

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



6088

FROM: TLMA - Planning Department

SUBMITTAL DATE:  
December 29, 2009

SUBJECT: **TENTATIVE TRACT MAP NO. 33045** – EA39805 – Applicant: Mission South, LLC.  
– Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG:AG) (10 Acre Minimum) – Location: Southerly of Avenue 54, easterly of Calhoun Street, and westerly of Van Buren Street in the Vista Santa Rosa Community – 113 Gross Acres – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) and Light Agriculture – 20 Acre Minimum (A-1-20) – REQUEST: Schedule A tract map subdivision of 113 gross acres into 113 single-family residential lots and 157 planned residential development (PDR) units for a total of 270 dwellings, with separate common open space lots, a commercial office lot, and a commercial retail lot. - **REQUEST: EXTENSION OF TIME TO FEBRUARY 7, 2010 – FIRST 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 **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 33045**, extending the expiration date to February 7, 2010, 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:psa

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:

1.6

# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

### Planning Department

Ron Goldman · Planning Director

608B

October 27, 2009

**SUBJECT:** TENTATIVE TRACT MAP NO. 33045 - FIRST 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**

### Clerk Of The Board

Please charge your time to case number(s): ZTR33045

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

NONE

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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 1.6  
Ray  
12-28-09

Agenda Item No.: | . |  
Area Plan: Eastern Coachella Valley  
Zoning District: Lower Coachella Valley  
Supervisory District: Fourth  
Project Planner: Celia S. Arrieta

TENTATIVE TRACT MAP NO. 33045  
FIRST EXTENSION OF TIME  
Planning Commission: November 18, 2009  
Applicant: Mission South, LLC

**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, and all impacts have been analyzed in order to protect the public health, safety and welfare.

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

**BACKGROUND**

The County Planning Department, as part of the review of this Extension of Time request has determined necessary to recommend the addition of ten (10) conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The County Planning Department, Landscaping Division, is recommending the addition of four (4) 10. Series (Titled MAP – LC LANDSCAPE MAINTENANCE, LC VIABLE LANDSCAPING, LC RECLAIMED WATER and LC FRONT YARD LANDSCAPING), one (1) 50. Series (Titled MAP – LC LANDSCAPING COMMON AREA MAINTENANCE, two (2) 80. Series (Titled MAP – LC LANDSCAPE PLOT PLAN and LC PARKING/LANDSCAPING PLAN, three (3) 90. Series (Titled MAP – LC LANDSCAPING INSPECTION DEPOSIT, LC LANDSCAPING/IRRIGATION INSPECTION and LC COMPLY WITH LANDSCAPING/IRRIGATION.

The Extension of Time applicant was informed of these recommended conditions of approval and has agreed to accept the conditions. Included in this staff report package is the correspondence from the Extension of Time applicant, dated October 8, 2009 indicating the acceptance of the ten (10) conditions.

**FURTHER PLANNING CONSIDERATIONS:**

EFFECT OF Senate Bill No. 1185: On July 15, 2008, Governor Schwarzenegger signed into law SB 1185, 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 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

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 February 7, 2010, and will automatically gain benefit of the change to State law, and will, in fact, be extended until February 7, 2013. If a final map has not been recorded prior this date a second extension of time application for the approved tentative map must be filed 180 days prior to map expiration.

**ORIGINAL APPROVAL DATE: February 7, 2006**

**RECOMMENDATION:**

**APPROVAL, of the FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 33045, extending the expiration date to FEBRUARY 7, 2010, subject to all the previously approved and amended/added Conditions of Approval, (with the applicant's consent).**

**FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 33045 – EA39805 – Applicant: Mission South, LLC. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG:AG) (10 Acre Minimum) – Location: Southerly of Avenue 54, easterly of Calhoun Street, and westerly of Van Buren Street in the Vista Santa Rosa Community – 113 Gross Acres – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) and Light Agriculture – 20 Acre Minimum (A-1-20) – REQUEST: Schedule A subdivision of 113 acres into 113 single-family residential lots and 157 planned residential development (PDR) units for a total of 270 dwellings, with separate common open space lots, and lots for future commercial office uses and commercial retail uses. - REQUEST: EXTENSION OF TIME TO FEBRUARY 7, 2010 – FIRST EXTENSION.**

DM:csa  
08/09/09

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Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR33045

Parcel: 767-390-015

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 28

MAP - LC LANDSCAPE MAINTENANCE

RECOMMND

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas, and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owner(s), a homeowner association, or any other successor-in-interest. Such maintenance activity shall conform with Ordinance No. 859 and the County of Riverside Guide to California Friendly Landscaping.

EOT1

10.PLANNING. 29

MAP - LC VIABLE LANDSCAPING

RECOMMND

All plant materials within landscaped common areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Department's Milestone 90 condition entitled "MAP - LC LNDSACP/IRRIG INSTALL."

EOT1

10.PLANNING. 30

MAP - LC RECLAIMED WATER

RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site. This condition does not apply to residential front yards.

EOT1

10.PLANNING. 31

MAP - LC FRONT YARD LNDSAPING

RECOMMND

All front yards shall be provided with landscaping and automatic irrigation as defined by County Ordinance No. 348. Landscaping and Irrigation shall comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto).

EOT1

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Riverside County LMS  
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR33045

Parcel: 767-390-015

50. PRIOR TO MAP RECORDATION

PLANNING DEPARTMENT

50.PLANNING. 19

MAP - LC LNDSCP COMMN AREA MNT

RECOMMND

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

- a.A permanent maintenance organization shall be established for the area to assume ownership and maintenance responsibility for all common landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required and such associations may assume ownership and maintenance responsibility for neighborhood common areas.
- b.Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization.
- c.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 Riverside Guide to California Friendly Landscaping.
- d.Covenants, Conditions, and Restrictions for the MAP 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).
- e.Covenants, Conditions, and Restrictions for the MAP shall incorporate provisions concerning landscape irrigation system management and maintenance for the purpose of facilitating the water-efficient landscaping requirements of Ordinance No. 859 (as adopted and any amendments thereto).

EOT1

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 13

MAP - LC LANDSCAPE PLOT PLAN

RECOMMND

The land divider/permit holder shall file six (6) sets of a Landscaping and Irrigation Plan to the County Planning Department for review and approval. Said plan shall be

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Riverside County LMS  
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR33045

Parcel: 767-390-015

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 13

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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, Sections 19.300 through 19.304., and the TENTATIVE MAP conditions of approval. The plan shall show all common open space areas and label those open space areas regulated/or conserved by the prevailing MSHCP. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to, (slope planting, common area and/or park landscaping, and individual front yard landscaping). Emphasis shall be placed on using plant species that are drought tolerant and low water using.

Landscaping and Irrigation Plot Plans shall be prepared consistent with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12 and submitted by a landscape architect licensed by the State of California.

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees along streets and within the parking areas. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted for review and approval by the Transportation Department. Slope Landscaping plans for slopes exceeding 3 feet in height shall be submitted to the Planning Department for review.

NOTES: The Landscape plot plan may include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.

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Riverside County LMS  
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR33045

Parcel: 767-390-015

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14 MAP - LC PARKING/LNDSCP PLAN

RECOMMND

Prior to issuance of building permits, six (6) copies of a Shading, Parking, Landscaping, and Irrigation Plan shall be submitted to and approved by the Planning Department. The location, number, genus, species, and container size of plants shall be shown. Plans shall meet all requirements of the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 348, Sections 18.12, and 19.300 through 19.304 and as specified herein, and Ordinance No. 859 (as adopted and any amendments thereto). The irrigation plan shall include a smart controller which is capable of adjusting watering schedule based on soil moisture and/or weather data. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.

EOT1

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 16 MAP - LC LNDSCP INSPECT DEPOS

RECOMMND

Prior to final inspection, the permit holder shall deposit the prevailing DBF amount to cover the Initial, Six Month and One Year Landscape Inspections. In the event that no Landscape DBF case type is available through the County, then the applicant shall open and deposit sufficient funds into an FEE ONLY case type at the current prevailing, Board adopted, hourly rate. The amount of hours for the Initial, Six Month and One Year Landscape Inspections will be determined by the County Planning Department's Landscape personnel prior to approval of the requisite Minor Plot Plan for Planting and Irrigation. For front yard typicals and models, only deposit funds to Installation Inspection(s).

EOT1

90.PLANNING. 17 MAP - LC LNDSCP/IRRIG INSPECT

DRAFT

Prior to final inspection, the developer/permit holder Plans shall arrange for an Installation Inspection with the Planning Department at least fifteen (15) working days prior to final Inspection of the structure or issuance of occupancy permit, whichever occurs first. Upon successful completion of the Installation Inspection and compliance

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Riverside County LMS  
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR33045

Parcel: 767-390-015

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 17                      MAP - LC LNDSCP/IRRIG INSPECT (cont.)                      DRAFT

with the Planning Department's Milestone 80 conditions entitled "MAP- LC LANDSCAPING SECURITIES and MAP-LC LNDSCPE INSPECT DEPOS," both the County Planning Department's Landscape Inspector and the permit holder's landscape architect shall execute a Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety.  
EOT1

90.PLANNING. 18                      MAP - LC COMPLY W/LNDSCP/IRRIG                      RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, and the Riverside County Guide to California Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto). All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "MAP - LC LNDSCP/IRRIG INSTAL." 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.  
EOT1

**RECEIVED**

**OCT 08 2009**

Riverside County  
Planning Department  
Desert Office

**MISSION SOUTH LLC**

September 30, 2009

County of Riverside  
Planning Department

RE: Request for extension of time for tentative TR33045, and approval of the Landscaping Division's recommended conditions, as stated in the new memorandum dated 9-23-09, and received by e-mail on 9-23-09.

