, such as the proper hooding and directing of lighting to avoid glare to aircraft, are included in the required design and improvement requirements of this project. Land divisions shall include an appropriate ECS note for all airports, which is implemented by conditions on file in the LMS, including 50 PLANNING 10-ECS Note Airport.

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

## 22. Hazardous Fire Area

Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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

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

**Mitigation:** None required.

**Monitoring:** None required.

## HYDROLOGY AND WATER QUALITY Would the project

### 23. Water Quality Impacts

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Violate any water quality standards or waste discharge requirements?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Findings of Fact:** The project would have an effect on water quality issues identified in the CGP, such as erosion-sedimentation, "nonpoint source" pollution and agricultural runoff. Projects over one acre in size, individually or cumulatively, are subject to NPDES regulations, including provisions for best management practices, both during and after construction activities. The project will require water service as provided by the Coachella Valley Water District, the water server draws groundwater by local wells in the area and the proposed development will use these supplies, however, the demand of the project will be individually minimal on regional groundwater resources. The project shall provide for water conservation as provided by the building code and by the applicable water-efficient landscaping requirements of Article XIXf of Ordinance No. 348, and through Planning Department review of landscaping and irrigation plans required by conditions of approval on file in the LMS, including 80 PLANNING 3-Common Landscape Plan. Any flood hazards relative to placing housing or other structures within a 100-year flood hazard area are addressed under Section 24. The Coachella Valley Water District, designated flood control engineer pursuant to Ordinance No. 460, and the Transportation Department, which agency reviews hydroponic and hydraulic calculations for the design of drainage facilities pursuant to Ordinance No. 460, have reviewed this land division and have provided conditions of approval addressing the 100-year flood hazard. Drainage over Adams Street toward the east shall require coordination with the City of Indio.

**Mitigation:** Compliance with the requirements and Building and Safety Department, Grading Division's requirements, contained in the conditions of approval on file in the LMS, including 60 BS GRADE 13-NPDES Compliance. Compliance with the requirements for water service by the Coachella Valley Water District as contained in the conditions of approval through the Environmental Health Department, including 10 E HEALTH 2-Water/Sewer.

**Monitoring:** Monitoring will be provided by the Health Service Agency and applicable state and water utility agencies, and through the funding mechanism of CSA #152 and through Ordinance Nos. 340, 540, 650 and 682.

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

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

NA - Not Applicable ☐

U - Generally Unsuitable ☐

R - Restricted ☒

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

b) Changes in absorption rates or the rate and amount of surface runoff? ☐ ☒ ☐ ☐

c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)? ☐ ☒ ☐ ☐

d) Changes in the amount of surface water in any water body? ☐ ☐ ☐ ☒

**Source:** RCIP

**Findings of Fact:** See comments in Section 23, above. The project is influenced by flooding and drainage issues as identified in the RCIP. The site is located in Flood Zone A & C on the Federal Flood Insurance rate maps. The paving and covering over of a portion of the site will result in additional storm water run-off. The project is not affected by a dam inundation area. The site is subject to local and regional drainage measures. Adams Street, from the southern project boundary northerly shall be designed and constructed so that the 100 year magnitude storm is managed in a manner that allows no more than nine (9) inches maximum depth of water on Adams Street (per Del Webb memo, dated April 20, 1992), or as approved by the Director of Transportation. Development toward the east within the City of Indio will require coordination with project drainage facilities along Adams Street.

**Mitigation:** Compliance with the Coachella Valley Water District's transmittal dated April 14, 2003 and March 18, 2004, and the Transportation Department requirements contained within the conditions of approval on file in the LMS, including 10 TRANS 1 (Drainage 1), 10 TRANS 2 (Drainage 2).

**Monitoring:** Monitoring to be provided by the Transportation Department, Building and Safety Department and the transmittal agency and through Ordinance Nos. 458 and 460.

## LAND USE/PLANNING Would the project

### 25. Land Use

a) Result in a substantial alteration of the present or planned land use of an area? ☐ ☒ ☐ ☐

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries? ☐ ☒ ☐ ☐

**Source:** RCIP; Sphere of Influence Map: Riverside County Local Agency Formulation Commission.

**Findings of Fact:** The proposed project is located within the sphere of influence of the City of Palm Desert; no comments were received based on the forwarded county transmittal. The project is adjacent to the city limits of the City of Indio, and was routed to the City of Indio with no comments received (efforts were made by county planning and transportation department staffs to coordinate

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and communicate with the staff of the city). The project was reviewed by the Bermuda Dunes Community Council with no written comments received. The project would alter the vacant land use of the site with a new senior condominium housing project with 216 lots/units. The majority of the site is planned for Medium High Density Residential (5-8 du/ac) in accordance with the Riverside County Integrated Project. An 8 acre portion of the site to the east is designated OS-W for drainage control and recreation and is to remain largely undeveloped. The Del Webb Sun City development exists to the north and west, and comments have been received from that homeowners association. The Del Webb development reflects approximately 5000 dwellings located on 1678 acres, and maintains an overall density of 3.02 dwellings/acre. The project density is 5.4 dwellings/acre. Within the Del Webb development to the west is Planning Area 34, also known as the "California Casuals", which area maintains a density of 5.6 dwellings/acre. To the north, Planning Area 14 in the Del Webb development, the density is approximately 3.6 dwellings/acre. See also discussion under Sections I and II, herein, as it relates to project land use, zoning and general plan consistency.

**Mitigation:** Compliance with requirements of ordinance and conditions to ensure land use compatibility, on file in the LMS, including 10 PLANNING 12-Minor Plans Required, 50 PLANNING 1-Prepare Final Map, 50 PLANNING 6-CC&R's, 80 PLANNING 6-Final Site Dev Plan.

**Monitoring:** [Monitoring to be provided by Planning Department and Building and Safety Department through Ordinance No. 348 and 457.]

#### d. Planning

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

**Source:** RCIP; Ordinance No. 348 and 460.

**Findings of Fact:** The project site is designated Medium High Density Residential (5-8 du/ac) by the General Plan. The site is currently zoned W-1 and C-P-S with a proposed change of zone to R-4 and W-1 to accommodate the senior condominium planned residential development with 216 residential lots/units and a clubhouse and adjoining drainage way. Surrounding zones consist of the SP zone to the north and west and City of Indio zoning consisting of Country Estates (CE) to the east and Business Park (BP) to the south. The lot sizes consist of postage stamp lots with attached single-family units (single-story). The project would be conditionally compatible with surrounding existing and approved land uses which includes provisions for off-site access to Manorgate Road within the Sun City Del Webb residential community. The project is bordered by the Del Webb Specific Plan No. 281A5 approved in June 2001. See also discussion under Sections I and II, herein, as it relates to project land use, zoning and general plan consistency.

**Mitigation:** Compliance with requirements of ordinance and conditions to ensure land use compatibility, on file in the LMS, including 10 PLANNING 12-Minor Plans Required, 50 PLANNING 1-Prepare Final Map, 50 PLANNING 6-CC&R's, 80 PLANNING 6-Final Site Dev Plan.



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

## **MINERAL RESOURCES** Would the project

### **27. Mineral Resources**

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Source:** RCIP

**Findings of Fact:** The project site is not designated as a mineral resource zone or contains potential mineral resources; the project is not located adjacent to an existing or abandoned mine or quarry.

**Mitigation:** None required.

**Monitoring:** None required.

## **NOISE** Would the project result in

### Definitions for Noise Acceptability Ratings

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

NA - Not Applicable      A - Generally Acceptable      B - Conditionally Acceptable

C - Generally Unacceptable      D - Land Use Discouraged

### **28. Airport Noise**

- |  |                          |                                     |                          |                          |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

NA ☐    A ☐    B ☒    C ☐    D ☐

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

NA ☒    A ☐    B ☐    C ☐    D ☐

**Source:** RCIP

**Findings of Fact:** The project is within an airport influence area boundary and is affected by airport noise issues is identified in the RCIP.

**Mitigation:** The project has been reviewed by the Airports Land Use Commission and must be in compliance with the Aviation Unit's transmittal of May 27, 2003, contained within the conditions of approval on file in the LMS, including 80 PLANNING 11-ALUC Clearance, including noise attenuation measures to ensure interior noise levels are at or below 45-decibel levels. Land divisions shall

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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provide an appropriate ECS note regarding noise and overflight from the airport among conditions of approval on file in the LMS, including 50 PLANNING 10-ECS Note Airport.

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

### 29. Railroad Noise

NA ☐ A ☒ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

**Source:** RCIP

**Findings of Fact:** The project would not be affected by significant railroad noise; the nearest railroad is approximately 1/4 mile from the project site.

**Mitigation:** None required.

**Monitoring:** None required.

### 30. Highway Noise

NA ☐ A ☐ B ☐ C ☒ D ☐ ☐ ☒ ☐ ☐

**Source:** RCIP; Acoustical Study dated June 2, 2003

**Findings of Fact:** The project is influenced by highway noise issues as identified in the CGP, Noise Section due to project being adjacent to Avenue 40, Adams Street, and nearby Interstate 10.

**Mitigation:** Compliance with the Health Services Agency, Office of Industrial Hygiene, transmittal of September 29, 2003, contained within the conditions of approval on file with the LMS, including 80 PLANNING 12-Acoustical Study and 90 PLANNING 8-Wall/Berm Required, requiring 6-8 foot high masonry block walls or combination berm and block walls along Avenue 40 and Adams Street.

**Monitoring:** Monitoring to be provided by the Building and Safety Department and the transmittal agency and through Ordinance No. 457.

### 31. Other Noise

NA ☒ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

**Source:** RCIP

**Findings of Fact:** The project is not influenced by other or unique noise issues as identified in the CGP, Noise Section.

**Mitigation:** None required.

**Monitoring:** None required.

### 32. Noise Effects on or by the Project

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? ☐ ☐ ☐ ☒

**Source:** RCIP ; Acoustical Study by Urban Crossroads dated June 2003

**Findings of Fact:** The project is influenced by noise issues on the project and by the project as identified in the RCIP due to adjoining traffic noise and temporary construction noise. Traffic noise is addressed by required block walls reducing this impact below significance. Excessive construction noise shall be prohibited pursuant to Section 1(G) of Ordinance No. 457.

**Mitigation:** Compliance with the Health Services Agency, Office of Industrial Hygiene, transmittal of September 29, 2003, contained within the conditions of approval on file with the LMS, including 80 PLANNING 12-Acoustical Study. Compliance with noise limits as established by RCIP.

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

## POPULATION AND HOUSING Would the project

### 33. Housing

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

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

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

d) Affect a County Redevelopment Project Area? ☐ ☐ ☐ ☒

e) Cumulatively exceed official regional or local population projections? ☐ ☐ ☒ ☐

f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? ☐ ☐ ☒ ☐

**Findings of Fact:** The project is not located within a Redevelopment Project Area pursuant to Ordinance No. 638. No adverse impacts are anticipated to existing housing stocks as the project site proposes 216 condominium units increasing housing availability in the area. The project will not induce substantial population growth or cumulatively exceed official population projections; see page 1 of this assessment for estimated future employees and/or residents.

**Mitigation:** None required.

**Monitoring:** None required.

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

**34. Fire Services**

☐ ☒ ☐ ☐

**Source:** RCIP

**Findings of Fact:** The project will be affected by the fire services programs and land use standards of the CGP. Ordinance No. 460 provides for minimum circulation and emergency vehicle ingress standards for street lengths and lot access strips.

**Mitigation:** Compliance with the Fire Protection Department's requirements as contained within the conditions of approval on file in the LMS, including 10 FIRE 1, 10 FIRE 2, 10 FIRE 3, 10 FIRE 5.

**Monitoring:** Monitoring to be provided by the Building and Safety Department and the transmittal agency and through Ordinance Nos. 348, 457 and 787.

**35. Sheriff Services**

☐ ☐ ☒ ☐

**Source:** RCIP

**Findings of Fact:** The project will be affected by the Sheriff services programs and land use standards of the CGP. Compliance with the County Sheriff's transmittal of April 21, 2003 recommending security measures. This project represents new development which will have some impacts to Sheriff services, and payment of development mitigation fees pursuant to Ordinance No. 659 will off-set any possible impacts.

**Mitigation:** None required.

**Monitoring:** None required.

**36. Schools**

☐ ☐ ☒ ☐

**Source:** RCIP

**Findings of Fact:** The requirements of state law provide for the mechanism for mitigation of school service impacts. The payment of school fees at issuance of building permits, as noted in the conditions of approval on file in the LMS, including 80 PLANNING 13 (School Mitigation), has been provided for with this approval action.

**Mitigation:** None required.

**Monitoring:** None required.

**37. Libraries**

☐ ☐ ☒ ☐

**Source:** RCIP

**Findings of Fact:** This project represents new development which will have some impacts to county library services, and payment of development mitigation fees pursuant to Ordinance No. 659 will off-set any possible impacts.

**Mitigation:** None required.

**Monitoring:** none required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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### 38. Health Services

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

**Findings of Fact:** This project represents new development which will have some impacts to county health services, and payment of development mitigation fees pursuant to Ordinance No. 659 will offset any possible impacts.

**Mitigation:** None required.

**Monitoring:** none required.

## RECREATION

### 39. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

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

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Source:** RCIP, Ord. No. 460, Section 10.35, Ord. No. 659

**Findings of Fact:** The project site is within the boundaries of the Coachella Valley Recreation and Park District, a public agency designated to receive land dedication or fees pursuant to Section 10.35 of Ordinance No. 460. The proposed project would not result in an increase in district population generating a need for additional parkland in neighborhood parks (Section 10.35 of Riverside County Ordinance No. 460).

**Mitigation:** Compliance with the Coachella Valley Recreational and Park District's Master Plan and transmittal dated May 5, 2003 as contained within the conditions of approval on file in the LMS, including 50 PLANNING 4-CV Rec and Park District.

**Monitoring:** Monitoring to be provided by the Building and Safety Department and Coachella Valley Recreation and Park District.

### 40. Recreational Trails.

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

**Findings of Fact:** No recreational trails exist on or very near the project site.

**Mitigation:** None required.

**Monitoring:** None required.

## TRANSPORTATION/TRAFFIC Would the project

### 41. Circulation

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Substantially increase hazards to a design feature (e.g. , sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation ,e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** RCIP; Coachella Valley Area Transportation Study, 1987, with applicable updates, Coachella Valley Regional Mobility Program, 1993

**Findings of Fact:** The project will be affected by the Circulation policies of the RCIP and will incrementally add to vehicle miles traveled and trips generated which on a cumulative basis will likely cause changes in traffic volume, some increase vehicle safety risks and affect roadway uses during construction activities. The tract map includes interior private streets and off-site access to Manorgate Road within the Sun City Del Webb community. The Transportation Department considers traffic hazards due to local design features or incompatible uses through the requirements of Ordinance Nos. 461 and 499. Due to the nature of the proposed uses and the condition of the site, the project will require off-street parking facilities, in particular for the guest and recreational facilities including the clubhouse; off-street parking spaces shall be provided pursuant to Section 18.12 of Ordinance No. 348. Emergency vehicle use and access is addressed in cooperation with the Fire Protection Department. No significant alteration of waterborne, rail or air traffic is anticipated. Sunline Transit Agency is the principal public transportation provider in the Coachella Valley.

**Mitigation:** Compliance with the Transportation Department's requirements as contained within the conditions of approval on file in the LMS, including 50 TRANS 3, 50 TRANS 4, 50 TRANS 11, 50 TRANS 15, 50 TRANS 16, 50 TRANS 21, 50 TRANS 24, 50 TRANS 25, 50 TRANS 26, 50 TRANS 27, 50 TRANS 28, 50 TRANS 29. Public transportation improvements, as determined necessary by the Transportation Department, will be coordinated with the Sunline Transit Agency.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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#### 42. Bike Trails

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

**Findings of Fact:** No bike path is designated along the adjacent public right-of-ways.

**Mitigation:** None required.

**Monitoring:** None required.

### UTILITY AND SERVICE SYSTEMS Would the project

#### 43. Water

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

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

**Findings of Fact:** The project will be affected by the domestic water programs and land use standards of the RCIP.

**Mitigation:** Compliance with the Health Department's requirements and the Coachella Valley Water District's transmittal dated April 14, 2003, as contained within the conditions of approval on file in the LMS, including 10 E HEALTH 2-Water/Sewer.

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

#### 44. Sewer

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Result in a determination by the wastewater treatment provider which serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

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

**Findings of Fact:** The project will be affected by the sewer service programs and land use standards of the CGP.

**Mitigation:** Compliance with the Health Department's requirements and the Coachella Valley Water District's transmittal of April 14, 2003, as contained within the conditions of approval on file in the LMS, including 10 E HEALTH 2-Water/Sewer.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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#### 45. Solid Waste

- |   |                          |                                     |                          |                          |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Source:** RCIP

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

**Mitigation:** Compliance with the solid waste and recycling recommendations of the of the Waste Management Department transmittal of April 7, 2003, and the Environmental Health Department's requirements included in the conditions of approval on file in the LMS; trash and rubbish disposal areas shall be properly screened with landscaping, fencing and/or walls and identified to facilitate recycling capability included through review of location of such areas as part of landscaping plan review by the Planning Department, as included in conditions of approval in the LMS, such as 80 PLANNING 3-Landscape Plan.

**Monitoring:** Monitoring to be provided by the Planning Department and affected agencies and through Ordinance Nos. 651 and 657.

#### 46. Utilities

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

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

**Source:** RCIP

**Findings of Fact:** The project is affected by utilities issues and land use standards identified in the RCIP; road and street maintenance is addressed in Section 41, above; no conflicts with county energy conservation planning expected by this project. Compliance with the transmittals received, and on file with this case, from affected public utilities or special districts. Development through design will be required to avoid existing utility facilities and observe active utility corridors and easements. Any placement of electrical and telephone lines under ground shall be coordinated with the affected utility as required by conditions on file in the LMS. Regulation of utilities included in



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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various county regulations, including Ordinance Nos. 348, 457, 458, 460, 499, 503 and 684.

**Mitigation:** None required.

**Monitoring:** None required.

## OTHER

47. Other: None	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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48. Other: None	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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49. Other: None	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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## MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal to eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** Riverside County Integrated Plan

**Findings of Fact:** Project poses little or no significant impacts to biological resources and does not threaten any endangered species or habitat. Biological issues, as well as other environmental issues, are further discussed elsewhere in this initial study.

51. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** Riverside County Integrated Plan

**Findings of Fact:** Projects poses little or no significant disadvantage to long term environmental goals.

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source:** Riverside County Integrated Plan

**Findings of Fact:** Project as proposed would have cumulative, but non-significant, impacts on Aesthetics, Hydrology, Land Use/Planning, Noise, Transportation/Traffic, Utilities/Service Systems.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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These items are discussed individually elsewhere in this initial study.

53. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? ☐ ☐ ☐ ☒

**Source:** Comprehensive General Plan

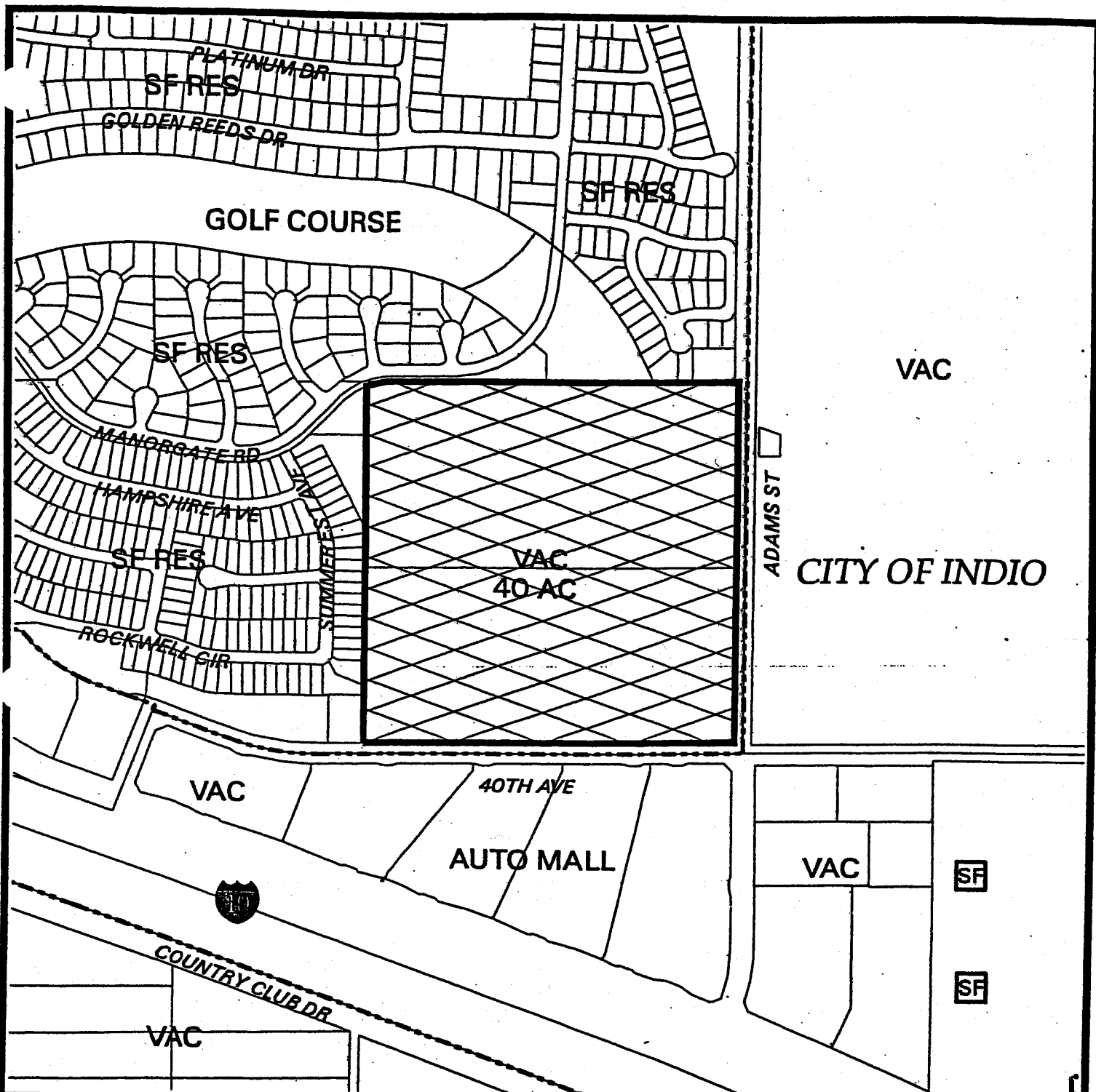
**Findings of Fact:** Project as proposed would have some, but no significant substantial adverse effects on human beings; please refer to previously discussed items elsewhere in this report.

## VI. EARLIER ANALYSES

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

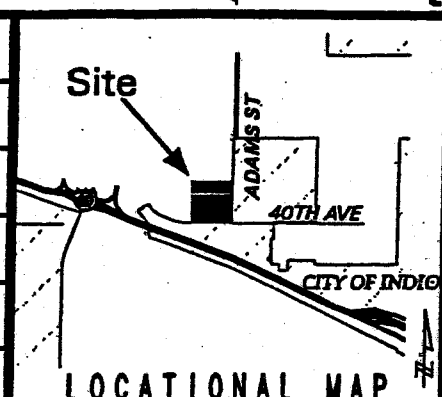
**Earlier Analyses Used, if any:** While this project is not subject to tiering or a program EIR, the previous environmental assessment for PM28761 is incorporated herein by reference for informational purposes.

**Location Where Earlier Analyses, if used, are available for review:** Riverside County Transportation and Land Management offices at 82-675 Highway 111, Second Floor, Indio, CA.



CZ06739 TR30966			
LAND USE			Ex. 1
Sec.	6 T5SR7E	Rt. Pt. Assessor	748-28
Zone	BERMUDA DUNES		Seq. Dist. 4TH
Thruway	819 H3	Date Drawn	01/23/2004
Drawn By			1p
RIVERSIDE COUNTY PLANNING DEPARTMENT			

1" = 500'

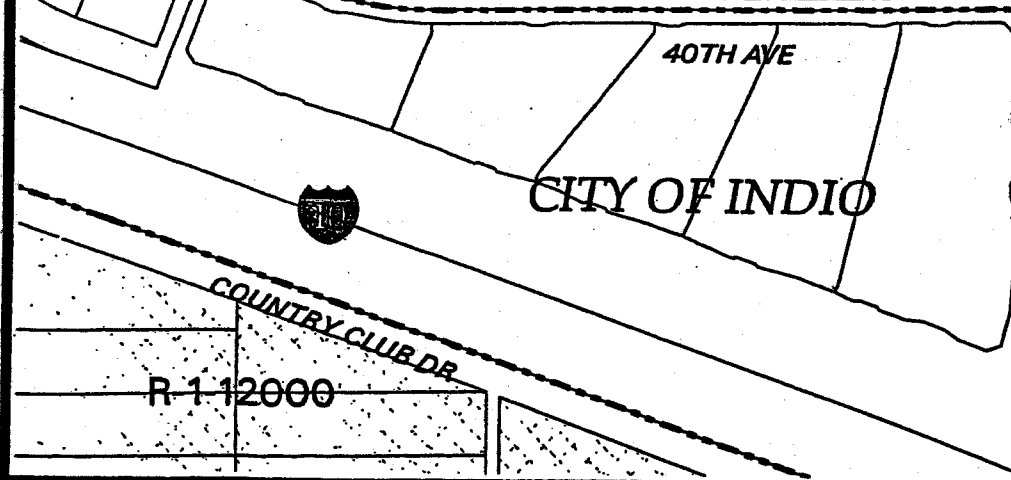


**IMPORTANT NOTICE:** On October 7, 2004, Riverside County adopted a new General Plan. The General Plan provides new land use designations for all parcels in the unincorporated areas of Riverside County. For any parcel, the General Plan provides for a different type of land use than is provided under existing zoning. During the next one to five years, the County will undertake a program to review all the zoning in the unincorporated area, and where necessary, change the zoning following a series of public hearings, to conform to the County's new General Plan. Until then, please be advised that there may be a difference between the zoning and General Plan designations on any parcel. This may result in, at a minimum, the need to change the zoning before desired development may proceed. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 956-3200, in Murietta at (951) 800-1700, or in Indio at (760) 833-3273.



CITY OF INDIO

ADAMS ST



CITY OF INDIO

CZ06739 TR30966

PROPOSED ZONING

Ex. 2

Sec. 6 T5SR7E

BLK. Pg.  
Assessor

748-28

Zone  
Dist. BERMUDA DUNES

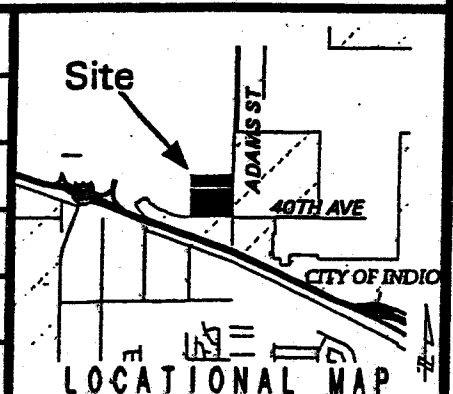
Sup.  
Dist. 4TH

Tracts  
Block Pg. 819 H3

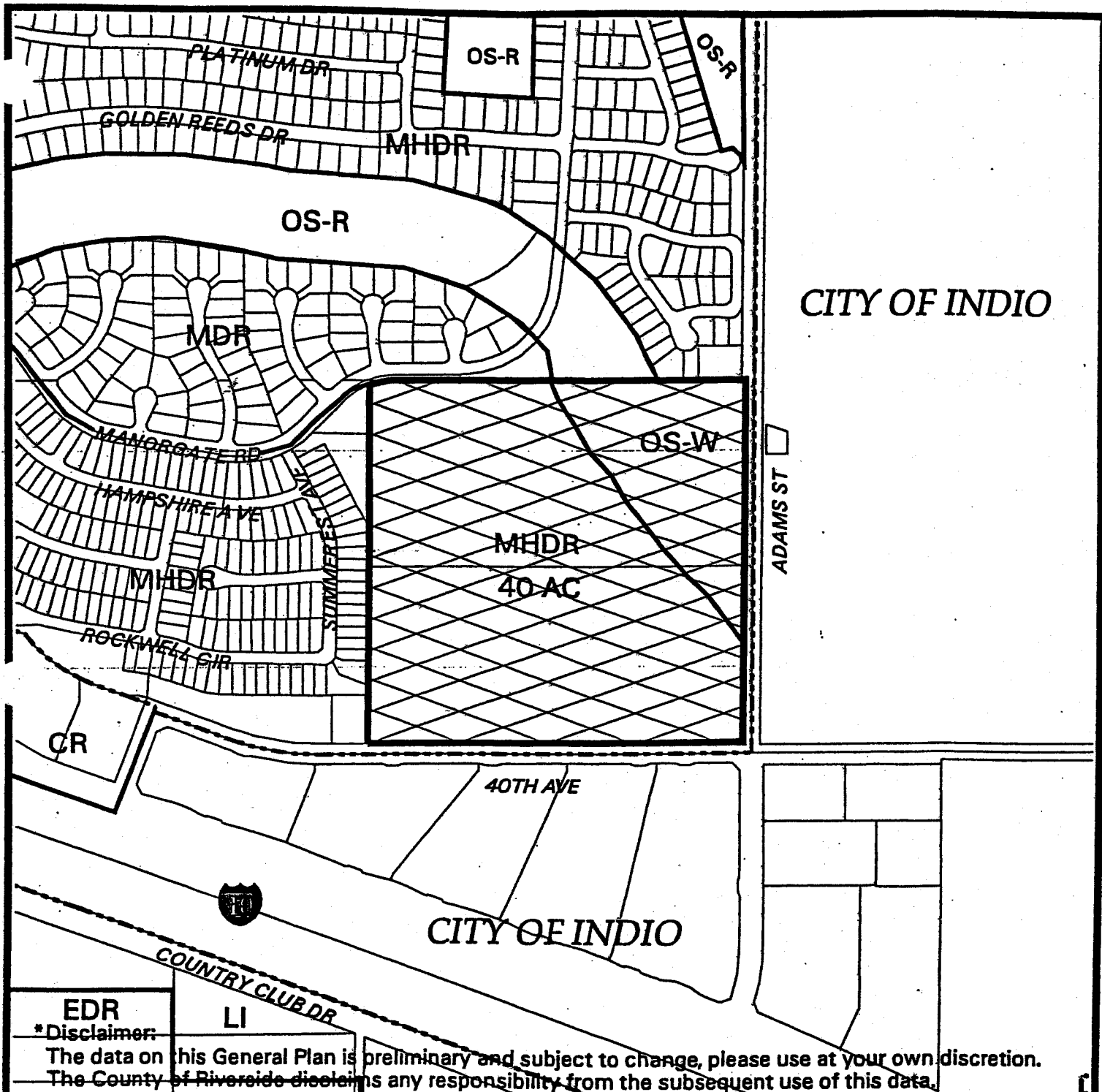
Date  
Drawn 01/23/2004

Drawn  
By. 1P

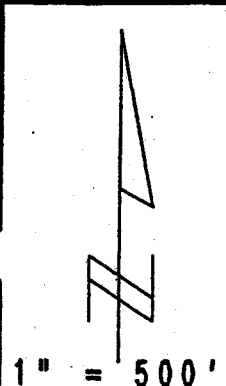
RIVERSIDE COUNTY PLANNING DEPARTMENT



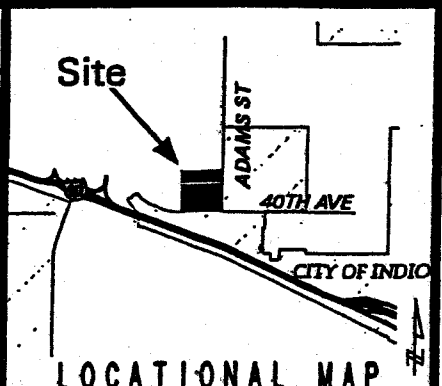
1" = 500'



**EDR**  
 \*Disclaimer:  
 The data on this General Plan is preliminary and subject to change, please use at your own discretion.  
 The County of Riverside disclaims any responsibility from the subsequent use of this data.