ATTN: Celia Arietta

Dear Ms Arietta

We hereby request an extension of time for Tentative TR33045, and also to inform you that we approve the above mentioned conditions stated in the new memorandum dated 9-23-09 regarding the landscaping division's conditions as listed below:

**10 GENERAL CONDITIONS**

- 10. PLANNING 28- MAP - LC LANDSCAPE MAINTENANCE**
- 10. PLANNING 29- MAP - LC VIABLE LANDSCAPING**
- 10. PLANNING 30- MAP - LC RECLAIMED WATER**
- 10. PLANNING 31- MAP - LC FRONT YARD LANDSCAPING**

**50 PRIOR TO MAP RECORDATION**

- 50. PLANNING. 19- MAP - LC LANDSCAPE COMMON AREA MINT**


**80 PRIOR TO BUILDING PERMIT ISSUANCE**

- 80. PLANNING. 13 - MAP - LC LANDSCAPE PLOT PLAN**
- 80. PLANNING. 14 - MAP - LC PARKING/LANDSCAPE PLAN**

**90. PRIOR TO BUILDING FINAL INSPECTION**

- 90. PLANNING. 16 - MAP - LC LANDSCAPE INSPECT DEPOS**
- 90. PLANNING. 17 - MAP - LC LANDSCAPE/IRRIG INSPECT**
- 90. PLANNING. 18 - MAP - LC COMPLY W/LANDSCAPE/IRRIG**

Thank you,  
Wallace Benward



122520 High Bluff Drive Suite 180 San Diego California 92130 Phone 760-929-2236 Fax 760-929-2237

# Tentative Tract Map & Parcel Map

## Extension of Time – Environmental Determination

Project Case Number: Tentative Tract Map No. 33045  
Original E.A. Number: 39805  
Extension of Time No.: FIRST  
Original Approval Date: February 7, 2006  
Project Location: Southerly of Avenue 54, easterly of Calhoun Street, and westerly of Van Buren Street in the Vista Santa Rosa Community.  
Description of Land Division: Schedule A tract map subdivision of 113 gross acres into 113 single-family residential lots and 157 planned residential development (PDR) units for a total of 270 dwellings, with separate common open space lots, a commercial office lot, and a commercial retail lot.

On June 1, 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="checked" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION 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 NEW ENVIRONMENTAL DOCUMENTATION 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.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

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

Date: October 27, 2009  
For Ron Goldman, Planning Director

6/1/2009

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# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 39805

**Project Case Type (s) and Number(s):** General Plan Amendment No. 719; Change of Zone No. 7049; Tentative Tract Map No. 33045

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

**Address:** 82-675 Highway 111, Second Floor, Indio, CA 92201

**Contact Person:** Jay T. Olivas, Project Planner

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

**Applicant's Name:** Mission Development, LLC

**Applicant's Address:** 13745 Seminole Drive, Chino, CA 91720

### I. PROJECT INFORMATION

**A. Project Description:** General Plan Amendment from "Agriculture" to "Medium Density Residential" (2-5 DU), "Commercial Retail" and "Commercial Office"; Change of Zone from A-1-10 and A-1-20 to R-1, R-5, C-O, and C-P-S; Tentative Tract Map to divide 113 acres into 270 lots/units including 126 single-family residential lots and 144 planned residential development "bungalow" units (113 lots) with separate common open space. Project grading consists of approximately 61,000 cubic yards of cut and 93,000 cubic yards of fill.

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

**C. Total Project Area:** 113 Acres

<b>Residential Acres:</b> 113	<b>Lots:</b> 270	<b>Sq. Ft. of Bldg Area:</b> n/a	<b>Projected No. of Residents:</b> 802
<b>Commercial Acres:</b> n/a	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b> n/a	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b> n/a			

**D. Assessor's Parcel No(s):** 767-390-001, 767-390-002, 767-390-003, and 767-390-006.

**E. Street References:** The project site is located southerly of Avenue 54, easterly of Calhoun Street, and westerly of Van Buren Street in the Vista Santa Rosa Community.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Section 13, Township 6 South, Range 7 East

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site currently contains agriculture land, vacant land, and scattered single-family residences. Surrounding land uses consists of agriculture land and scattered single-family dwellings to the north, south, and west. A casino building is located to the east within the City of Coachella.



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

A. General Plan Designation(s): Agriculture; Proposed to be changed with General Plan Amendment to Medium Density Residential (2-5 DU), "Commercial Retail" and "Commercial Office".

### B. Land Use Planning Area Information

1. Subarea, if any: N/A
2. Policy Area, if any: Vista Santa Rosa Policy Area

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

1. Area Plan, if any: Eastern Coachella Valley Area Plan

D. Area Plan Land Use Designation, if any: Agriculture; Proposed to be changed with General Plan Amendment to Medium Density Residential (2-5 DU), "Commercial Retail" and "Commercial Office".

### E. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: N/A
2. Specific Plan Planning Area, and Policies, if any: N/A

F. Existing Zoning: A-1-10, A-1-20

G. Proposed Zoning, if any: R-1, R-5, C-O, C-P-S

H. Adjacent and Surrounding Zoning: A-1-20, R-A-2, A, R-S (City of Coachella)

## III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

<input checked="" type="checkbox"/> Aesthetics	<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Public Services
<input checked="" 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 checked="" 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.

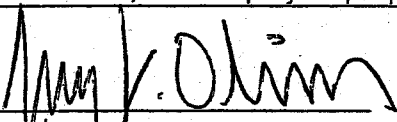
**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

☐ 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

May 18, 2005  
Date

Jay T. Olivas  
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.

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

Source: RCIP Figure C-7 "Scenic Highways"

Findings of Fact: The project is adjacent to Avenue 54, Calhoun Street and Van Buren Street, which are not listed as scenic highways. Visual impacts would be generated by future residential and commercial development as the result of the tract map. Visual impacts would be addressed by perimeter treatment under the Vista Santa Rosa Design Guidelines including rural fencing, recreational trails, and landscaping. A PM10 Dust Mitigation Plan required during project grading would also improve aesthetics. Visual impacts would be further addressed by future plot plan or conditional use permit for the Commercial Retail site for future buildings. The project proposes a preservation plan of an historic on site-residence which would maintain visual character along a portion of Avenue 54. 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 advertising signs are prohibited in Coachella Valley. The size, height and type of on-site subdivision advertising 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.

Mitigation: Compliance with conditions of approval on file in the LMS, including 10 PLANNING 6—Trail Maintenance, 60 PLANNING 3—PM10 Mitigation Plan, 80 PLANNING 5—Entry Monument Plan. Landscaping shall be reviewed by the Planning Department by condition of approval on file in the LMS, including 80 PLANNING 6—Landscape Plot 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**

☐ ☒ ☐ ☐

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

Source: GIS database, Ord. No. 655

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 Note 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.

**3. Other Lighting Issues**

☐ ☐ ☒ ☐

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b) Expose residential property to unacceptable light levels?

☐ ☐ ☒ ☐

Source: Site Visit, Project Description

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

Mitigation: None required.

Monitoring: None required.

**AGRICULTURE RESOURCES** Would the project

**4. Agriculture**

☐ ☒ ☐ ☐

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 Figure OS-17 "Agricultural Resources," GIS database and Project Materials.

Findings of Fact: The project is affected by agriculture programs and land use standards of the RCIP. The project site is designated as prime farm land. The project is 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: Buffering between productive agricultural land uses and the project land uses have been incorporated into the project design, which buffer measures include rural lot sizes along portions of the tract perimeter as shown on the project exhibit, referenced in the conditions on file with LMS, including 10 EVERY 1—Definitions. Right-to-Farm Ordinance ECS note shall be included in conjunction with land divisions if adjoining lands or lands within 300 feet are zoned agricultural, and is included in the conditions of approval on file in the LMS, specifically 50 PLANNING 7—ECS Note Right to Farm.

Monitoring: Monitoring to be provided by the Planning Department and the County Surveyor and through Ordinance Nos. 348, 460 and 625.

#### **AIR QUALITY** Would the project

##### **5. Air Quality Impacts**

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: The project 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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District and the 1990 SIP for PM10. While the project may exceed certain threshold criteria, this is not considered significant due to applied mitigation. 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 conditions of approval on file in the LMS, including 60 PLANNING 3—PM10 Mitigation 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** The project is not influenced by wildlife and vegetation issues as identified in the RCIP, including wetlands and protected biological resources, and the project does not involve the potential for adverse effect, either individually or cumulatively, on wildlife.

**Mitigation:** None required.

**Monitoring:** None required.

**CULTURAL RESOURCES** Would the project

<b>7. Historic Resources</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Source:** RCIP; Archaeological Report (PDA#3466), by Tierra Environmental Services dated January/ March 2005.

**Findings of Fact:** A Cultural Resources Survey of the property was conducted; historic Spanish eclectic residence buildings (PMR-3) were identified on the project site as being architecturally important and were to be preserved with the project. These buildings are proposed to be incorporated into the project on a separate lot and be maintained through a preservation plan.