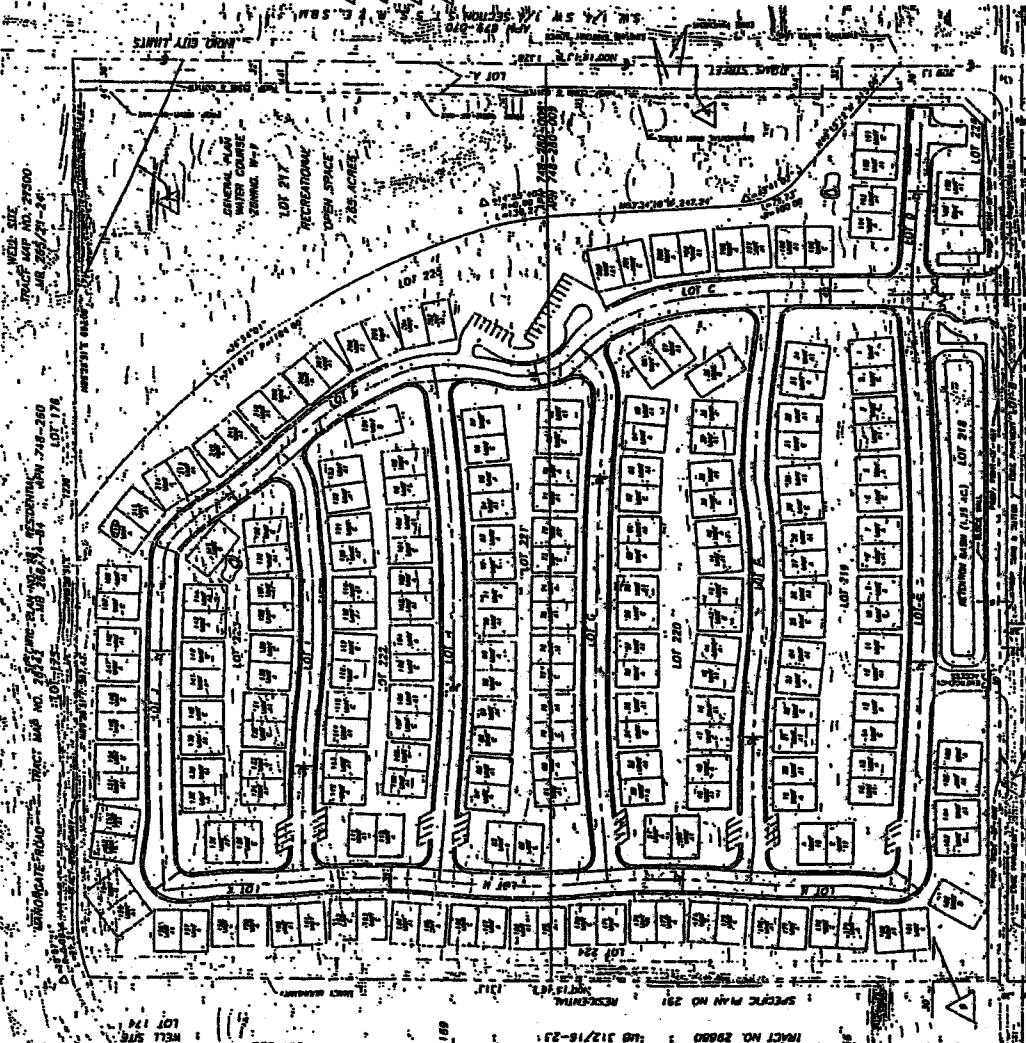
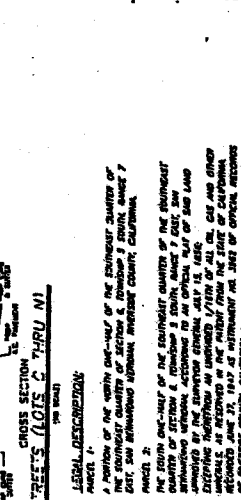
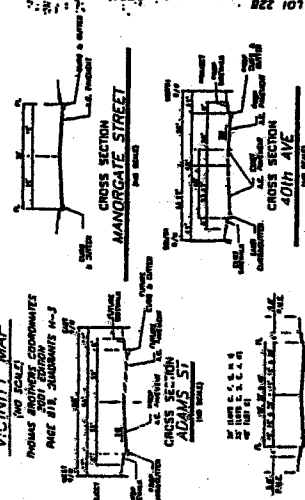
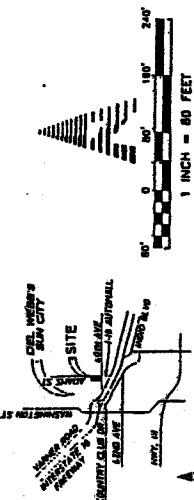


CZ06739 TR30966			
GENERAL PLAN			Ex. 5
Sec.	6 T5SR7E	BL/Pg.	748-28
Zone	BERMUDA DUNES	Assessor	
Dist		Sup. Dist.	4TH
Thomas	819 H3	Date	01/23/2004
Drawn By		Drawn By	lp
RIVERSIDE COUNTY PLANNING DEPARTMENT			



# IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA TENTATIVE TRACT MAP NO. 30966 AND CHANGE OF ZONE NO. 06739

A PLANNED RESIDENTIAL DEVELOPMENT PURSUANT TO SECTION 18.5 OF ORDINANCE NO. 345  
BEING A SUBDIVISION OF THE SOUTHEAST QUARTER, SECTION 6, TOWNSHIP 5 SOUTH, RANGE 7 EAST;  
SAN BERNARDINO ACRIDIAN,  
JANUARY 2004



**GENERAL NOTES:**  
1. THE TRACT MAP NO. 30966 IS SUBJECT FOR THE LAND IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.  
2. THE TRACT MAP NO. 30966 IS SUBJECT FOR THE LAND IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.  
3. THE TRACT MAP NO. 30966 IS SUBJECT FOR THE LAND IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.  
4. THE TRACT MAP NO. 30966 IS SUBJECT FOR THE LAND IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.  
5. THE TRACT MAP NO. 30966 IS SUBJECT FOR THE LAND IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.  
6. THE TRACT MAP NO. 30966 IS SUBJECT FOR THE LAND IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.  
7. THE TRACT MAP NO. 30966 IS SUBJECT FOR THE LAND IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.  
8. THE TRACT MAP NO. 30966 IS SUBJECT FOR THE LAND IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.  
9. THE TRACT MAP NO. 30966 IS SUBJECT FOR THE LAND IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.  
10. THE TRACT MAP NO. 30966 IS SUBJECT FOR THE LAND IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

Warner engineering  
10000 10th Ave, Suite 100  
San Bernardino, CA 92406  
Phone: (909) 391-1111  
Fax: (909) 391-1112  
www.warnereng.com







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5. DRT CORRECTIONS REQUIRED

PLANNING DEPARTMENT

5.PLANNING. 2

DRT\*- NOTIFICATION LABELS

REQUIRED

PRIOR TO SCHEDULING OF THIS APPLICATION FOR A PUBLIC HEARING, THE FOLLOWING MATERIALS SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING DEPARTMENT:

Surrounding property owners notification labels: THREE identical packages to be inserted in separate 9 1/2" x 12 1/2" manilla envelopes. These envelopes shall indicate the case number and the words "Labels", and each shall contain: (A) One typed set of gummed labels indicating all property owner's names and mailing addresses that are within a 600 foot radius of the exterior of the project property boundary and all contiguously owned property (but not less than 25 individual, non-duplicated, property owners within a 2400 foot radius); (B) a photocopy of the above labels; (C) one label each for applicant/landowner and any representatives or civil engineers needed by the applicant to be ready to attend the public hearing, also include the local school district and city in whose sphere of influence the project may be located; (D) a certification that the above list is complete and accurate as shown on the latest equalized assessment roll and any updates thereof; (E) an exhibit map showing all parcels within the required radius of notification with the printed names of the property owners related to their respective parcel. Should the project involve off-site street or other improvements (such as sewer line extensions), provide within each package a set of self-sticking labels indicating the names and mailing addresses of the owners of all property located adjacent to the proposed off-site improvement/alignment.

Submitted labels which are not used and become older than six (6) months shall be required to be replaced with updated labels or re-certified that the existing labels on file reflecte the latest equalized assessment roll maintained by the County Assessor.

5.PLANNING. 4

DRT\*- ORD. 460 WAIVER LETTER

REQUIRED

PRIOR TO SCHEDULING OF THIS APPLICATION FOR A PUBLIC HEARING, THE FOLLOWING INFORMATION SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING DEPARTMENT:

A written "waiver letter" shall be submitted with tentative land division applications when exceptions from the

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5. DRT CORRECTIONS REQUIRED

5.PLANNING. 4 DRT\*- ORD. 460 WAIVER LETTER (cont.)

REQUIRED

requirements of Ordinance No. 460 (Land Divisions) is requested (See Sec. 3.1C & D of that ordinance). Applicants should give special review to Section No. 3.8 of Ordinance No. 460 relative to lot design standards, including lot length to width ratio requirements, in this regards, but exceptions may be requested to other portions of the ordinance. Justification for any proposed exceptions shall be submitted which provides a clear basis for a determination that there are special circumstances applicable to the property, such as but not limited to size, shape or topographical conditions, or existing road alignments and width, and that granting the exception would not be detrimental to the public health, safety or welfare or be damaging to other property in the vicinity. Provide two (2) typed written statements to the Planning Department.

5.PLANNING. 5 DRT\*- EXHIBIT REDUCTION/CDs

REQUIRED

PRIOR TO SCHEDULING OF THIS APPLICATION FOR A PUBLIC HEARING/ACTION, THE FOLLOWING MATERIALS SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING DEPARTMENT:

Provide an electronic copy on CD disk (preferred format .jpeg or .pdf), an 8 1/2" x 11" black/white reduction and a clear transparency of the site plan or tentative map. Please include copy of air photo of site if requested on the electronic copy/CD disk). If elevation and floor plan sheets have been submitted, provide reductions and transparencies of each sheet as well. Color elevations and landscaping exhibits should be included on the electronic copy (these need to be available for staff power point presentations, staff report inclusion and meetings with public).

Any amended exhibits/maps which may be necessary through the development review process will require the submission of similar reductions and transparencies with the required number of folded blue line copies.

5.PLANNING. 6 DRT\*- FISH & GAME FEES

REQUIRED

PRIOR TO SCHEDULING THIS APPLICATION FOR A PUBLIC HEARING, THE FOLLOWING FEES SHALL BE PAID AT THE TLMA PUBLIC INFORMATION COUNTER:

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5. DRT CORRECTIONS REQUIRED

5. PLANNING. 6

DRT\*- FISH & GAME FEES (cont.)

REQUIRED

Fish and Game fees pursuant to Section 711.4 of the Fish and Game Code. Make check payable to "County of Riverside" in the amount of, as applicable, \$2768.25 for EIR (\$2832.25 total with \$64 County Clerk filing fee + \$2768.25 to Fish & Game) or \$1993.00 for negative declaration (\$2057.00 total with \$64 County Clerk filing fee + \$1993.00 to Fish & Game). The \$64 County Clerk fee is to provide for the CEQA filing requirements of the Riverside County Clerk and should have been collected at time of initial application submittal (please advise staff if not paid at time of initial submittal - you must have separate trust account receipt--PLEASE NOTE these fees were increased by state law effective January 1, 2009). The ADDITIONAL fees above \$64 will be determined based on the CEQA environmental determinations for the project. All projects must make payment of balance (either \$2768.25 or \$1993.00 prior to scheduling the project for a public hearing).

5. PLANNING. 7

DRT\*- HYDROLOGY REPT.-DESERT

REQUIRED

PRIOR TO SCHEDULING OF THIS APPLICATION FOR A PUBLIC HEARING, THE FOLLOWING SPECIAL STUDY SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING DEPARTMENT AND THE INDICATED OTHER DEPARTMENTS:

UNLESS WAIVED BY THE BUILDING & SAFETY DEPARTMENT'S GRADING DIVISION or TRANSPORTATION DEPARTMENT, a hydrology and drainage report, including preliminary on-site grading plans showing cut/fill estimates, prepared by a California registered civil engineer. The report shall address grading, drainage and flood control requirements of Ordinance No. 460. The report shall provide appropriate hydrologic calculations including storms up to a 100 year, 24 hour event, and describe and illustrate all facilities and methods for flood protection. All increases in runoff shall be retained on site unless clearance is obtained from the Transportation Department to use streets or off site drainage easements are proposed (if off site drainage easements are proposed, the locations and extent of such easements and whether or not adjoining property owners agree to such easements shall be submitted). All off site stormwaters tributary to the property shall be accepted and conveyed through the property with a minimal off site stormwater diversion or concentration as determined by good engineering practice. Methods of maintenance and operation of stormwater drainage facilities shall be

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5. DRT CORRECTIONS REQUIRED

5. PLANNING. 7                      DRT\*- HYDROLOGY REPT.-DESERT (cont.)                      REQUIRED

proposed, such as a property owners association, and an analysis shall be provided as to whether such facilities pose any danger to surrounding properties due to a failure to maintain them. Please submit three (3) copies of the report and associated plans to the Transportation Department, Desert office, reached at 760-863-8267, and one (1) copy to the Grading Section of the Department of Building and Safety, reached at 760-863-8271, and one (1) copy to the Planning Department, reached at 760-863-8277. The Transportation Department shall review and approve the report in advance of the Planning Department scheduling of this case for hearing. Additional review and approval of this drainage and hydrology report may be required by the Coachella Valley Water District, reached at 760-398-2651 should the project lie within a FEMA flood plain or within a special drainage area.

5. PLANNING. 10                      DRT\*- DESERT COMMUNITY COUNCIL                      REQUIRED

The land developer and/or applicant is informed by this note that the project area of this application is within the designated boundaries of the THOUSAND PALMS Community Council. There are a number of community councils throughout the eastern portion of Riverside County, appointed by the Board of Supervisors. The Board of Supervisors established community councils to provide representation from defined geographic unincorporated areas and for the councils to provide advice to the county on a variety of matters pertaining to the particular community. For more information on the various community councils, see web site [www.rivco4.org](http://www.rivco4.org) under Fourth District Communities.

The land developer and/or applicant should contact the community council indicated above and be prepared to attend a meeting of the council to present the project to them. Planning Department staff has forwarded a copy of the project plans to the council, however, the Planning Department is not staff to the council and does not prepare meeting agendas or make arrangements for the council. The land developer and/or applicant should contact staff to obtain contact information for the community council and make all follow up arrangements.

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5. DRT CORRECTIONS REQUIRED

5.PLANNING. 11 DRT\*- PRIVATE ROADS?

REQUIRED

Will the interior streets be privately maintained? Will other common area be proposed, such as drainage easements or retention areas?

5.PLANNING. 12 DRT\*- CHANGE OF ZONE

REQUIRED

This tentative tract has Change of Zone No. 7673 being processed concurrently.

The existing zoning is W-2. The PAR01128 commented that a change of zone was an optional decision of the land developer.

The zone change has been submitted and staff has no disagreement with a change from the existing W-2 zone. However, if the proposed zoning is R-R-5, staff will likely recommend an alternative zone, such as the R-A-2.5 or R-A-3 zone. Staff would also recommend that the remainder parcel also be re-zoned from W-2.

5.PLANNING. 13 DRT\*- FINAL ZONING MAP INFO.

REQUIRED

RIOR TO SCHEDULING OF THIS CHANGE OF ZONE APPLICATION FOR A PUBLIC HEARING, THE FOLLOWING INFORMATION SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING DEPARTMENT:

All required legal descriptions and other maps and diagrams necessary to prepare a final zoning map will be required to be submitted to and approved by the TLMA GIS Division, reached at (951) 955-3288. Based on any changes in the change of zone design or designations at the Planning Commission level, similar clearances may be necessary prior to scheduling the change of zone application before the Board of Supervisors. See also "Requirements for Change of Zone Final Map Submittal" on file with the Planning Department and the TLMA GIS Division.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS

INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 30966 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 30966, Amended Map No. 4.

APPROVED EXHIBIT A = Tentative Tract Map No. 30966, Exhibits A-1 Amended No. 3, A-2 Amended No. 1, A-3 (Site Plans), B-1, B-2 Amended No. 1, B-3 through B-10 (Elevations), C-1 through C-4 (Floor Plans), D Amended No. 4, Exhibits L-1 and L-2 (Landscaping), Exhibit No. M (Design Manual).

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

10. EVERY. 2 MAP - HOLD HARMLESS

INEFFECT

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

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

10. EVERY. 3 MAP - PROJECT DESCRIPTION

INEFFECT

The land division hereby permitted is a planned residential development-senior citizen to divide approximately 40 acres into 216 residential lots (reflecting condominium dwelling units of the same number), with additional common lots for landscaping, recreation, clubhouse, parking area, drainage

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10. GENERAL CONDITIONS

10. EVERY. 3                      MAP - PROJECT DESCRIPTION (cont.)                      INEFFECT

control, private internal streets and similar uses,  
located within Assessors Parcel Numbers 748-280-008 and  
748-280-009.

10. EVERY. 4                      MAP - 90 DAYS TO PROTEST                      INEFFECT

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

BS GRADE DEPARTMENT

10.BS GRADE. 1                      MAP-GIN INTRODUCTION                      INEFFECT

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

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

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

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

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

10.BS GRADE. 4                      MAP-G1.6 DUST CONTROL                      INEFFECT

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

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

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

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10. GENERAL CONDITIONS

- 10.BS GRADE. 6                    MAP-G2.8 MINIMUM DRAINAGE GRAD                    INEFFECT
- Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.
- 10.BS GRADE. 7                    MAP-G2.9 DRAINAGE & TERRACING                    INEFFECT
- Provide drainage facilities and terracing in conformance with the Uniform Building Code's chapter on "Excavation and Grading."
- 10.BS GRADE. 8                    MAP-G2.10 SLOPE SETBACKS                    INEFFECT
- Observe slope setbacks from buildings and property lines per the Uniform Building Code - as amended by Ordinance 457.
- 10.BS GRADE. 9                    MAP - NO GRDG & SUBDIVIDING                    INEFFECT
- IF MASS GRADING IS PROPOSED - UNDER A PREVIOUSLY APPROVED SUBDIVISION, AT THE SAME TIME THAT APPLICATION FOR FURTHER SUBDIVISION FOR THAT PARCEL IS BEING MADE, AN EXCEPTION TO ORDINANCE 460 SECTION 4.4.B IS REQUIRED. OBTAIN THE EXCEPTION FROM THE PLANNING DIRECTOR.
- 10.BS GRADE. 10                    MAP-G2.22 PVT RD GDG PMT                    INEFFECT
- Constructing a private road requires a grading permit.
- 10.BS GRADE. 12                    MAP-G1.5 EROS CNTRL PROTECT                    INEFFECT
- Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 15 to April 15.
- 10.BS GRADE. 13                    MAP-G2.2 IMPORT/EXPORT                    INEFFECT
- In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building & Safety Department. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building & Safety Director



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10. GENERAL CONDITIONS

10.BS GRADE. 13                    MAP-G2.2 IMPORT/EXPORT (cont.)                    INEFFECT

for approval.

10.BS GRADE. 14                    MAP-G2.4GEOTECH/SOILS RPTS                    INEFFECT

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

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

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

10.BS GRADE. 15                    MAP-G3.1NO B/PMT W/O G/PMT                    INEFFECT

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

10.BS GRADE. 16                    MAP-G3.3RETAINING WALLS                    INEFFECT

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

10.BS GRADE. 17                    MAP-G4.1E-CL 4:1 OR STEEPER                    INEFFECT

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

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10. GENERAL CONDITIONS

10.BS GRADE. 18 MAP-G4.2 1/2"/FT/3FT MIN

INEFFECT

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

10.BS GRADE. 19 MAP - PM10 PLAN REQUIRED

INEFFECT

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

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

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

10.BS GRADE. 20 MAP-G1.4 NPDES/SWPPP

INEFFECT

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

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

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10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 MAP- FOOD FACILITY/GREASE INT.

INEFFECT

If a commercial kitchen is proposed for the recreational facility, a grease interceptor shall be installed. The grease interceptor shall be sized by this Dept and approved by CVWD. If any retail food facility of any kind is proposed, it must be approved by the Dept. of Environmental Health, District Environmental Services Division.  
(760)320-1048.

10.E HEALTH. 2 MAP-WATER/SEWER

INEFFECT

This project must connect to public domestic water and sanitary sewer. Coachella Valley Water District can readily provide both services. The improvements to connect to both services must be approved by C.V.W.D.

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS

INEFFECT

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

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

INEFFECT

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

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

INEFFECT

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

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10. GENERAL CONDITIONS

10.FIRE. 4                      MAP-#14-COMM. HYD/SPACING                      INEFFECT

Approved super fire hydrants, (6"x4"x2 1/2"x2 1/2") shall be located no closer than 25 feet and not more than 165 feet from any portion of the recreation center as measured along the outside of the building.

10.FIRE. 5                      MAP -CONSTRUCTION PHASING                      INEFFECT

Construction phasing beyond phase 1 as shown on the map will require secondary access. Any deadend roads longer than 150 feet will require a turn-around.

PLANNING DEPARTMENT

10.PLANNING. 1                      MAP - MAP ACT COMPLIANCE                      INEFFECT

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule A, unless modified by the conditions listed herein. This land division is a Planned Residential Development-Senior Citizen (PRD) pursuant to Section 18.6 of Ordinance No. 348.

10.PLANNING. 2                      MAP - FINAL MAP PREPARER                      INEFFECT

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

10.PLANNING. 3                      MAP - FEES FOR REVIEW                      INEFFECT

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

10.PLANNING. 4                      MAP - LANDSCAPE MAINTENANCE                      INEFFECT

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, including, but not limited to the slope located along the westerly tract boundary, landscaped areas and irrigation systems within the land division until such time as those operations are the responsibility of the

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10. GENERAL CONDITIONS

10.PLANNING. 4 MAP - LANDSCAPE MAINTENANCE (cont.) INEFFECT

individual home owners, a homeowners association, or any other successor-in-interest. AMENDED BY PLANNING COMMISSION ON 4-7-04.

10.PLANNING. 5 MAP - ZONING STANDARDS INEFFECT

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the R-4 and W-1 zones or other zones established under Change of Zone No. 6739.

10.PLANNING. 6 MAP - PROCEDURE FOR PHASING INEFFECT

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

10.PLANNING. 7 MAP - COMMON LOT MAINTENANCE INEFFECT

All common lots and other commonly maintained areas within the area shown on the APPROVED EXHIBIT A shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification.

10.PLANNING. 8 MAP - MAINTAIN FLOOD FACILITY INEFFECT

The land divider, and the land divider's successors in interest, including but not necessarily limited to the property owners association, shall at all times maintain any and all required stormwater, flood control and drainage facilities in a safe condition, in good repair and in a manner capable of being operated as designed.

10.PLANNING. 9 MAP - NO OFFSITE SIGNAGE INEFFECT

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

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10. GENERAL CONDITIONS

10.PLANNING. 10 MAP - NPDES COMPLIANCE

INEFFECT

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

10.PLANNING. 11 MAP - ORD NO. 659 (DIF)

INEFFECT

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

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

10.PLANNING. 12 MAP - REQUIRED MINOR PLANS

INEFFECT

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

1. Final Site Development Plan for each phase of construction development.
2. Model Home Complex Plan shall be filed and approved for

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10. GENERAL CONDITIONS

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

INEFFECT

each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.

3. Landscaping Plan for typical front yard and common open space. These three plans may be applied for separately for the whole tract or for construction phases.

4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.

5. A wall and fencing plan for the whole tract or each construction phase shall have a separate wall and fencing plan.

6. Entry monument and gate entry plan.

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

10.PLANNING. 13 MAP - MULTI-FAMILY BMPs

INEFFECT

In high density multi-family developments larger than 100 units where car washing is allowed, and the project has a common parking area, a designated car wash area which does not drain directly to a storm drain shall be provided for common usage and shall be maintained in good condition at all times.

10.PLANNING. 14 MAP - LIGHTING HOODED/DIRECTED

INEFFECT

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

10.PLANNING. 15 MAP - LANDSCAPE SCREENING

INEFFECT

Common lot or commonly maintained landscaping within ten (10) feet of an entry or exit driveway shall not be permitted to grow higher than thirty (30) inches and no trees shall be planted within 10 feet of driveways, alleys, or street intersections.

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10. GENERAL CONDITIONS

10.PLANNING. 16 MAP - RECLAIMED WATER

INEFFECT

Common lot or commonly maintained landscaped areas shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING. 17 MAP - EXTERIOR NOISE LEVELS

INEFFECT

Exterior noise levels produced within common lots or commonly maintained areas, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the land divider, or the land divider's successor-in-interest, shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities.

10.PLANNING. 18 MAP - NOISE MONITORING REPORTS

INEFFECT

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

10.PLANNING. 19 MAP - AGRICULTURE CODES

INEFFECT

This property is located within the Coachella Valley and all landscape planting shall comply with the requirements of the State Agriculture Code and the directives of the Riverside County Agricultural Commissioner. All landscaping plans submitted to the Planning Department



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10.PLANNING. 19 MAP - AGRICULTURE CODES (cont.)

INEFFECT

shall included the following notation: "Warning: Plant material listed may or may not have been approved by the Agricultural Commissioner's office. Landscape contractor, please contact the developer for status of Agricultural Commissioner's approval or denial. Plan material not conforming with quarantine laws may be destroyed and civil action taken. All plant material is subject to inspection at the discretion of the Agricultural Commissioner's office. All plant material must be free from Red Scale (Aonidiella aurantii.)"

10.PLANNING. 20 MAP - VIABLE LANDSCAPING

INEFFECT

All plant materials within common lots or commonly maintained areas shall be maintained at all times in a viable growth condition.

10.PLANNING. 21 MAP - NO EA FOR GRADING

INEFFECT

No environmental assessment for grading within the project boundaries shall be required provided such grading substantially conforms to the grading plan submitted as shown on the TENTATIVE MAP, and does not significantly exceed 280,000 cubic yards of cut and 305,000 cubic yards of fill.

10.PLANNING. 22 MAP - PREVENT DUST & BLOWSAND

INEFFECT

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

10.PLANNING. 23 MAP - YARD SETBACKS

INEFFECT

Building setbacks shall comply with the PRD standards of Section 18.5 of Ordinance No. 348 and the following:

Avenue 40 -- twenty (20) feet, as measured from the street right-of-way boundary.

Adams Street -- ten (10) feet, as measured from the street right-of-way boundary.

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10.PLANNING. 23                      MAP - YARD SETBACKS (cont.)                      INEFFECT

Internal building setbacks shall be the following:

The minimum building setback from interior streets (which boundaries are shown on the final map) shall be ten (10) feet.

The minimum setback between buildings shall be ten (10) feet.

10.PLANNING. 24                      MAP - ALUC LETTER                      INEFFECT

The land divider, and the land divider's successor in interest, shall comply with the requirements of the Riverside County Airport Land Use Commission's letter dated May 27, 2003, a copy of which is on file with the Riverside County Planning Department.

10.PLANNING. 25                      MAP - SHERIFF'S LETTER                      INEFFECT

The land divider, and the land divider's successor in interest, shall remain in compliance with the safety and security recommendations of the Riverside County Sheriff Department's letter dated April 21, 2003, a copy of which is on file with the Riverside County Planning Department.

10.PLANNING. 26                      MAP - IND. HYGIENE LETTER                      INEFFECT

The land divider, and the land divider's successor in interest, shall remain in compliance with the Office of Industrial Hygiene's letter dated September 29, 2003, a copy of which is on file with the Riverside County Planning Department.

TRANS DEPARTMENT

10.TRANS. 1                              MAP - DRAINAGE 1                              INEFFECT

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

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10. GENERAL CONDITIONS

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

Transportation Department.

10.TRANS. 2                      MAP - DRAINAGE 2                      INEFFECT

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 7                      MAP - STD INTRO 3 (ORD 460/461)                      INEFFECT

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

10.TRANS. 8                      MAP - ENCROACHMENT PERMIT                      INEFFECT

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

10.TRANS. 9                      MAP - PRIVATE STREETS                      INEFFECT

The internal streets within the landdivision shall not be offered for dedication.