**Mitigation:** Compliance with the measures set forth by the project's cultural resources report and conditions of approval in the LMS, including 60 PLANNING 4—Archaeologist Retained.

**Monitoring:** Monitoring to be provided by the Building and Safety Department, Planning Department and consulting archaeologist.

<b>8. Archaeological Resources</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>
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"/>

**Source:** RCIP; Archaeological Report (PDA#3466), by Tierra Environmental Services dated January/ March 2005.

**Findings of Fact:** An archaeological survey of the property was conducted; one prehistoric cultural resource was found during field surveys and was identified as CA-RIV-4113.

**Mitigation:** Compliance with the conditions of approval on file in the LMS, including 60 PLANNING 4—Archaeologist Retained.

**Monitoring:** Monitoring to be provided by the Building and Safety Department, Planning Department and consulting archaeologist.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**9. Paleontological Resources**

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

☐ ☐ ☐ ☒

Source: RCIP Figure OS-8 "Paleontological Sensitivity"

Findings of Fact: The site exhibits flat 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** Would the project

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

☐ ☐ ☐ ☒

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

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

☐ ☐ ☐ ☒

Source: RCIP and Geologic Report No. 1425

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**

☐ ☒ ☐ ☐

a) Be subject to seismic-related ground failure, including liquefaction?

Source: RCIP Figure S-3 "Generalized Liquefaction"

Findings of Fact: The potential for liquefaction at the project site is high.

Mitigation: Compliance with the conditions of approval on file in the LMS by 10 PLANNING 26—GEO No. 1425.

Monitoring: Monitoring to be provided by the Building Department and County Geologist.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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## 12. Ground-shaking Zone

Be subject to strong seismic ground shaking?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP Figure S-18 "Inventory of Hazardous Materials"

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, RCIP Figure S-5 "Regions Underlain by Steep Slope"

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

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

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

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

Mitigation: None required.

Monitoring: None required.

## 15. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

<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: Site visit, Project Application

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

Mitigation: None required.

Monitoring: None required.

#### 16. Slopes

a) Change topography or ground surface relief features?

☐ ☐ ☒ ☐

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

☐ ☐ ☐ ☒

c) Result in grading that affects or negates subsurface sewage disposal systems?

☐ ☐ ☐ ☒

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

Findings of Fact: The project is not affected by significant topography, surface features, or slopes. The elevation varies slightly on the site which is largely flat in nature. 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?

☐ ☒ ☐ ☐

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?

☐ ☐ ☐ ☒

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Staff Review, application materials, site visit

Findings of Fact: The soil type on the subject property consists of MaB. Soil erosion of this type of soil is considered slight and runoff is slow. Approximately 61,000 cubic yards of cut and 93,000 cubic yards of fill 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 disturbance plan contained within the conditions of approval of file in the LMS.

Monitoring: Monitoring to be provided by the Planning Department and 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
<b>18. Erosion</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Change deposition, siltation, or erosion that 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: U.S.D.A. 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. 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.

<b>19. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: RCIP Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

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

Mitigation: Compliance with Planning Department's general conditions regarding dust control, project dust control plan and restricting grading on file in the LMS, including 60 PLANNING 3-PM10 Plan, and other development to areas designated on project site disturbance plan, and the Building and Safety Department Grading Section conditions on file in the LMS.

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

<b>20. Hazards and Hazardous Materials</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
materials into the environment?				
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**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.

<b>21. Airports</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** RCIP Figure S-19 "Airport Locations"; Comprehensive Land Use Plans for Thermal, Chiriaco Summit, Desert Center and Blythe Airports.

**Findings of Fact:** The project is within an airport influence area boundary or otherwise affected by airport issues is identified in the RCIP. The project was not reviewed by the Airports Land Use Commission and/or Aviation Unit staff. The project is not adjacent to or significantly influenced by a private airstrip or heliport.

**Mitigation:** 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Monitoring:** Monitoring to be provided by the Building and Safety Department and Aviation Unit and through Ordinance Nos. 448, 460 and 487.

## 22. Hazardous Fire Area

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** RCIP Figure S-11 "Wildfire Susceptibility," Riverside GIS

**Findings of Fact:** The project is not located within a Hazardous Fire Area.

**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 that would result in substantial erosion or siltation on- or off-site?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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g) Otherwise substantially degrade water quality?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands),

<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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the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?

Source: Preliminary Hydrology Report by EN Engineering dated March 7, 2005

Findings of Fact: The project may have an effect on water quality issues identified in the RCIP, such as erosion-sedimentation, "nonpoint source" pollution and agricultural runoff. Projects one acre or greater 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 6—Landscape Plot Plan. Any flood hazards relative to placing housing or other structures within a 100-year flood hazard area are addressed under Section 24, below.

Mitigation: Compliance with the Environmental Health's requirements and Building and Safety Department, Grading Division's requirements, contained in the conditions of approval on file in the LMS, including 10 E Health 1. 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.

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.

#### 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 through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Preliminary Hydrology Report by EN Engineering dated March 7, 2005

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** The project is influenced by flooding and drainage issues as identified in the RCIP. The site is located in Flood Zone B 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 project is subject to local drainage review by the Transportation Department.

**Mitigation:** Compliance with the Coachella Valley Water District's and the Transportation Department requirements contained within the conditions of approval on file in the LMS, including 10 TRANS 1.

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

**LAND USE/PLANNING** Would the project

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

**Source:** RCIP, GIS, Project Materials

**Findings of Fact:** The proposed project is located within the sphere of the City of Coachella; the city provided comments about possible right-of-way widths. These comments were addressed by applicable county road standards. The project would alter the land use of the area by creating a 270 lot subdivision with a variety of housing types and commercial area in conformance with the Vista Santa Rosa Design Guidelines and the Vista Santa Rosa Policy Area standards. 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 50 PLANNING 1—Prepare Final Map.

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

<b>26. Planning</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input 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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: RCIP Land Use Element, Staff review, GIS

Findings of Fact: The project site is designated "Agriculture" proposed to be changed through general plan amendment to "Medium Density Residential" (2-5 DU), "Commercial Office", and "Commercial Retail". The project site is zoned A-1-10 and A-1-20 proposed to be modified through a change of zone to R-1, R-5, C-O, and C-P-S. The project would be conditionally compatible with surrounding existing and approved land uses due to the application of Vista Santa Rosa development standards. 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 50 PLANNING 12—CC&R RES POA COM AREA.

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?

☐ ☐ ☐ ☒

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?

☐ ☐ ☐ ☒

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

☐ ☐ ☐ ☒

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

☐ ☐ ☐ ☒

Source: RCIP Figure MS-5 "Mineral Resources Area"

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

Mitigation: None required.

Monitoring: None required.

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

##### **Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

##### **28. Airport Noise**

☐ ☐ ☐ ☒

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA ☐ A ☒ B ☐ C ☐ D ☐

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA ☒ A ☐ B ☐ C ☐ D ☐

Source: RCIP Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact: The project is not affected by any significant airport noise. The nearest airport is within two miles of the project. The project is not within the vicinity of any known private airstrip or heliport.

Mitigation: None required.

Monitoring: None required.

#### 29. Railroad Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

Source: RCIP Figure C-1 "Circulation Plan", S-21 "Rail Facilities, Available Water, Oil and Natural Gas Pipelines Inventory Data", Thomas Guide 2005 Edition, Site Visit

Findings of Fact: The project would not be affected by railroad noise; the nearest railroad is approximately two miles from the project site.

Mitigation: None required.

Monitoring: None required.

#### 30. Highway Noise

NA ☐ A ☐ B ☒ C ☐ D ☐

Source: Application materials, Site Visit, Project Exhibit

Findings of Fact: The project is influenced by highway noise issues as identified in the RCIP, Noise Section.

Mitigation: Compliance with the Health Services Agency, Office of Industrial Hygiene transmittal contained within the conditions of approval on file with the LMS.

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 ☐

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project description and materials

Findings of Fact: The project is not affected by other noise.

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?

☐ ☐ ☐ ☒

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

☐ ☐ ☐ ☒

Source: Project materials and description

Findings of Fact: The project is influenced by noise issues created by the project as identified in the RCIP due to future grading and construction. Excessive construction noise shall be prohibited pursuant to Section 1(G) of Ordinance No. 457.

Mitigation: Compliance with the Health Services Agency, Office of Industrial Hygiene transmittal contained within the conditions of approval on file with the LMS. 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

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
elsewhere?				
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project description and materials, GIS

Findings of Fact: The project is located within the Thermal Redevelopment Project Area pursuant to Ordinance No. 638. No adverse impacts are anticipated to existing housing stocks as the project site would increase the number of housing units to 270. 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.

**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:

<b>34. Fire Services</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP Safety Element

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.

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

<b>35. Sheriff Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Findings of Fact: The project will be affected by the Sheriff services programs and land use standards of the RCIP, however, the County Sheriff's transmittal of February 8, 2005 indicated no comment.

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

Monitoring: None required.

### 36. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Coachella Valley Unified School District

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 1 (School Mitigation), has been provided for with this approval action.

Mitigation: None required.

Monitoring: None required

### 37. Libraries

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

Findings of Fact: 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 offset any possible impacts.

Mitigation: None required.

Monitoring: none required.