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10. GENERAL CONDITIONS

10.TRANS. 10

MAP - FLOOD HAZARD REPORT

INEFFECT

This is a proposal to divide approximately 40 acres into 216 town-home dwelling units. The project is located at the intersection of Adams Street and 40th Avenue in the Bermuda Dunes community of the unincorporated area of Riverside County. The project site accepts the 100-year storm event regional discharge from the adjacent existing Del Webb Sun City development. The expected discharge rate from Del Webb is approximately 15,000 cfs. The developer proppses to address the drainage issues associated with the site through the construction of a multi-use recreational area directing the regional storm water discharges through the site from the southeasterly corner of Del Webb to a point where the flows cross over Adams Street just north of 40th Avenue. To address flows crossing Adams Street, the developer is proposing the use of a low water street crossing protecting the intersection of Adams Street and 40th Avenue and to direct flows into the existing downstream flow path. For the remaining on site drainage within the residential area of the project, the developer is proposing to construct a underground storm drain system within the street right-of-way and discharge the flows into a detention basin located adjacent to 40th Avenue westerly oAdams Street. The developer's engineer has prepared a preliminary hydrology and hydraulic analysis of the proposed project site in enough detail to address the collection and conveyance of storm water flows within the residential site and the conveyance of the regional storm water discharge through the site. The depth of flow crossing Adams Street has been limited to a maximum depth of 2.8-feet above the street surface in accordance with existing limitations placed upon the existing Del Webb drainage located to the north of this site. The developer will be required to work with adjacent property owners including the City of Indio to facilitate the construction of the low water crossing.

10.TRANS. 11

MAP - ORD 460 10 YR/100 YR ROW

INEFFECT

The 10-year storm flow shall be contained within the curbs and the 100-year flow shall be contained within the right-of-way. In either situation the (Flow depth X Flow velocity) shall be less than or equal to 6. Curb heights shall be limited to a maximum of 8-inches. The typical street section shall be in accordance with Ordinance 460 and 461.

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10. GENERAL CONDITIONS

10.TRANS. 12

MAP - PERP DRAIN PATT/FACILITI

INEFFECT

Development of this property shall be coordinated with the development of adjacent properties to ensure that watercourses remain unobstructed and storm waters are not diverted from one watershed to another. This may require the construction to temporary and/or permanent drainage facilities or offsite construction and grading.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1

MAP - EXPIRATION DATE

INEFFECT

The conditionally approved TENTATIVE MAP shall expire three (3) years after the county of Riverside Board of Supervisors original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1

MAP - LOT ACCESS/UNIT PLANS

INEFFECT

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

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50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1                      MAP - WATER PLAN                      INEFFECT

A water system shall have plans and specifications approved by the water company and the Department of Environmental Health.

50.E HEALTH. 2                      MAP - MONEY                      INEFFECT

Financial arrangements (securities posted) must be made for the water improvement plans and be approved by County Counsel.

50.E HEALTH. 3                      MAP - SEWER PLAN - COUNTY                      INEFFECT

A sewer system shall have mylar plans and specifications as approved by the District, the County Survey Department and the Department of Environmental Health.

50.E HEALTH. 4                      MAP - ANNEX FINALIZED                      INEFFECT

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

FIRE DEPARTMENT

50.FIRE. 3                      MAP-#67-ECS-GATE ENTRANCES                      INEFFECT

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

50.FIRE. 4                      MAP-#88-ECS-AUTO/MAN GATES                      INEFFECT

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be automatic minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be

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50. PRIOR TO MAP RECORDATION

50.FIRE. 4                      MAP-#88-ECS-AUTO/MAN GATES (cont.)                      INEFFECT

equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

50.FIRE. 5                      MAP-#46-WATER PLANS                      INEFFECT

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

50.FIRE. 6                      MAP-#53-ECS-WTR PRIOR/COMBUS                      INEFFECT

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

PLANNING DEPARTMENT

50.PLANNING. 1                      MAP - PREPARE A FINAL MAP                      INEFFECT

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 2                      MAP - SURVEYOR CHECK LIST                      INEFFECT

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST (cont.)

INEFFECT

B. All lots on the FINAL MAP shall have a minimum lot size of 2,400 square feet (40'x60') or 2,800 square feet (40'x70').

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the pending R-4 zone, and with the Riverside County Integrated Project.

D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

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

50.PLANNING. 3 MAP - REQUIRED APPLICATIONS

INEFFECT

No FINAL MAP shall record until Change of Zone No. 6739 has been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designations and/or zones ultimately applied to the property.

50.PLANNING. 4 MAP - CV REC AND PARK DISTRICT

INEFFECT

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

50.PLANNING. 5 MAP - FRINGE-TOED LIZARD

INEFFECT

The Habitat Conservation Plan for the Coachella Valley Fringe-Toed Lizard has identified this map as being within the boundaries of the mitigation area of the Coachella Valley Fringe-Toed Lizard. PRIOR TO THE RECORDATION OF ANY FINAL MAP OR ISSUANCE OF ANY GRADING PERMITS OR BUILDING PERMITS, whichever occurs first, the land divider shall



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50. PRIOR TO MAP RECORDATION

50.PLANNING. 5 MAP - FRINGE-TOED LIZARD (cont.)

INEFFECT

submit to the Riverside County Director of Transportation a document which demonstrates to the satisfaction of the County that the land divider has provided sufficient mitigation for the taking of habitat area. The total amount of land to be disturbed by the installation of land division improvements or mass grading of the site will be 32 acres, and no improvements or grading is authorized that will disturb lands in excess of this amount of area unless additional sufficient mitigation has been provided.

50.PLANNING. 6 MAP - CC&R RES POA COM. AREA

INEFFECT

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

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

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

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

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 6

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

INEFFECT

and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, the "common area" including, but not necessarily limited to private streets and common lots for landscaping, recreation, drainage control and open space, d) shall contain the language contained in condition 50 PLANNING 13, below, and e) contain the following provisions verbatim:

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

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

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

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

In the event of any conflict between this Declaration

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 6 MAP - CC&R RES POA COM. AREA (cont.) (cont.) INEFFECT

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

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

50.PLANNING. 7 MAP - ECS SHALL BE PREPARED INEFFECT

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.PLANNING. 8 MAP - ECS AFFECTED LOTS INEFFECT

The following note shall be placed on the FINAL MAP:  
"Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department - Survey Division, in E.C.S. Book \_\_\_, Page \_\_\_." This affects Lot Nos. 1 through 226.

50.PLANNING. 9 MAP - ECS NOTE MT PALOMAR LIGH INEFFECT

The following Environmental Constraints Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 10 MAP - ECS NOTE AIRPORT

INEFFECT

The following environmental constraints note shall be placed on the ECS:

"This tract map is within 2 miles of the Bermuda Dunes Airport. At the time of the approval of the TENTATIVE MAP by the County of Riverside, the Bermuda Dunes Airport maintained operations to the southeast of this property. Property within this land division may be subject to overflight and noise as necessary to operate aircraft to or from the Bermuda Dunes Airport."

50.PLANNING. 11 MAP - FEE BALANCE

INEFFECT

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 12 MAP - MITIGATION MONITORING

INEFFECT

The land divider shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with those conditions of approval and mitigation measures of this land division and E.A. No. 38863 which must be satisfied prior to the recordation of the final map.

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

50.PLANNING. 13 MAP - BMPs IN CC&Rs

INEFFECT

The declaration of covenants, conditions and restrictions (CC&Rs) submitted for review shall contain the following provision verbatim:

"The management and maintenance of the 'common area' shall include the following best management practices (BMPs) to reduce storm water pollution:

All pesticides shall be applied in strict accordance to pesticide laws as stated in the State of California Agricultural Code. All pesticide applicators shall be certified by the State as a Qualified Applicator or be directly supervised by a Qualified Applicator. All

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50.PLANNING. 13

MAP - BMPs IN CC&Rs (cont.)

INEFFECT

fertilizers shall be applied at the rate stipulated by the manufacturer. Fertilizer Applicators shall be trained in the proper procedures of determining fertilizer rates and calibration of equipment. Fertilizer shall be applied in such a manner as to avoid application onto hardscape surfaces. Annual soil tests are recommended to advise on which fertilizer elements are needed to avoid application of unnecessary elements, or over application. The local water agency or resource conservation district can assist with detailed information concerning this BMP. (BMP N3)

The Homeowners Association is required to implement trash management and litter control procedures in the common areas aimed at reducing pollution of drainage water. The Association may contract with their landscape maintenance firms to provide this service during regularly scheduled maintenance, which should consist of litter patrol, emptying trash receptacles in common areas, noting trash disposal violations by homeowners or businesses, and reporting the violations to the association for investigation. (BMP N5)

The Homeowners Association is required to have its privately owned streets and parking lots swept prior to the storm season, no later than October 15th of each year (BMP N6)."

50.PLANNING. 14

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 14 MAP - LC LNDSCP COMMON AREA MA (cont.)

RECOMMND

California Friendly Landscaping.

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

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

The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.  
EOT2

TRANS DEPARTMENT

50.TRANS. 3 MAP - EXISTING MAINTAINED

INEFFECT

Adams Street (Lot "A") is a paved County maintained road and shall be improved with 8-inch concrete curb-and-gutter and 6-foot wide concrete sidewalk located 32-feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 50-foot half-width dedicated right-of-way in accordance with County Standard No. 102. (64'/100')

The improvements to Adams Street shall include, in their design, an engineered solution to protect the intersection of Adams Street and 40th Avenue from inundation as approved by the Director of Transportation.

40th Avenue (Lot "B") is a paved County maintained road and shall be improved with 8-inch concrete curb-and-gutter and 6-foot wide concrete sidewalk located 28-feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 39-foot half-width dedicated right-of-way in accordance with County Standard No. 111. (56'/78')

50.TRANS. 4 MAP - IMP PLANS

INEFFECT

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending

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50.TRANS. 4                      MAP - IMP PLANS (cont.)                      INEFFECT

a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

50.TRANS. 5                      MAP - EXISTING MAINTAINED                      NOTAPPLY

Adams Street (Lot "A") is a paved County maintained road and shall be improved with 8-inch concrete curb-and-gutter and 5-foot wide concrete sidewalk located 32-feet from centerline and match up asphalt concrete paving; reconstruction' or resurfacing of existing paving as determined by the Transportation Department within a 50-foot half-width dedicated right-of-way in accordance with County Standard No. 94 (DRAFT) (64'/100').

The improvements to Adams Street shall include, in their design, an engineered solution to protect the intersection of Adams Street and 40th Avenue from inundation as approved by the Director of Transportation.

40th Avenue (Lot "B") is a paved County Maintained road shall be improved with 8-inch concrete curb-and-gutter and 6-foot wide meandering concrete sidewalk located 43 feet from centerline and match up asphalt concrete paving; reconstruction' or resurfacing of existing paving as determined by the Transportation Department within a 64-foot half-width dedicated right-of-way in accordance with County Standard No. 92 (DRAFT) (86'/128').

50.TRANS. 11                      MAP - STRIPING PLAN                      INEFFECT

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

50.TRANS. 15                      MAP - LANDSCAPING STD-DESERT                      INEFFECT

Any landscaping within public road rights-of-way shall comply with Transportation Department standards and require approval by the Transportation Department and assurance of continuing maintenance through the establishment of a landscape maintenance district/maintenance agreement or

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50.TRANS. 15 MAP - LANDSCAPING STD-DESERT (cont.)

INEFFECT

similar mechanism as approved by the Transportation Department.

The landscape design shall incorporate a desert theme, including the extensive use of native desert and drought tolerant plant species. Irrigation systems shall incorporate the use of drip irrigation to the maximum extent feasible. The use of non-organic landscape elements such as rocks, decorative paving, sand and gravel is encouraged. The use of grass, sod or other water intense ground cover plant materials will not be permitted.

Landscape plans shall be submitted on standard County Plan sheet format (24" x 36"). Landscape plans shall be submitted with the street improvement plans and shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 16 MAP - LANDSCAPING G.P.-DESERT

INEFFECT

The applicant shall comply with the parkway landscaping requirements of Ordinance 499 for all General Plan Circulation Element roads. Landscaping shall be installed along Adams Street and shall be maintained by annexation into a County Service Area and/or Assessment District or enter into a continuous agreement.

The landscape design shall incorporate a desert theme, including the extensive use of native desert and drought tolerant plant species. Irrigation systems shall incorporate the use of drip irrigation to the maximum extent feasible. The use of non-organic landscape elements such as rocks, decorative paving, sand and gravel is encouraged. The use of grass, sod or other water intense ground cover plant materials will not be permitted.

Landscaping plans shall be submitted with the street improvement plans for approval.

50.TRANS. 21 MAP - STREET LIGHT PLAN

INEFFECT

A separate street light plan is required for this project. Street lighting along Adams Street and 40th Avenue shall be designed in accordance with County Ordinance 460 and Street Light Specification Chart found in Specification



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50.TRANS. 21                      MAP - STREET LIGHT PLAN (cont.)                      INEFFECT

Section 22 of Ordinance 461. Street lighting along the internal, private streets shall be as approved by the Transportation Department. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

50.TRANS. 24                      MAP - STREET LIGHT 1 CERT.                      INEFFECT

Prior to RECORDATION, the landowner shall receive and provide to Transportation Permits, a Certificate of Completion for street lights from LAFCO, for those projects within a County Service Area.

50.TRANS. 25                      MAP - STREET LIGHTS-L&LMD                      INEFFECT

The project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

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

50.TRANS. 26                      MAP - STREET IMPROVEMENTS                      INEFFECT

The internal streets designated as Lots "D", "E", "J" and "K" shall be improved in accordance with County Standard No. 106, Section "A" modified to utilize a wedge curb with a street width of 32-feet measured from flow-line to flow-line and 36-feet from back-of-curb to back-of-curb and a 4-foot wide concrete sidewalk on both sides of the street within a separate easement and shown on, and a part of, the street improvement plans. Lot "D" shall terminate in a modified hammerhead as approved by the Transportation Department and the Fire Department.

The internal streets designated as Lots "F", "G", "H" and "I" shall be improved in accordance with County Standard No. 106, Section "A" modified to utilize a wedge curb with

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50.TRANS. 26

MAP - STREET IMPROVEMENTS (cont.)

INEFFECT

a street width of 30-feet measured from flow-line to flow-line and 34-feet from back-of-curb to back-of-curb and a 4-foot wide concrete sidewalk on both sides of the street within a separate easement and shown on, and a part of, the street improvement plans.

The street designated as Lots "C" provides gated access from 40th Avenue and shall be improved in accordance with County Standard No. 104, Section "A" with Type A-8 curb, Standard 201 and shall be widened at the entry to accommodate a center median, a minimum of 50-feet of vehicular stacking distance from the gate control mechanism and a turn around area as approved by the Transportation Department. Northerly of the entry, at the intersection of Lots "D" and "E", the curb along Lot "C" shall transition from a Type A-8 curb to a wedge curb measuring 40-feet from flow-line to flow-line.

The street designated Lot "C" shall transition at the intersection with the street designated Lot "G" from a width of 40-feet measured from flow-line to flow-line and 44-feet from back-of-curb to back-of-curb to 32-feet from flow-line to flow-line and 36-feet from back-of-curb to back-of-curb.

A 4-foot wide concrete sidewalk shall be constructed along both sides of Lot "C" within a separate easement and shown on, and a part of, the street improvement plans.

50.TRANS. 27

MAP - CORNER CUTBACKS

INEFFECT

Standard corner cutbacks at the intersection of Adams Street and 40th Avenue and at the intersections of the private streets designated as Lot "C" with 40th Avenue shall be offered for dedication and shown on the final map.

50.TRANS. 28

MAP - PRIVATE STREET MAINT

INEFFECT

The development shall provide for continuous maintenance of the proposed private streets within the development as approved by the Director of Transportation, the Planning Department and County Counsel.

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50.TRANS. 29                      MAP - KNUCKLES                      INEFFECT

Standard knuckles shall be used throughout the landdivision.

50.TRANS. 31                      MAP - ST DESIGN/IMPRV CONCEPT                      INEFFECT

The street design and improvement concept of this project shall be coordinated with Tentative Tract No. 31689 located on the easterly side of Adams Street.

50.TRANS. 32                      MAP - EMERGENCY ACCESS                      INEFFECT

An emergency access to 40th Avenue from the internal street designated Lot "E" shall be constructed. The driveway approach on 40th Avenue shall use County Standard No. 207A (DRAFT) or as approved by the Transportation Department. The location of this emergency access shall be in accordance with the Exhibit for Tentative Tract No. 30966, Amended No. 4.

50.TRANS. 33                      MAP - DETENTION BASINS                      INEFFECT

Retention basins will be required for this project having the capacity to fully retain the 100-year design discharge generated within the area of the project. The basins will have adequate capacity to provide for a minimum 1.5-foot of freeboard to adjacent properties. Storm discharges entering the site from adjacent properties will be collected on-site and conveyed through the site in a manner to meet the requirements of Ordinance 460, Section 11.3. Storm drain facilities outletting into a proposed detention basin will be required to maintain 1.5-foot of freeboard from the outlet invert to the 100-year storm event water surface elevation of waters being stored within the basin. Storm discharge leaving the site will be required to emulate the pre-project condition and shall not increase the existing flood threat to receiving properties. No diversions shall be allowed for the purposes of flood control or conveyance of floodwaters.

50.TRANS. 34                      MAP - LOW WATER CROSSING                      INEFFECT

The proposed development will require the construction of a low water crossing along Adams Street north of the intersection of Adams Street and 40th Avenue. This low water crossing will have a maximum depth of flow over the roadway of 2.8-feet with the depth time velocity not

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50.TRANS. 34

MAP - LOW WATER CROSSING (cont.)

INEFFECT

exceeding 6. Slope protection will be required on both the upstream and downstream portions of the roadway embankment to prevent erosion of the roadway bed and protect the roadway surface during a storm water discharge over the low water crossing. The developer will be required to obtain permission from adjacent property owners and the City of Indio for the construction of the low water crossing, including drainage easements, permission to construct drainage facilities, and grading required to accommodate construction. The low water crossing will be designed to protect the intersection of Adams Street and 40th Avenue from inundation as approved by the Director of Transportation.

50.TRANS. 35

MAP - ADJACENT PROP DRAIN EASE

INEFFECT

A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows onto the adjacent property. A copy of the recorded drainage easement shall be submitted to the Transportation Department for review and approval.

50.TRANS. 36

MAP - SUB PLANS ECS/FINAL MAP

INEFFECT

A copy of the final map, environmental constraint sheet and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Transportation Department and CVWD for review and approval prior to map recordation. The landdivider shall pay all fees as required by CVWD and the Transportation Department.

50.TRANS. 37

MAP - SUBMIT PLANS

INEFFECT

A copy of the improvement plans, grading plans, final map, environmental constraint sheet and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Transportation Department and CVWD for review. The plans must receive approval from both the Transportation Department regarding issues of local drainage and CVWD regarding regional flood prior to recordation.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 38                      MAP - PERMISSION FOR GRADING                      INEFFECT

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries. A copy of the written authorization shall be submitted to the Transportation Department for review and approval.

50.TRANS. 39                      MAP - FINAL MAP DRAIN EASE                      INEFFECT

The landdivider shall delineate floodway and detention basins on the final map and shall record a drainage easement over said areas for flood control purposes. A note shall be placed on the final map identifying the easements and stating, "Drainage Easements \_ No Buildings, Obstructions, or encroachments by landfills are allowed, maintenance will be performed by the individual property owners".

50.TRANS. 40                      MAP - FLOODWAYS ECS                      INEFFECT

The landdivider shall delineate floodway and detention basins on the Environmental Constraint Sheet and shall identify drainage easements over said areas for flood control purposes. A note shall be placed on the final map identifying the easements and stating, "Drainage Easements - No Buildings, Obstructions or encroachments by landfills are allowed, maintenance will be performed by the individual property owners".

50.TRANS. 41                      MAP - FLOOD MANAGEMENT REVIEW                      INEFFECT

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

50.TRANS. 42                      MAP - INCREA RUNOFF INCREM DIF                      INEFFECT

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

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50.TRANS. 42                      MAP - INCREA RUNOFF INCREM DIF (cont.)                      INEFFECT

event. No detention of the regional storm flows passing through the site will be required for this project. All drainage calculations will be submitted to the Transportation Department for review and approval.

50.TRANS. 43                      MAP - RETENTION BASIN MAINTEN                      INEFFECT

Maintenance of each detention basin shall be the responsibility of the Homeowners Association. Proper documentation will be provided to the Transportation Department in the form of the operational and maintenance agreements with the Homeowners Association or documentation of maintenance in the CCR's defining the maintenance responsibilities of the individual landowners.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1                      MAP-G2.1 GRADING BONDS                      INEFFECT

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

60.BS GRADE. 2                      MAP-G2.2 IMPORT / EXPORT                      INEFFECT

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

60.BS GRADE. 3                      MAP-G2.3SLOPE EROS CL PLAN                      INEFFECT

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4                      MAP-G2.4GEOTECH/SOILS RPTS                      INEFFECT

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

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

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

60.BS GRADE. 5                      MAP-G2.7DRNAGE DESIGN Q100                      INEFFECT

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

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

60.BS GRADE. 6                      MAP-G2.11DR WAY XING NWC                      INEFFECT

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

60.BS GRADE. 7                      MAP-G2.12SLOPES IN FLOODWAY                      INEFFECT

Grade slopes which infringe into the 100 year flood way boundaries, shall be protected from erosion , or other flood hazards, by a method acceptable to the Building & Safety Department's District Grading Engineer - this may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope

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60.BS GRADE. 7                    MAP-G2.12SLOPES IN FLOODWAY (cont.)                    INEFFECT

will be allowed which in the professional judgment of the District Grading Engineer blocks, concentrates or diverts drainage flows.

60.BS GRADE. 8                    MAP-G2.14OFFSITE GDG ONUS                    INEFFECT

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. 9                    MAP-G2.15NOTRD OFFSITE LTR                    INEFFECT

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

60.BS GRADE. 10                    MAP-G2.16REC'D ESMT REQ'D                    INEFFECT

A recorded easement is required for off site drainage facilities.

60.BS GRADE. 11                    MAP-G2.17LOT TO LOT DRN ESM                    INEFFECT

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

60.BS GRADE. 12                    MAP-G2.21POST & BEAM LOT                    INEFFECT

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

60.BS GRADE. 13                    MAP-G1.4 NPDES/SWPPP                    INEFFECT

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



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60.BS GRADE. 13                      MAP-G1.4 NPDES/SWPPP (cont.)

INEFFECT

comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

60.BS GRADE. 14                      MAP\* PM10 PLAN REQUIRED

INEFFECT

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

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

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

60.BS GRADE. 15                      MAP\*TRANS& CVWD REVIEW REQ'D

INEFFECT

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

60.BS GRADE. 16                      MAP\* PM 10 CLASS REQUIRED

INEFFECT

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

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - SECTION 1601/1603 PERMIT

INEFFECT

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

60.PLANNING. 2 MAP - MITIGATION MONITORING

INEFFECT

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this TENTATIVE MAP and E.A. No. 38863 which must be satisfied prior to the issuance of a grading permit.

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

60.PLANNING. 3 MAP - CVWD CLEARANCE

INEFFECT

A clearance letter from the Coachella Valley Water District shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated April 14, 2003, summarized as follows: the developer shall comply with County Ordinance No. 458 in preparation of on-site flood protection facilities.

60.PLANNING. 4 MAP - FEE BALANCE

INEFFECT

Prior to issuance of grading permits, the Planning

Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5 MAP - PM10 MITIGATION PLAN

INEFFECT

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

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

60.PLANNING. 6 MAP - FRINGE-TOED LIZARD

INEFFECT

The Habitat Conservation Plan for the Coachella Valley Fringe-Toed Lizard has identified this map as being within the boundaries of the mitigation area of the Coachella Valley Fringe-Toed Lizard. PRIOR TO THE RECORDATION OF THE FINAL MAP OR ISSUANCE OF ANY GRADING PERMITS OR BUILDING PERMITS, whichever occurs first, the land divider shall submit to the Riverside County Planning Department a document which demonstrates to the satisfaction of the County that the land divider has provided sufficient mitigation for the taking of habitat area. The total amount of land to be disturbed by the installation of land division related improvements or mass grading of the site will be 32 acres, and no improvements or grading is authorized that will disturb lands in excess of this amount of area unless additional sufficient mitigation has been provided.

60.PLANNING. 7 MAP - PAD ELV. CHNG. LIMIT 3FT

INEFFECT

Any and all proposed pad elevation changes from the pad elevations shown on the TENTATIVE MAP and APPROVED EXHIBIT A greater than three (3) feet shall be subject to review and approval of the Planning Department. Included in the Planning Department review, and prior to any Planning

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60.PLANNING. 7 MAP - PAD ELV. CHNG. LIMIT 3FT (cont.)

INEFFECT

Department determinations, notification shall be given to the Del Webb Homeowners Association with reasonable period to comment. The land developer shall be responsible to provide all necessary clearances for the Planning Department. ADDED BY THE PLANNING COMMISSION ON 4-7-04.

TRANS DEPARTMENT

60.TRANS. 1 MAP - DETENTION BASINS

INEFFECT

Retention basins will be required for this project having the capacity to fully retain the 100-year design discharge generated within the area of the project. The basins will have adequate capacity to provide for a minimum 1.5-foot of freeboard to adjacent properties. Storm discharges entering the site from adjacent properties will be collected on-site and conveyed through the site in a manner to meet the requirements of Ordinance 460, Section 11.3. Storm drain facilities outletting into a proposed detention basin will be required to maintain 1.5-foot of freeboard from the outlet invert to the 100-year storm event water surface elevation of waters being stored within the basin. Storm discharge leaving the site will be required to emulate the pre-project condition and shall not increase the existing flood threat to receiving properties. No diversions shall be allowed for the purposes of flood control or conveyance of floodwaters.

60.TRANS. 2 MAP - LOW WATER CROSSING

INEFFECT

The proposed development will require the construction of a low water crossing along Adams Street north of the intersection of Adams Street and 40th Avenue. This low water crossing will have a maximum depth of flow over the roadway of 2.8-feet with the depth time velocity not exceeding 6. Slope protection will be required on both the upstream and downstream portions of the roadway embankment to prevent erosion of the roadway bed and protect the roadway surface during a storm water discharge over the low water crossing. The developer will be required to obtain permission from adjacent property owners and the City of Indio for the construction of the low water crossing, including drainage easements, permission to construct drainage facilities, and grading required to accommodate construction. The low water crossing will be designed to protect the intersection of Adams Street and 40th Avenue

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60.TRANS. 2                      MAP - LOW WATER CROSSING (cont.)                      INEFFECT

from inundation as approved by the Director of Transportation.

60.TRANS. 3                      MAP - ADJACENT PROP DRAIN EASE                      INEFFECT

A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows onto the adjacent property. A copy of the recorded drainage easement shall be submitted to the Transportation Department for review and approval.

60.TRANS. 4                      MAP - SUB PLANS ECS/FINAL MAP                      INEFFECT

A copy of the final map, environmental constraint sheet (ECS) and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Transportation Department and CVWD for review. The plans must receive both agencies approval prior to the issuance of any grading permit. The landdivider shall pay all fees as required by CVWD and the Transportation Department.

60.TRANS. 5                      MAP - SUBMIT PLANS                      INEFFECT

A copy of the improvement plans, grading plans, final map, environmental constraint sheet and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Transportation Department and CVWD for review. The plans must receive from both the Transportation Department regarding issues of local drainage and CVWD regarding regional flood prior to the issuance of any grading permit.

60.TRANS. 6                      MAP - PERMISSION FOR GRADING                      INEFFECT

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries. A copy of the written authorization shall be submitted to the Transportation Department for review and approval.

60.TRANS. 7                      MAP - FLOODWAYS ECS                      INEFFECT

The landdivider shall delineate floodway and detention basins on the Environmental Constraint Sheet and shall

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 7 MAP - FLOODWAYS ECS (cont.)

INEFFECT

identify drainage easement(s) over said areas for flood control purposes. A note shall be placed on the final map identifying the easements and stating, "Drainage Easements - No buildings, obstructions or encroachments by landfills are allowed, maintenance will be performed by the individual property owners".

60.TRANS. 8 MAP - FLOOD MANAGEMENT REVIEW

INEFFECT

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

60.TRANS. 9 MAP - INCREA RUNOFF INCREM DIF

INEFFECT

The proposed development of this site would adversely impact the downstream properties by increasing the rate and volume of flood flows. To mitigate this impact, the construction detention basins will be required to reduce the incremental increase from the post project condition to the pre-project discharge condition of the 100-year storm event. No detention of the regional storm flows passing through the site will be required for this project. All drainage calculations will be submitted to the Transportation Department for review and approval.

60.TRANS. 10 MAP - RETENTION BASIN MAINTEN

INEFFECT

Maintenance of each detention basin shall be the responsibility of the Home Owners Association. Proper documentation will be provided to the Transportation Department in the form of the operational and maintenance agreements with the Homeowners Association or documentation of maintenance in the CCR's defining the maintenance responsibilities of the individual landowners.

60.TRANS. 11 MAP - EROSION CONT ROUGH GRAD

INEFFECT

Temporary erosion control measures shall be implemented immediately following rough grading to prevent depositions of debris onto downstream properties or drainage facilities. Plans showing these measures shall be

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60.TRANS. 11                      MAP - EROSION CONT ROUGH GRAD (cont.)                      INEFFECT

submitted to the Transportation Department for review.

60.TRANS. 12                      MAP - SUBMIT PLANS                      INEFFECT

A copy of the improvement plans including but not limited to street plans, grading plans, flood control improvement plans and all other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Transportation Department for review and approval prior to the issuance of any grading permits. All submittals shall be dated stamped by the engineer.

70. PRIOR TO GRADING FINAL INSPECT

BS GRADE DEPARTMENT

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

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

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

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

70.BS GRADE. 3                      MAP\*GP2.0.a COMPACTION REPORT                      INEFFECT

Prior to requesting paving inspections and subsequent final garding inspection, the applicant or developer shall submit to the Building and Safety Department, Grading Division, two (2) copies of the compaction report for subgrade in pavement areas and all other areas not addressed in the compaction report submitted for the building pad(s).