### 38. Health Services

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

Findings of Fact: 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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
environment?				
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

Source: GIS, Ord. No. 460, Section 10.35, Ord. No. 659, Parks & Open Space Department Review

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 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 February 8, 2005 as contained within the conditions of approval on file in the LMS, including 50 PLANNING 11—CV Rec and Park.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riv. Co. 800 Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: The project requires recreational trails in accordance with the Vista Santa Rosa Design Guidelines.

Mitigation: None required.

Monitoring: None required.

#### TRANSPORTATION/TRAFFIC Would the project

##### 41. Circulation

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

b) Result in inadequate parking capacity?

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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, and Traffic Study by Rick Engineering dated February 7, 2005.

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 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 residential units and future commercial retail uses; 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 80 TRANS 2.

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

#### 42. Bike Trails

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

Findings of Fact: The project requires recreational trails in accordance with the Vista Santa Rosa Design Guidelines.

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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#### UTILITY AND SERVICE SYSTEMS Would the project

##### 43. Water

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

☐ ☒ ☐ ☐

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

☐ ☒ ☐ ☐

Source: Department of Environmental Health Review

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

Mitigation: Compliance with the Health Department's requirements and the Coachella Valley Water District's transmittal of December 7, 2004, as contained within the conditions of approval on file in the LMS, including 50 E HEALTH 1.

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?

☐ ☒ ☐ ☐

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

☐ ☒ ☐ ☐

Source: Department of Environmental Health Review

Findings of Fact: The project will be affected by the 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 December 7, 2004, as contained within the conditions of approval on file in the LMS, including 50 E HEALTH 3.

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

##### 45. Solid Waste

a) Is the project served by a landfill with sufficient

☐ ☒ ☐ ☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
permitted capacity to accommodate the project's solid waste disposal needs?				
b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, Letter from Riverside County Waste Management

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 February 16, 2005, and the Environmental Health Department's requirements included in the conditions of approval on file in the LMS.

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

#### 46. Utilities

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

a) Electricity?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 various county regulations, including Ordinance Nos. 348, 457, 458, 460, 499, 503 and 684.

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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**OTHER**

47. Other: None

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

48. Other: None

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

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: Staff review, Application materials

Findings of Fact: Implementation of the proposed project would not degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

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 that 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: Staff review, Project application

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

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

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"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Staff review, project application

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

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

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

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

## VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: None.

RCIP: Riverside County Integrated Project

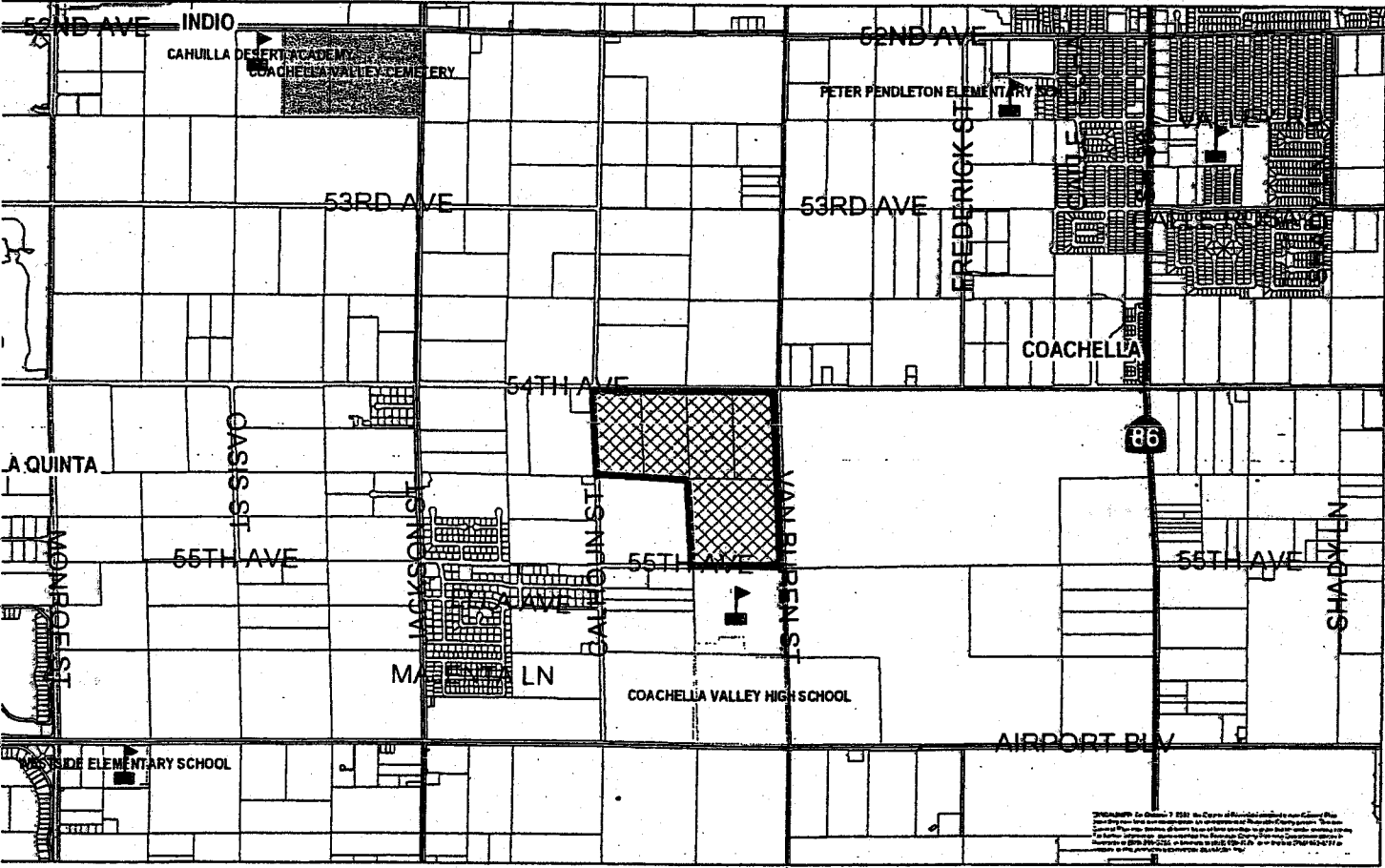
Location Where Earlier Analyses, if used, are available for review: Riverside County Transportation and Land Management offices at 82-675 Highway 111, Second Floor, Indio, CA.

Location: County of Riverside Planning Department – Desert Office  
82-675 Highway 111, Second Floor  
Indio, CA 92201