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70. PRIOR TO GRADING FINAL INSPECT

70.BS GRADE. 4                      MAP\* GP2.1a ENG. CERTIFICATION

INEFFECT

Prior to paving inspection(s) and subsequent final grading inspection, the civil engineer of record shall submit to the Department of Building and Safety, Grading Division, written certification of completion of final grading in accordance with the approved grading plan.

70.BS GRADE. 5                      MAP\*GP2.0.b CERT. & COMP. RPT

INEFFECT

Prior to requesting final grading inspection, the applicant or developer shall submit to the Grading Division of the Building and Safety Department the following for review and approval:

1. From the registered civil engineer of record, written certification of completion of final grading is in accordance with the approved grading plans.

2. Final compaction report from the soils engineer of record, including parking area subgrades and other areas not covered in the report submitted for the building pad(s).

80. PRIOR TO BLDG PRMT ISSUANCE

B&S DEPARTMENT

80.B&S. 1                      BP - GRADING CLEARANCE REQmnt

INEFFECT

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

BS GRADE DEPARTMENT

80.BS GRADE. 1                      MAP-G3.1NO B/PMT W/O G/PMT

INEFFECT

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



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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2

MAP-G3.3RETAINING WALLS

INEFFECT

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

80.BS GRADE. 3

MAP\* BP3.0.A CERT. & COMP. RPT

INEFFECT

Prior to issuance of a building permit, the developer or applicant shall submit to the Grading Division of the Building and Safety Department the following for review and approval:

1. Certification from the registered civil engineer of record that the building pad(s) were constructed in the locations and to the elevations shown on the approved grading plan.

2. Compaction report from the soils engineer of record certifying that all grading was performed in accordance with the preliminary soils report and that all fill was compacted to a minimum of 90% of maximum density. The report shall include an exhibit and chart showing test locations, depths, and results of compaction tests.

E HEALTH DEPARTMENT

80.E HEALTH. 1

POOL - PLANS REQD

INEFFECT

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

Showers shall be provided by each pool/ spa set.

Restrooms shall be required if the distance between the pool/spa and the door to any residence is greater than 300 ft.

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80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

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

INEFFECT

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

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - MITIGATION MONITORING

INEFFECT

The subdivider shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this TENTATIVE MAP and E.A. No. 38863 which must be satisfied prior to the issuance of a building permit.

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

80.PLANNING. 2 MAP - FEE BALANCE

INEFFECT

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. 3 MAP - COMMON LANDSCAPING PLAN

INEFFECT

Prior to the issuance of building permits for the FIRST dwelling unit (not including model sales units), thirteen (13) folded copies of a shading, parking, parking lot lighting, landscaping and irrigation plan for all common lots and commonly maintained areas shall be submitted to and approved by the Planning Department pursuant to the requirements of Ordinance No. 348, Sections 18.12 and 18.30 (Planning Department only plot plan). It is recommended, to save unnecessary expense, that three (3) screen check copies of the proposed plan be initially submitted with a plot plan application and applicable fees, and thereafter providing the 13 final copies after completion of Planning Department review. The location, number, genus, species and container size of plants shall be shown as well as all proposed groundcovers. Plans shall meet all requirements of Ordinance No. 348, Sections

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3

MAP - COMMON LANDSCAPING PLAN (cont.)

INEFFECT

18.12, and 19.300 through 19.304, and as specified herein.

The project landscaping and irrigation plans shall include the following:

a) The name, address and phone number of both the landscape plan preparer and project developer, the property's Assessor Parcel Number(s) and a vicinity map.

b) All proposed outdoor trash and rubbish disposal areas and recycling bins with details of screening structure design.

c) Elevations with height shown and materials described for all masonry walls and other fencing. Comply with noise requirements of the Office of Industrial Hygiene.

d) Handicapped or physically impaired parking spaces shall be shown if vehicle parking spaces are proposed and/or required. Accessibility for handicapped or physically impaired individuals shall be depicted on the landscaping plans, including the path of travel to the main building or recreational facility with consideration given to potential access constraints due to slopes, lighting fixtures and width of walkways. A note shall be included that certifies that the plans conform to all federal and state accessibility requirements.

e) Drought tolerant and native plant species shall be preferred over non-drought tolerant or non-native species; however, the quantity and extent of these species shall depend on the project's climatic zone. Alternative types of low volume irrigation are encouraged to be used in order to conserve water. Review of landscaping and irrigation plans by any applicable water utility for the above standards may be required prior to Planning Department approval.

f) A copy of the final grading plans shall be submitted with the landscaping plan to the Planning Department in order to establish adequate coordination of plans.

g) Landscape plans shall contain the Agricultural Commissioner's note as indicated in the general conditions, above, if this project is located in the Coachella Valley.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3 MAP - COMMON LANDSCAPING PLAN (cont.) (cont.) INEFFECT

h) Decorative gravels and similar earthen groundcovers may be used for accent but these areas shall be subordinate in extent of surface area covered in comparison to areas devoted to living groundcovers and other plantings.

i) Main entry points, with security gate system, shall be detailed in the submitted landscaping plans.

j) Details of swimming pool/spa area fencing, including descriptions of materials and colors, with accessory pool equipment shall be submitted with the landscaping plans.

k) Show all overhead electrical/telephone lines and all above ground utility vaults or structures. Any above ground utility structures should be setback from streets and drives and shall be screened with heavy landscaping.

l) Provide for a temporary landscaping groundcover and irrigation system for areas to be graded but not immediately developed. Areas graded but held open for future construction phases shall be identified on plans submitted with the landscaping plans.

m) Landscaping plans shall take the high-wind conditions of the site into consideration.

n) Any construction phasing of the common area landscaping plantings and other improvements shall be shown on the plans submitted.

80.PLANNING. 4 MAP - COMMON LANDSCAPE SECURITY

INEFFECT

A cash bond shall be required to guarantee the installation of planting when the estimated cost is \$2,500 or less. The remaining performance security shall be released one year after installation is approved provided the plantings have been adequately maintained. Prior to the issuance of building permits for the FIRST dwelling unit, performance securities, in amounts to be determined by the Director of the Department of Building and Safety, to guarantee the installation of plantings within common lots and other commonly maintained areas in accordance with the approved plan, and adequate maintenance of the plantings for one year, shall be filed with the Department of Building and Safety.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 6

MAP - FNL SITE DEV PLOT PLAN

INEFFECT

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

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

The plot plan shall be approved by the Planning Department prior to issuance of building permits for lots included within that plot plan (multiple plot plans may be applied for to match construction phasing of the development).

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

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

80.PLANNING. 7

MAP - WALLS/FENCING PLOT PLAN

INEFFECT

Prior to the issuance of a building permit for the FIRST dwelling unit (not including model sales units), the land divider/permit holder shall file seven (7) sets of a

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80.PLANNING. 7

MAP - WALLS/FENCING PLOT PLAN (cont.)

INEFFECT

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

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

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

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

4. All wood fence posts shall be steel set in concrete.

5. Comply with the noise reduction measures of the Office of Industrial Hygiene's memo dated September 29, 2003.

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

80.PLANNING. 8

MAP - ENTRY MONUMENT PLOT PLAN

INEFFECT

Prior to the issuance of building permits for the FIRST dwelling unit (not including model sales units), the land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California

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80.PLANNING. 8

MAP - ENTRY MONUMENT PLOT PLAN (cont.)

INEFFECT

Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

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

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

80.PLANNING. 9

MAP - MODEL HOME COMPLEX

INEFFECT

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee if such model home complex is proposed after the tentative map has recorded; should such model home complex be proposed before the tentative map has recorded, the plot plan shall be subject to be transmitted to one or more governmental agencies in addition to the Planning Department but may be exempt from CEQA.

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

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow. A floor plan with interior use descriptions shall be included for each

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80.PLANNING. 9 MAP - MODEL HOME COMPLEX (cont.)

INEFFECT

model unit.

2. Show front, side and rear yard setbacks. Any outdoor mechanical equipment and swimming pools shall be shown.

3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.

4. Show detailed fencing plan including height and location.

5. Show typical model tour sign locations and elevation.

6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaanent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual or precise site plan and elevations and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

7. Provide a Model Home Complex landscape and irrigation plan.

NOTES:

See the Planning Department Model Home Complex application for detailed requirements.

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

80.PLANNING. 10 MAP - YARD SETBACKS

INEFFECT

Prior to the issuance of building permits for EACH residential dwelling, the following shall be verified:

Building setbacks shall comply with teh PRD standards of Section 18.5 of Ordinance No. 348 and the following:

Avenue 40 -- twenty (20) feet, as measured from the street



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80.PLANNING. 10 MAP - YARD SETBACKS (cont.)

INEFFECT

right-of-way boundary.

Adams Street -- ten (10) feet, as measured from the street right-of-way boundary.

Internal building setbacks shall be the following:

The minimum building setback from interior streets (which boundaries are shown on the final map) shall be ten (10) feet.

The minimum setback between buildings shall be ten (10) feet.

80.PLANNING. 11 MAP - ALUC CLEARANCE

INEFFECT

Prior to the issuance of a building permit for the FIRST residential dwelling (not including model sales units), a clearance letter from the Airport Land Use Commission staff shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated May 27, 2003, summarized as follows: incorporate noise attenuation measures to ensure interior noise levels at or below 45-decibel levels, install hooded outdoor lighting, perform acoustic analysis, FAA 7460 review, provide resident notice of airport vicinity.

80.PLANNING. 12 MAP - ACOUSTICAL STUDY

INEFFECT

Prior to the issuance of building permits for the FIRST residential dwelling (not including model sales units), the permittee shall have four (4) copies of a certified acoustical study performed by a professional acoustician prepared which outlines methods by which interior sound levels within the principal buildings of the proposed use will be maintained at no more than 45 db(A) and that airborne sound insulation methods will comply with the Uniform Building Code. The study shall be submitted to the Health Services Agency, Office of Industrial Hygiene for review and comment (the permittee may be assessed review fees not to exceed the Agency's hourly rate), shall address that office's memo dated September 29, 2003, and shall forward the study along with any comments of the Health Service Agency and corrections to the Planning Department for approval. The report shall address alternative noise

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80.PLANNING. 12                    MAP - ACOUSTICAL STUDY (cont.)                    INEFFECT

mitigation measures should flood and drainage improvements prohibit a six foot wall along Adams Street.

80.PLANNING. 13                    MAP - SCHOOL MITIGATION                    INEFFECT

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

80.PLANNING. 16                    MAP - LC LANDSCAPE PLOT PLAN                    RECOMMND

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

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;

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80.PLANNING. 16

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

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

NOTE:

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

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

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

EOT2

80.PLANNING. 17

MAP - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder

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80.PLANNING. 17

MAP - LC LANDSCAPE SECURITIES (cont.)

RECOMMND

with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

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

EOT2

TRANS DEPARTMENT

80.TRANS. 2

MAP - TUMF

INEFFECT

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.

90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

90.B&S. 1

BP - GRADING CLEARANCE REQMNT

INEFFECT

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

BS GRADE DEPARTMENT

90.BS GRADE. 1

MAP-G4.1E-CL 4:1 OR STEEPER

INEFFECT

Plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet

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90.BS GRADE. 1                    MAP-G4.1E-CL 4:1 OR STEEPER (cont.)

INEFFECT

or greater in vertical height shall be planted with additional shrubs or trees as approved by the Building & Safety Department's Erosion Control Specialist.

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

INEFFECT

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of not less than 3 feet from any point of exterior foundation. Drainage swales shall not be less than 1 1/2 inches deeper than the adjacent finish grade at the foundation.

FIRE DEPARTMENT

90.FIRE. 1                    USE-#12-SPRINKLER SYSTEM

INEFFECT

Install a complete fire sprinkler system per NFPA 13 1999 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.  
(current sprinkler plan check deposit base fee is \$614.00 per riser)

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout (current monitoring plan check deposit base fee is \$192.00)

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PLANNING DEPARTMENT

90.PLANNING. 1 MAP - HOME LANDSCAPE COMPLY

NOTAPPLY

Prior to final building inspection approval of EACH dwelling unit, the land divider/permit holder's landscape architect or other state licensed party responsible for preparing the landscape and irrigation plans shall provide a Compliance Letter to the County Planning Department and the County Department of Building and Safety stating that the landscape and irrigation system for each dwelling unit has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever comes first.

90.PLANNING. 2 MAP - MITIGATION MONITORING

INEFFECT

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and Environmental Assessment No. 38863.

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

90.PLANNING. 3 MAP - PAVING/PARKING MATERIAL

INEFFECT

Prior to final building inspection approval of the FIRST dwelling unit (not including model sales units), or the first dwelling unit of tract unit or construction phase, minimum of 28 guest parking spaces (outside of individual lots/dwellings) shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department through an approved phasing plan. The internal streets, drives, and parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 MAP - ACCESSIBLE PARKING

INEFFECT

A minimum of two (2) accessible guest parking spaces for persons with disabilities shall be provided within the guest parking area. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of

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90.PLANNING. 4 MAP - ACCESSIBLE PARKING (cont.)

INEFFECT

porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at \_\_\_\_ or by telephoning \_\_\_\_."

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

90.PLANNING. 5 MAP - CONCRETE DRIVEWAYS

INEFFECT

Prior to final building inspection approval of EACH dwelling unit, the land divider/permit holder shall cause all driveways to be constructed of cement concrete.

90.PLANNING. 6 MAP - QUIMBY FEES

INEFFECT

Prior to final building inspection approval of EACH dwelling unit, the land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the Coachella Valley Recreation and Park District.

90.PLANNING. 7 MAP - UTILITIES UNDERGROUND

INEFFECT

Prior to final building inspection approval of EACH dwelling unit, all utilities, except electrical lines rated 33 kV or greater, for that dwelling unit shall be installed underground. If the permittee provides to the Department

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90.PLANNING. 7                    MAP - UTILITIES UNDERGROUND (cont.)                    INEFFECT

of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 8                    MAP - WALL/BERM REQUIRED                    INEFFECT

Masonry walls, and or combination earthen berms and masonry walls, shall be constructed as follows:

A minimum eight (8) foot high decorative block wall or combination landscaped earthen berm shall be constructed along the southerly boundary (Avenue 40) and around a portion of the south easterly property corner (Avenue 40/Adams Street) as shown on the APPROVED EXHIBIT A and in the Office of Industrial Hygiene's memo, referenced below.

A minimum six (6) foot high wrought-iron fence with pilasters shall be constructed along the easterly tract boundary (Adams Street) as shown on the APPROVED EXHIBIT A, except for that portion of Adams Street requiring a minimum six (6) foot high noise barrier, as indicated in the Office of Industrial Hygiene's memo, referenced below.  
NOTE: Should flood and drainage improvement requirements prohibit the placement of the six foot high wall along Adams Street, a clearance shall be obtained in written form from the Office of Industrial Hygiene relative to alternative noise mitigation measures.

The exterior side of all masonry walls and pilasters shall be surfaced with a protective coating that will facilitate the removal of graffiti. The required wall and/or berm shall be subject to the approval of the Director of the Department of Building and Safety and the Planning Director and the appropriate flood control agency, and shall be shown on all grading and landscaping plans.

Walls shall comply with the requirements of the Office of Industrial Hygiene's memo dated September 29, 2003, on file with the Riverside County Planning Department.

90.PLANNING. 9                    MAP - CLUBHOUSE TRASH ENCLOSUR                    INEFFECT

All outdoor trash and rubbish disposal areas for the clubhouse shall be enclosed, shall be located on the final



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90.PLANNING. 9 MAP - CLUBHOUSE TRASH ENCLOSUR (cont.)

INEFFECT

landscaping and irrigation plans, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 10 MAP - COMPLY W/ LANDSCAPE PLAN

INEFFECT

Prior to the final building inspection approval of the FIRST dwelling unit, or the first dwelling unit of map unit or constuction phasing, all required common area landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans and be in a condition acceptable to The Land Mangement Agency - Land Use Division. The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

90.PLANNING. 11 MAP - CERTIFY LANDSCAPE COMPLY

NOTAPPLY

Prior to final building inspection approval of the FIRST dwelling unit, the permit holder's landscape architect or other state licensed party responsible for preparing landscaping and irrigation plans shall provide a Compliance Letter to the Planning Department and the Department of Building and Safety stating that the common area and dwelling unit specific landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever occurs first.

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90.PLANNING. 12 USE - ROOF EQUIPMENT SHIELDING

INEFFECT

Prior to final building inspection approval of EACH dwelling unit and the clubhouse, roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

Special attention shall be given to the shielding of roof-mounted equipment, including air conditioning units, located on the roof of individual dwellings and their garages.

Roof-mounted equipment located on the clubhouse shall be sheilded from ground view.

90.PLANNING. 13 USE - CLUBHOUSE BIKE RACKS

INEFFECT

At the tract map clubhouse, a bicycle rack or bike lockers with a minimum of three (3) spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

90.PLANNING. 14 USE - COMMON LOT LIGHT COMPLY

INEFFECT

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

90.PLANNING. 15 USE - CLUBHOUSE PARKING AREA

INEFFECT

Prior to final building inspection approval of the tract map clubhouse, a minimum of 19 standard parking spaces and 20 golf cart parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area, including access streets, shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

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90.PLANNING. 16 USE - CLUBHS ACCESSIBLE PARK

INEFFECT

Prior to final building inspection approval of the tract map clubhouse, a minimum of two (2) accessible parking spaces for persons with disabilities shall be provided. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at \_\_\_\_ or by telephoning \_\_\_\_."

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

90.PLANNING. 17 USE - CURBS ALONG PLANTERS

INEFFECT

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

90.PLANNING. 18 USE - CLUBHOUSE LANDSCP OKAY

INEFFECT

Prior to final building inspection approval of the tract map clubhouse, all clubhouse required landscape planting and irrigation and swimming pool/recreational amenities shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans and be in a condition acceptable to The Land Mangement Agency - Land

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90.PLANNING. 18                   USE - CLUBHOUSE LANDSCP OKAY (cont.)                   INEFFECT

Use Division. The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

90.PLANNING. 19                   USE - CLUBHOUSE LANDSCP CERT.                   INEFFECT

Prior to final building inspection approval of the tract map clubhouse, the permit holder's landscape architect or other state licensed party responsible for preparing landscaping and irrigation plans for the clubhouse shall provide a Compliance Letter to the Planning Department and the Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever occurs first.

90.PLANNING. 20                   USE - MINIMUM DWEL FLOOR AREA                   INEFFECT

Prior to final building inspection approval of EACH dwelling unit, the dwelling shall have a minimum floor living area of not less than 1100 square feet. All buildings and structures shall comply with approved construction plans that are designed in accordance with this condition. AMD. BY PLANNING COMMISSION ON 4-7-04.

90.PLANNING. 21                   USE - CLUBHOUSE COLOR COMPLY                   INEFFECT

Prior to final building inspection approval of the tract map clubhouse, the permittee shall properly install approved color and finish products in accordance with these conditions of approval.

90.PLANNING. 22                   USE - COMPLY W/ ACOUSTIC STUDY                   INEFFECT

Prior to final building inspection approval of EACH dwelling unit, the permit holder shall construct and design the project in compliance with the recommendations of an approved acoustical study, as reviewed and, as the case may be, modified by the eparment of Enviornmental Health, Office of Industrial Hygiene and approved by the Planning Department. The permit holder may be requiried to submit to the Planning Department a written certification from a

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90.PLANNING. 22                   USE - COMPLY W/ ACOUSTIC STUDY (cont.)                   INEFFECT

state licensed professional that the project was constructed in compliance with the recommendations of the approved acoustical study. The Planning Department may require further inspection by county staff to assure project compliance with this condition of approval.

90.PLANNING. 23                   USE - POOL AND SPA FENCING                   INEFFECT

Prior to final building inspection approval of the FIRST dwelling unit, or the first dwelling unit of each map unit or construction phase, all swimming pools and spas shall be properly enclosed with minimum five (5) foot high fencing and self-latching gates as required by the state building code (Title 24), notwithstanding any other provisions of Ordinance No. 421 to the contrary. Commercial/Public Swimming pools and spas shall provide for access by physically-handicapped persons.

90.PLANNING. 24                   USE - ORD NO. 659 (DIF)                   INEFFECT

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

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

No DIF is required for common area improvements, including the clubhouse shown on the APPROVED EXHIBIT A, unless Riverside County Ordinance No. 659 is amended otherwise.

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90.PLANNING. 25 MAP - HOME ADDRESS LIGHTING

INEFFECT

Prior to final building inspection approval of EACH dwelling unit, back-lighted home address identification sign fixtures shall be prominently placed on the wall surfaces in front of each dwelling unit in order to facilitate observation of the home's address from the street.

90.PLANNING. 26 MAP - ENTRY MONUMENT PP COMPLY

INEFFECT

Prior to final building inspection approval of the FIRST dwelling unit, the entry monument and main gate area plot plan improvements shall be installed as approved by the Department of Building and Safety.

90.PLANNING. 27 MAP - YARD SETBACKS

INEFFECT

Prior to final building inspection approval of EACH residential dwelling, the following shall be verified:

Building setbacks shall comply with the PRD standards of Section 18.5 of Ordinance No. 348 and the following:

Avenue 40 -- twenty (20) feet, as measured from the street right-of-way boundary.

Adams Street -- ten (10) feet, as measured from the street right-of-way boundary.

Internal building setbacks shall be the following:

The minimum building setback from interior streets (which boundaries are shown on the final map) shall be ten (10) feet.

The minimum setback between buildings shall be ten (10) feet.

90.PLANNING. 28 MAP - CLUBHOUSE COMPLETION

INEFFECT

Prior to final building inspection approval of the ONE-HUNDERITH (100) dwelling unit (not including model sales units), the clubhouse building, related parking area and landscaping improvements shall be installed in good condition. AMENDED BY PLANNING COMMISSION ON 4-7-04.

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90.PLANNING. 29 MAP - WASTE MGT. CLEARANCE

INEFFECT

Prior to final building inspection approval of the CLUBHOUSE, a clearance letter from the Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated May 15, 2003, summarized as follows: Submission and approval of recyclables collection and loading area plot plan for the clubhouse and any related common areas.

90.PLANNING. 33 MAP - LC LNDSCP INSPECT DEPOST

RECOMMND

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

EOT2

90.PLANNING. 34 MAP - LC COMPLY W/ LNDSCP/ IRR

RECOMMND

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

EOT2

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TRANS DEPARTMENT

90.TRANS. 1 MAP - 80% COMPLETION

INEFFECT

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

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted 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.



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90.TRANS. 2

MAP - STREET LIGHTS - INSTALL

INEFFECT

Install street lights along the streets associated with the development in accordance with the Transportation Department approved street light plan and with the standards of County Ordinances 460 and 461 and County procedures or Imperial Irrigation District (IID) Standards.

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
*Ron Goldman - Planning Director*

**APPLICATION FOR EXTENSION OF TIME**

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

**APPLICATION INFORMATION**

CASE NUMBER: 30966

DATE SUBMITTED: 10-27-9

Assessor's Parcel Number(s): 748-280-008&009

EXTENSION REQUEST    ☐ First    ☐ Second    ☒ Third    ☐ Fourth    ☐ Fifth

Phased Final Map \_\_\_\_\_ Attach evidence of public improvement or financing expenditures.

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: June 22, 2004

Applicant's Name: Arthur J. Cleary

E-Mail: artcleary@aol.com

Mailing Address: 44489 Town Center Way, Suite D-529

Palm Desert  
City

CA  
Street  
State

92260  
ZIP

Daytime Phone No: (760) 200-5779

Fax No: (760) 200-5965

Property Owner's Name: Arthur J. Cleary

E-Mail: artcleary@aol.com

Mailing Address: 44489 Town Center Way, Suite D-529

Palm Desert  
City

CA  
Street  
State

92260  
ZIP

Daytime Phone No: (760) 200-5779

Fax No: (760) 200-5965

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.

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

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

**APPLICATION FOR EXTENSION OF TIME**

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.

*All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).*

*An extension of time for a land division based on the filing of a phased final map shall not be granted unless the Planning Department determines that the requisite funds have been expanded to construct, improve, or finance the construction of public improvements outside the boundaries of the land division. Any other extension of time for a land division shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, conforms to the currently applicable schedule of improvements specified by the Riverside County Land Division Ordinance (Ordinance No. 348) and does not affect the general health, safety, and welfare of the public. If required to bring the subject land division into conformance with current general plan, Ordinance No. 460 and public health, safety, and welfare requirements, additional conditions of approval may be imposed upon approval of an extension of time request.*

I hereby request an extension of time for the above referenced project, and I acknowledge that if the basis for extension is something other than the filing of a phased final map, additional conditions of approval may be imposed upon approval of the extension of time and that I may refuse to accept additional conditions of approval only in writing prior to action by the Planning Director, or in writing or in person prior to action by the Planning Commission.

ARTHUR J. CLEARY  
PRINTED NAME OF APPLICANT

[Signature]  
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.

ARTHUR J. CLEARY  
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]  
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.

403 B



**SUBMITTAL DATE:**  
March 11, 2008

**ORIGINAL DATE OF APPROVAL:** June 22, 2004

**RECEIVE AND FILE** the Notice of Decision by the Planning Commission in Riverside on February 20, 2008, regarding the request for an Extension of Time to record a final map for:

**TENTATIVE TRACT MAP NO. 30966, AMENDED NO. 4 – EA38863 – Applicant: Pine Mountain Investments, LLC-Arthur J. Cleary – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development – Medium High Density Residential (CD - MHDR) (5 to 8 Dwelling Units Per Acre) – Location: Northerly of Avenue 40, westerly of Adams Street, and southerly of Manorgate Road – 40 gross acres – Zone: Planned Residential (R-4) and Watercourse, Watershed and Conservation Areas (W-1) REQUEST: Schedule “A” subdivision Planned Residential Development to divide 40 acres into 216 condominium lots and additional common lots for clubhouse, landscaping, recreation, parking area, drainage control, private internal streets, and similar uses. EXTENSION OF TIME TO JUNE 22, 2008 – FIRST EXTENSION.**

The Planning Commission Approved the requested Extension of Time. The decision of the Planning Commission is considered final and no action by the Board of Supervisors is required unless, within 10 days after the Notice of Decision appears on the Board's agenda, the applicant or an interested person files an appeal with the Clerk of the Board accompanied by the fee set forth in Ordinance No. 671.

*R. C. Allen*

**Ron Goldman**  
**Planning Director**

PFC:jed  
10/17/07

On motion of Supervisor Tavaglione, seconded by Supervisor Buster and duly carried by unanimous vote, IT WAS ORDERED that the above report of approval is received and filed as recommended.

**Ayes:** Buster, Tavaglione, Stone, Wilson and Ashley  
**Nays:** None  
**Absent:** None  
**Date:** March 25, 2008  
**xc:** Planning, Applicant

Nancy Romero  
Clerk of the Board  
By: [Signature]  
Deputy

**Agenda Number:**

**ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD**

1.2

REVIEWED BY EXECUTIVE OFFICE

DATE \_\_\_\_\_

**Tina Grande**  
**Departmental Concurrence**

### Policy:

☒ Consent

**Dep't Recomm.:**

## Policy

□

☒ **Consent**

**Per Exec. Ofc.:**

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

538 B



FROM: TLMA - Planning Department

**SUBMITTAL DATE:**  
April 20, 2004

**SUBJECT:** CHANGE OF ZONE NO. 6739; TENTATIVE TRACT MAP NO. 30966, AMENDED MAP NO. 4 - EA38863 - Pine Mountain Investments, Inc. - Bermuda Dunes Zoning District - Fourth Supervisorial District - Northerly of Avenue 40, westerly of Adams Street, and southerly of Manorgate Road - 40 Acres - C-P-S Zone / W-1 Zone - Schedule A - REQUEST: Change of zone from W-1 and C-P-S to R-4 and W-1 and a tentative tract map to divide 40 acres into 216 condominium lots with clubhouse and other recreational and drainage facilities, and, a request for an exception to requirements of Ordinance No. 460, Article XI - flood control and tract drainage.

**CONTROVERSIAL ISSUES:** Drainage issues were resolved through discussion and conditions of approval. Off-site access to Sun City Del Webb was withdrawn by the land divider due to opposition from nearby residents.

**RECOMMENDED MOTION:**

The Planning Department recommended Approval; and,  
**THE PLANNING COMMISSION BY A VOTE OF 4-0 (Commissioner Snell absent)**  
**RECOMMENDS:**

**ADOPTION of a De Minimis Finding as follows:** An Initial Study has been prepared by the Riverside County Planning Department for the project described in **ENVIRONMENTAL ASSESSMENT NO. 38863**, so as to evaluate the potential for adverse environmental impact; and, there is no evidence before the Planning Commission that the proposed project will have a potential adverse effect on wildlife resources; and,

Robert C. Johnson  
Planning Director

5/10/04  
RCJ:jo

Departmental Concurrence

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Wilson, seconded by Supervisor Venable and duly carried by unanimous vote, IT WAS ORDERED that the above matters are tentatively approved as recommended, and that staff is directed to prepare the necessary documents for final action.

Ayes: Buster, Tavaglione, Venable, Wilson and Ashley  
Noes: None  
Absent: None  
Date: June 22, 2004  
xc: Planning, Applicant, Co.Co.

Nancy Romero  
Clerk of the Board  
By: Deputy

Prev. Agn. Ref.

District: Fourth

Agenda Number:

**ATTACHMENTS FILED**

16.2

The Honorable Board of Supervisors

RE: Change of Zone No. 6739/Tentative Tract Map No. 30966

Page 2 of 2

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 38863**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 6739**, from the W-1 and C-P-S zone to the R-4 & W-1 zone in accordance with Exhibit No. 2, based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of an **EXCEPTION REQUEST** to the provisions of Ordinance No. 460, Article XI – Flood Control and Tract Drainage, based on the Transportation Department's recommendations; and,

**APPROVAL** of **TENTATIVE TRACT MAP NO. 30966, AMENDED MAP NO. 4**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.