Supervisor Wilson  
District 4  
DATE DRAWN: 1/28/05

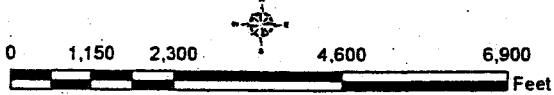
CZ07049 TR33045 GPA00719  
VICINITY MAP

Planner: Jay Olivas  
Date: 4/13/05  
Exhibit 5



Zone  
District: Lower Coachella Valley  
Township/Range: T6SR7E  
Section: 13

RIVERSIDE COUNTY PLANNING DEPARTMENT



ASSESSORS 767-39  
BK. PG.  
THOMAS 5530 J2  
BROS.PG

Supervisor Wilson  
District 4

DATE DRAWN: 1/28/05

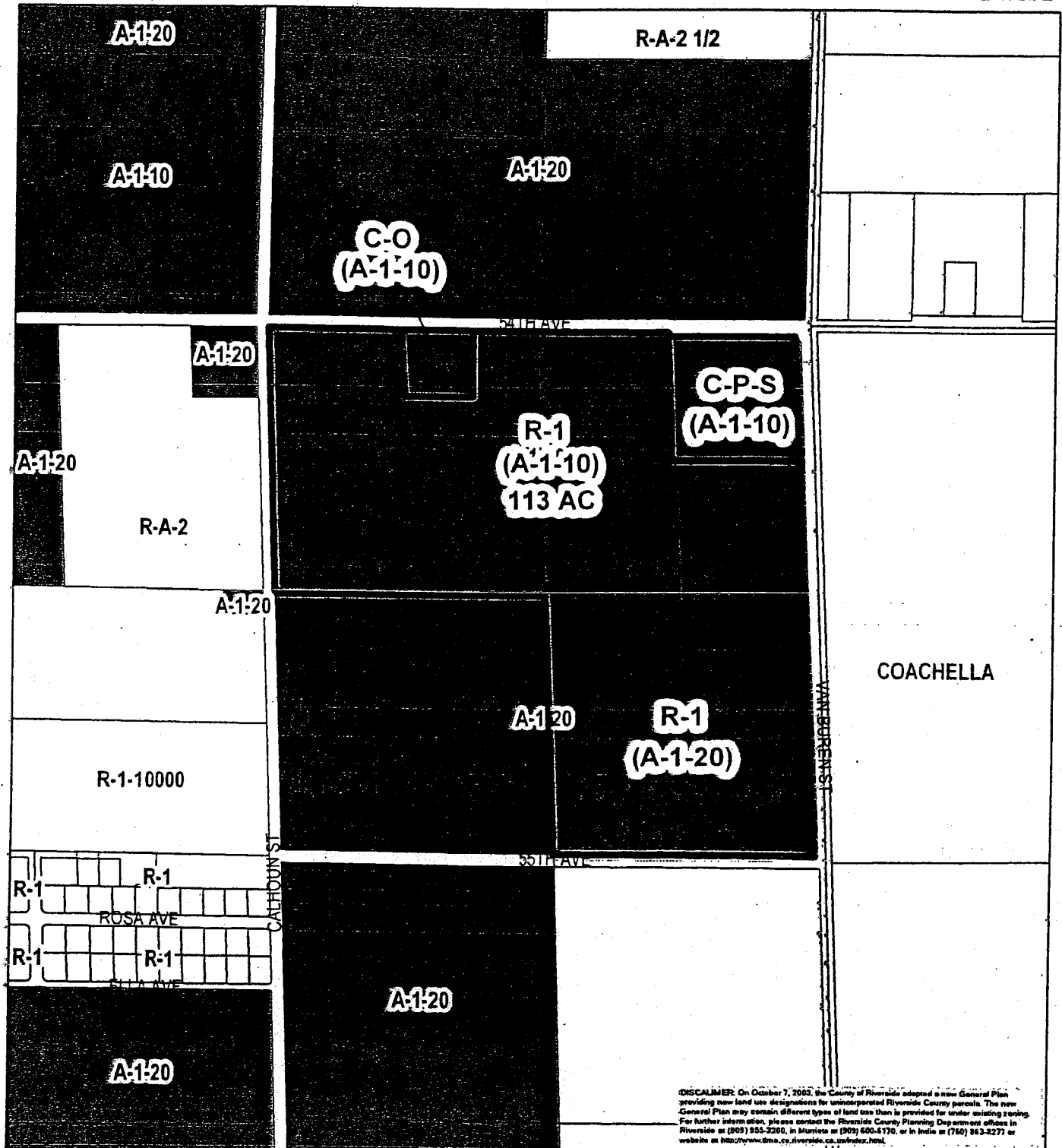
CZ07049 TR33045 GPA00719

PROPOSED ZONING

Planner: Jay Olivas

Date: 4/13/05

Exhibit 2



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone  
District: Lower Coachella Valley

Township/Range: T6SR7E  
Section : 13



0 300 600 1,200 1,800 Feet

ASSESSORS  
BK. PG. 767-39  
THOMAS  
BROS.PG 5530 J2

Supervisor Wilson  
District 4

DATE DRAWN: 1/28/05

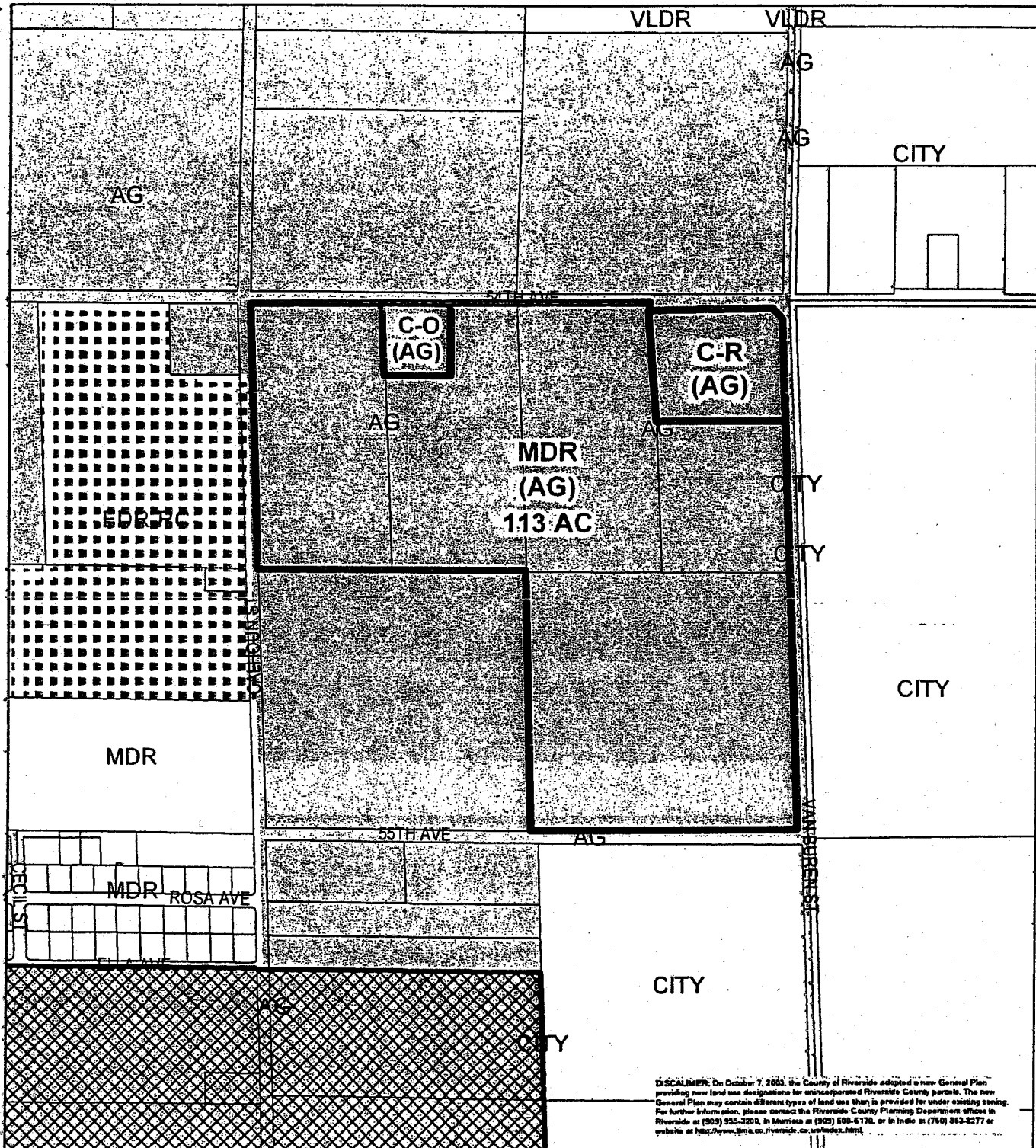
**CZ07049 TR33045 GPA00719**

**General Plan**

Planner: Jay Olivas

Date: 4/13/05

Exhibit 6A



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
District: Lower Coachella Valley

Township/Range: T6SR7E  
Section: 13



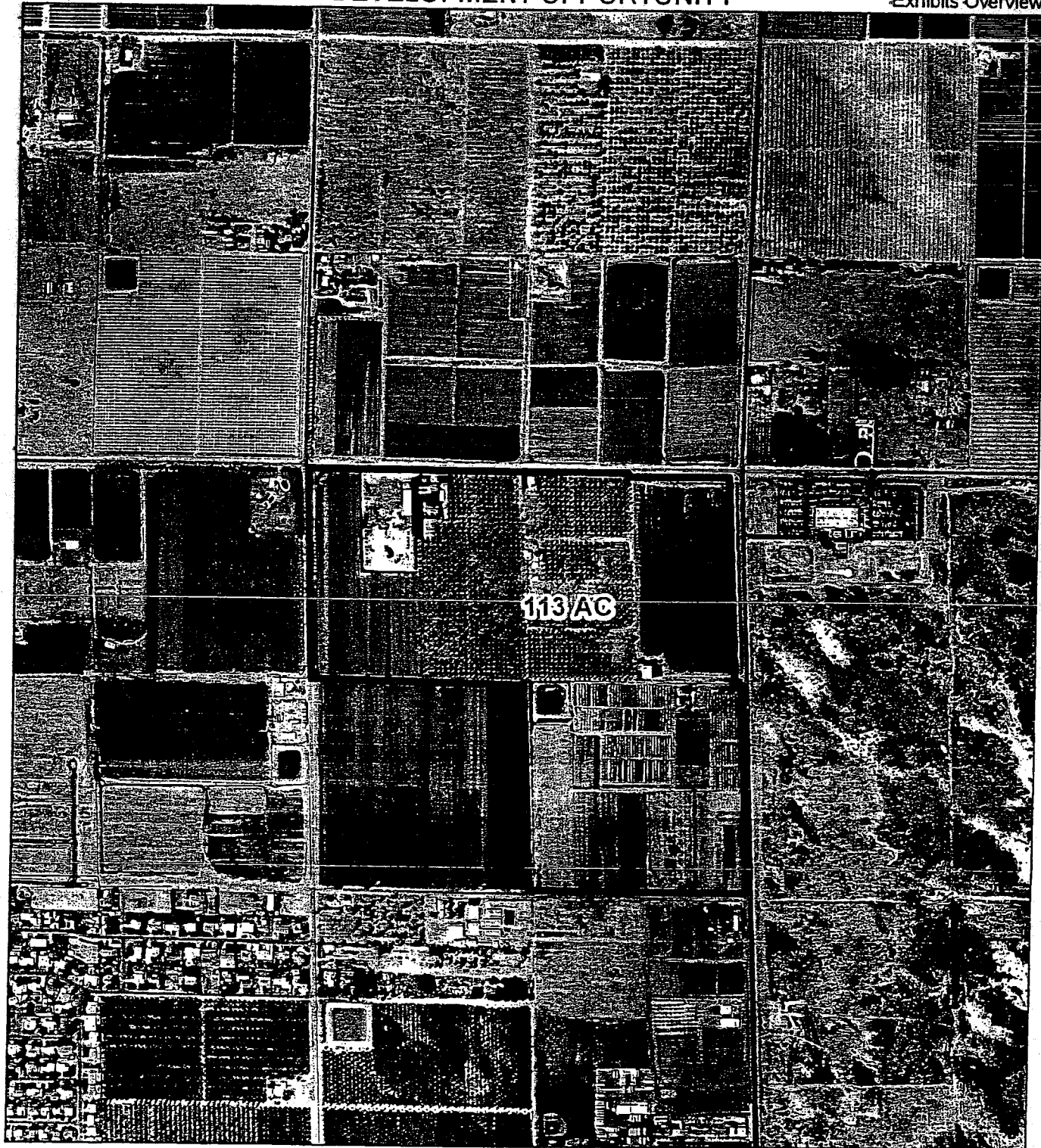
ASSESSORS  
BK. PG. 767-39  
THOMAS  
BROS.PG 5530 J2

Supervisor Wilson  
District 4  
DATE DRAWN 1/28/05

**CZ07049 TR33045 GPA00719**

**DEVELOPMENT OPPORTUNITY**

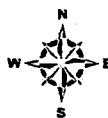
Planner: Jay Olivas  
Date: 4/13/05  
Exhibits Overview



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Area  
Plan: **Lower Coachella Valley**

Township/Range: T6SR7E  
SECTION: 13



0 345 690 1,380 2,070  
Feet

ASSESSORS  
BK. PG. 767-39  
THOMAS  
BROS.PG 5530 J2

OWNER ON PARCELS 767-390-001; 002; 003; 006

LEGAL DESCRIPTION FOR APN # 767-390-001; 002; 003; 006

APN # 767-390-001; 002; 003; 006

OWNER ON PARCEL 767-400-001

LEGAL DESCRIPTION FOR APN # 767-400-001

APN # 767-400-001

LEGAL DESCRIPTION FOR APN # 767-400-003

APN # 767-400-003

LEGAL DESCRIPTION FOR APN # 767-400-003

APN # 767-400-003

LEGAL DESCRIPTION FOR APN # 767-400-003

APN # 767-400-003

LEGAL DESCRIPTION FOR APN # 767-400-003

APN # 767-400-003

LEGAL DESCRIPTION FOR APN # 767-400-003

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LEGAL DESCRIPTION FOR APN # 767-400-003

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APN # 767-400-003

LEGAL DESCRIPTION FOR APN # 767-400-003

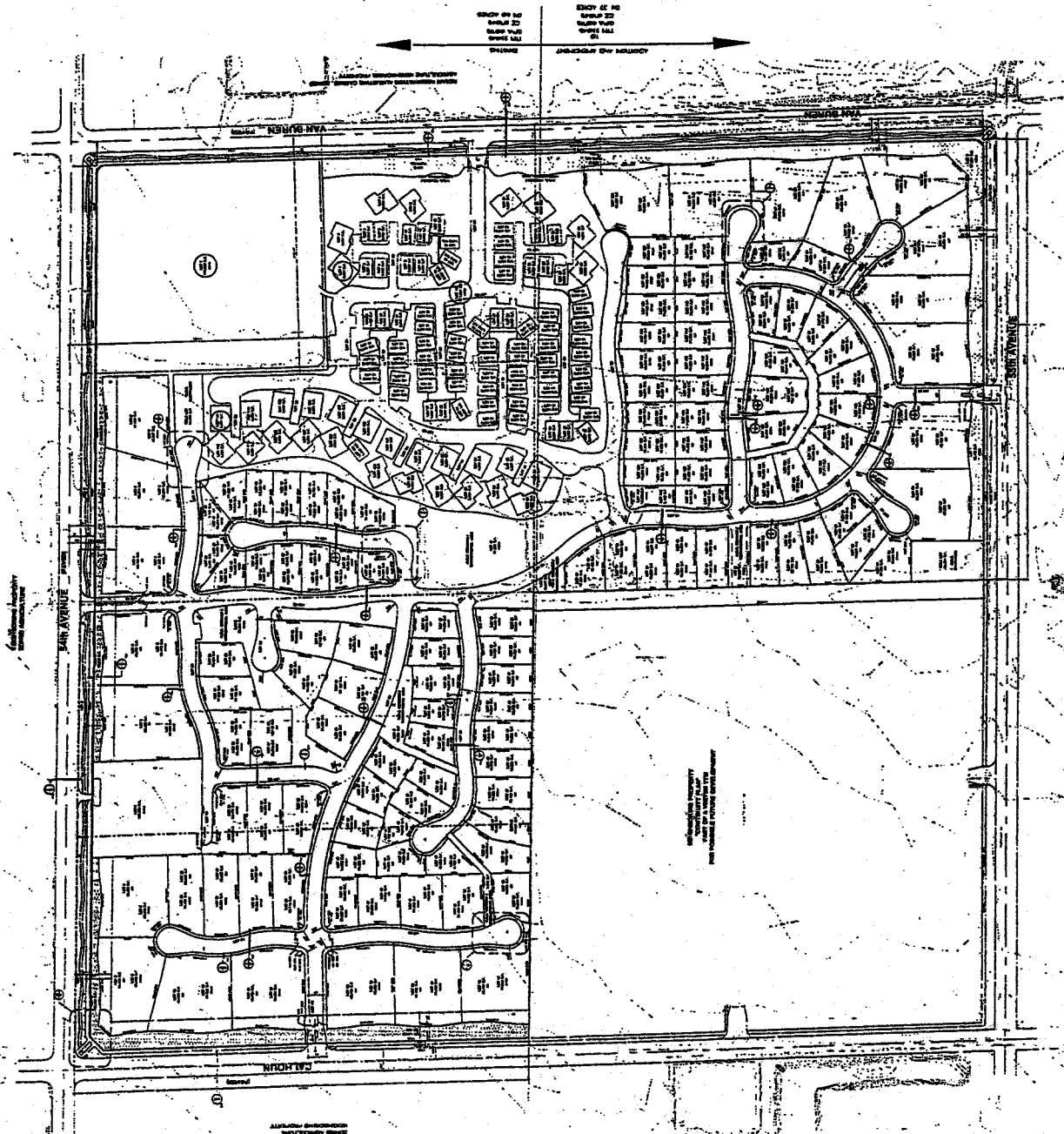
APN # 767-400-003

LEGAL DESCRIPTION FOR APN # 767-400-003

APN # 767-400-003

LEGAL DESCRIPTION FOR APN # 767-400-003

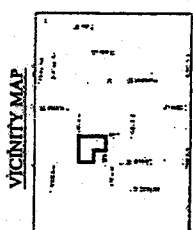
APN # 767-400-003



APN	OWNER	AREA	REMARKS
767-390-001	...	...	...
767-390-002	...	...	...
767-390-003	...	...	...
767-390-006	...	...	...
767-400-001	...	...	...
767-400-003	...	...	...

APN KEY PLAN

767-390-001	767-390-002	767-390-003	767-390-006
767-400-001	767-400-003	767-400-003	767-400-003



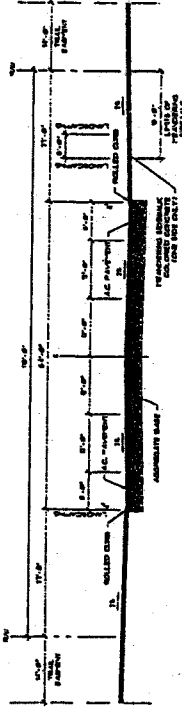
LEGEND

...	...
...	...
...	...

AMENDED TRACT MAP 33045 #2  
AMENDED G.P.A. 719  
AMENDED C.Z. 7049



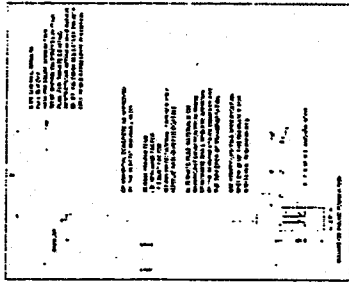
ALL INTERIOR STREETS TO BE COUNTY  
STANDARD OR APPROVED EQUIVALENT  
ALL INTERIOR STREETS MAINTAINED BY  
H.O.A.



118 FT MAJOR HIGHWAY  
GENERAL PLAN STREETS  
54TH AVE & VAN BUREN

⑤

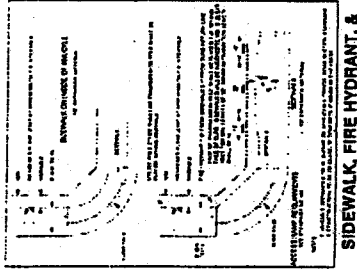
COUNTY MAINTAINED



RESIDENTIAL LIGHTING

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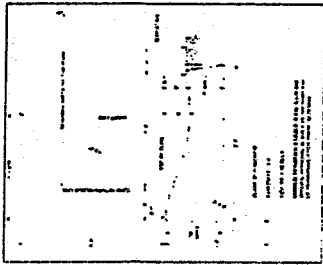
PRIVATELY MAINTAINED



SIDEWALK, FIRE HYDRANT, &  
UTILITY POLE LOCATION

③

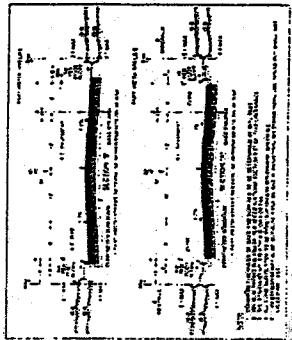
PRIVATELY MAINTAINED



TYPE 'C' ROLLED CURB

②

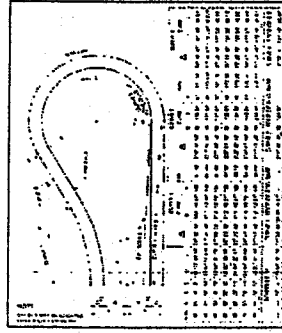
PRIVATELY MAINTAINED



MODIFIED LOCAL STREET STANDARD 105

①

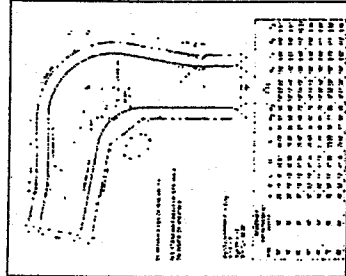
PRIVATELY MAINTAINED



OFFSET CUL-DE-SAC

⑨

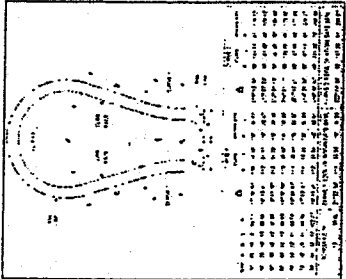
PRIVATELY MAINTAINED



KNUCKLE

⑧

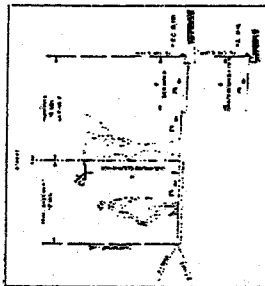
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CUL-DE-SAC

⑦

PRIVATELY MAINTAINED

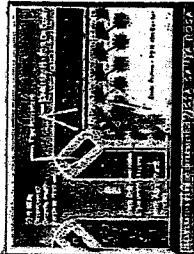


EQUESTRIAN TRAIL EASEMENT  
ADJACENT TO PUBLIC STREET

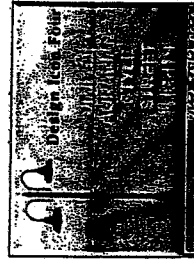
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PRIVATELY MAINTAINED

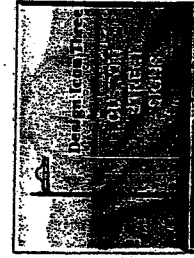
APPROVED VISTA SANTA ROSA DESIGN STANDARDS BY COUNTY OF RIVERSIDE TO BE IMPLEMENTED THROUGHOUT TTM 33045



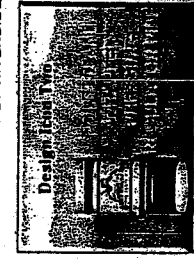
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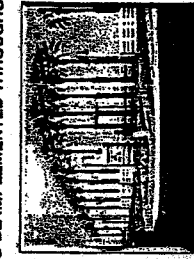
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⑫



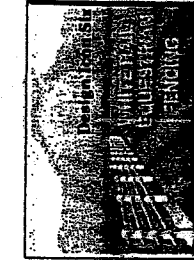
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⑭



⑮

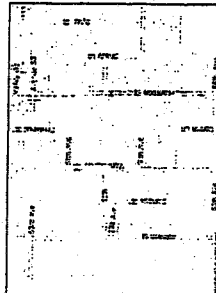


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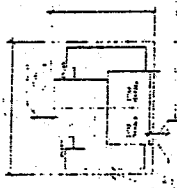
PRD Parcel Data:	
Site Area	95.37 Acres
Parcel Area	95.37 Acres
Landscaped Area	4.71 Acres
Paved Area	481,108 S.F.
Site Area	95.37 Acres
Parcel Area	95.37 Acres
Landscaped Area	4.71 Acres
Paved Area	481,108 S.F.
Site Area	95.37 Acres
Parcel Area	95.37 Acres
Landscaped Area	4.71 Acres
Paved Area	481,108 S.F.
Site Area	95.37 Acres
Parcel Area	95.37 Acres
Landscaped Area	4.71 Acres
Paved Area	481,108 S.F.

### VICINITY MAP



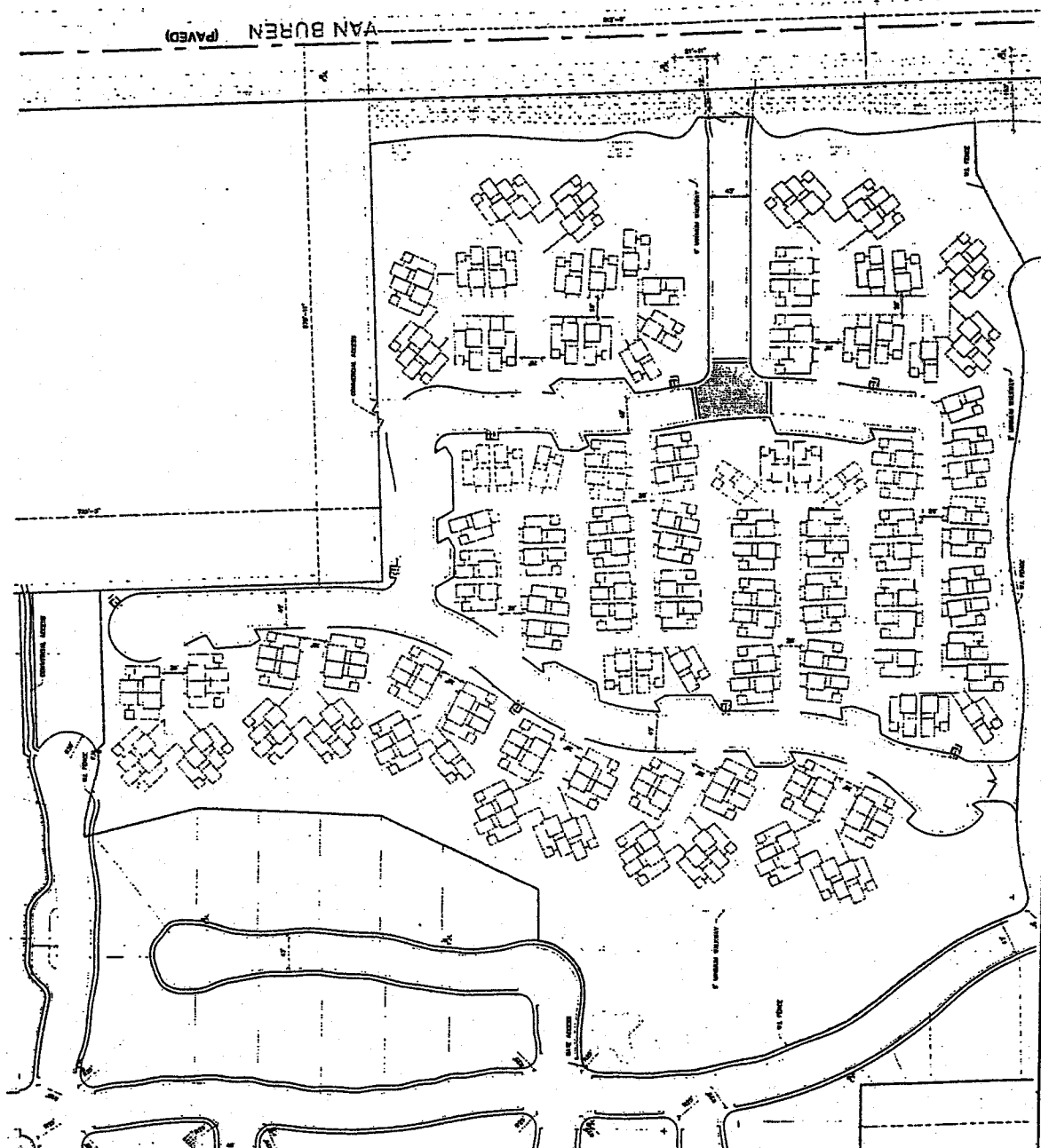
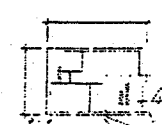
### TYPICAL DUPLEX

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



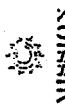
### TYPICAL SINGLE UNIT

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

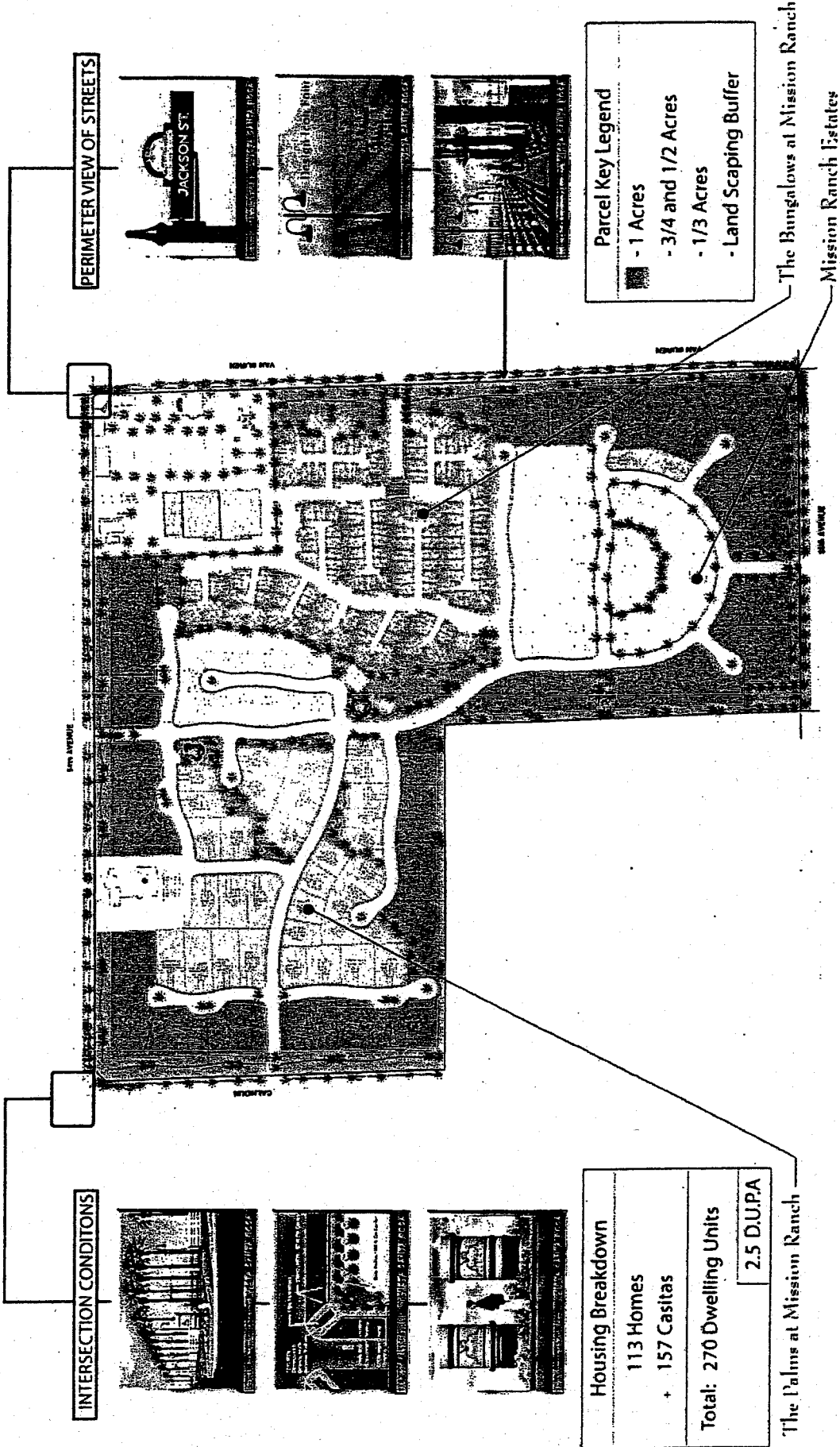


## TTM 33045 BUNGALOW SITE PLAN 6-8-05

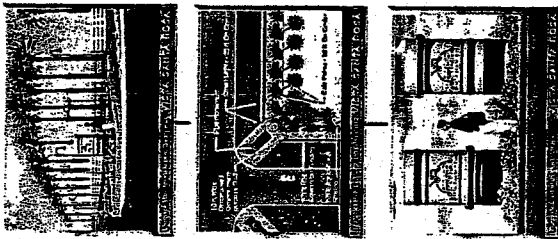
*The Palms*  
MISSION RANCH



MISSION



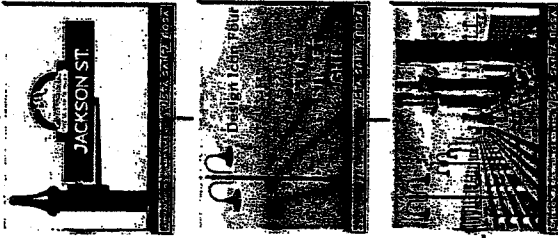
**INTERSECTION CONDITIONS**



<b>Housing Breakdown</b>	
137 Homes	
+ 147 Casitas	
<b>Total: 284 Dwelling Units</b>	
<b>2.7 D.U.P.A</b>	

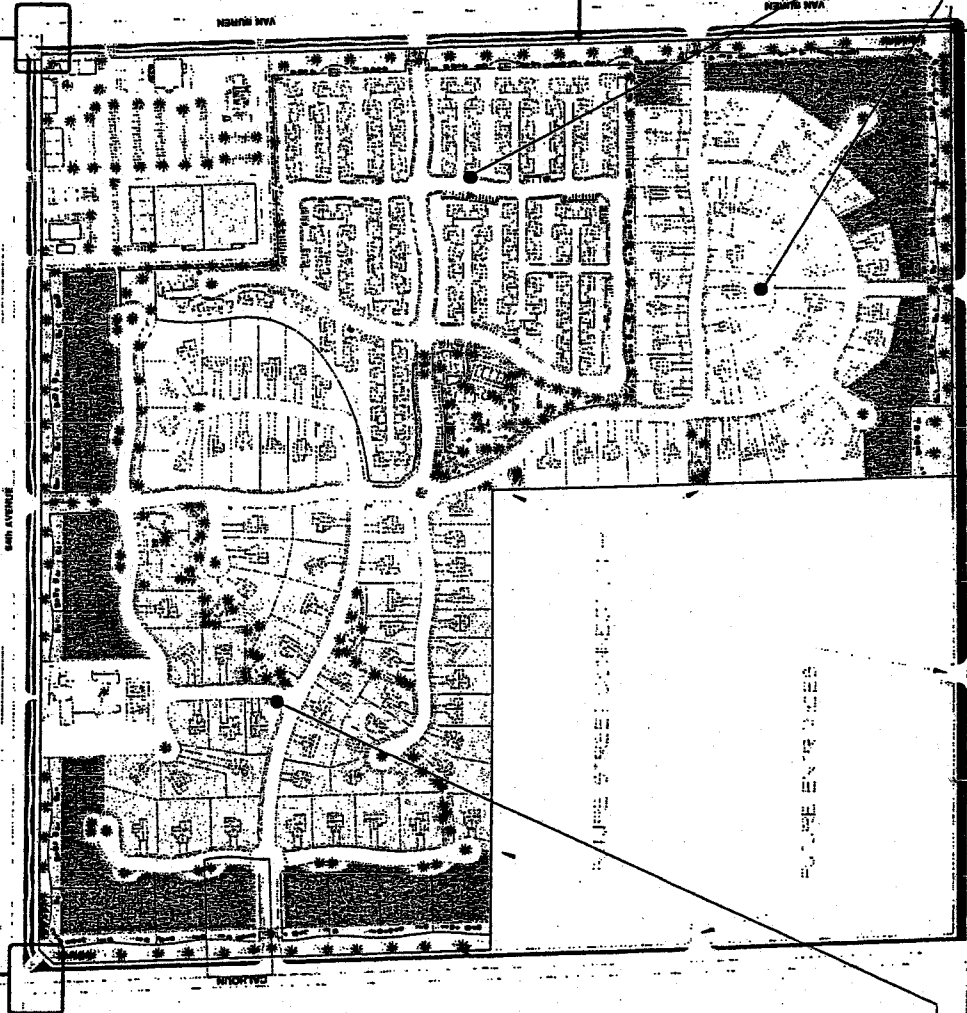
The Palms at Mission Ranch

**PERIMETER VIEW OF STREETS**



<b>Parcel Key Legend</b>	
- 1 Acres	
- 3/4 and 1/2 Acres	
- 1/3 Acres	
- Land Scaping Buffer	

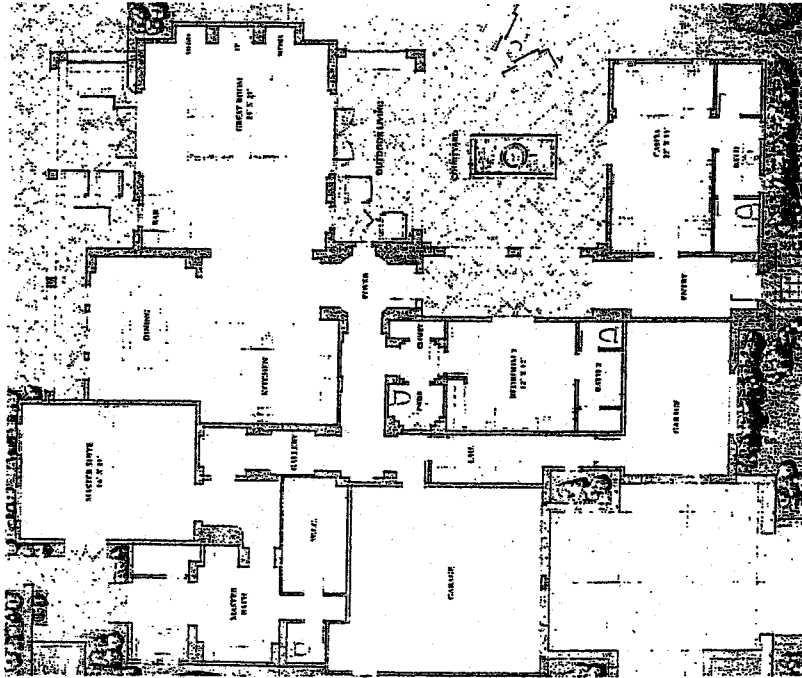
The Bungalows at Mission Ranch  
Mission Ranch Estates



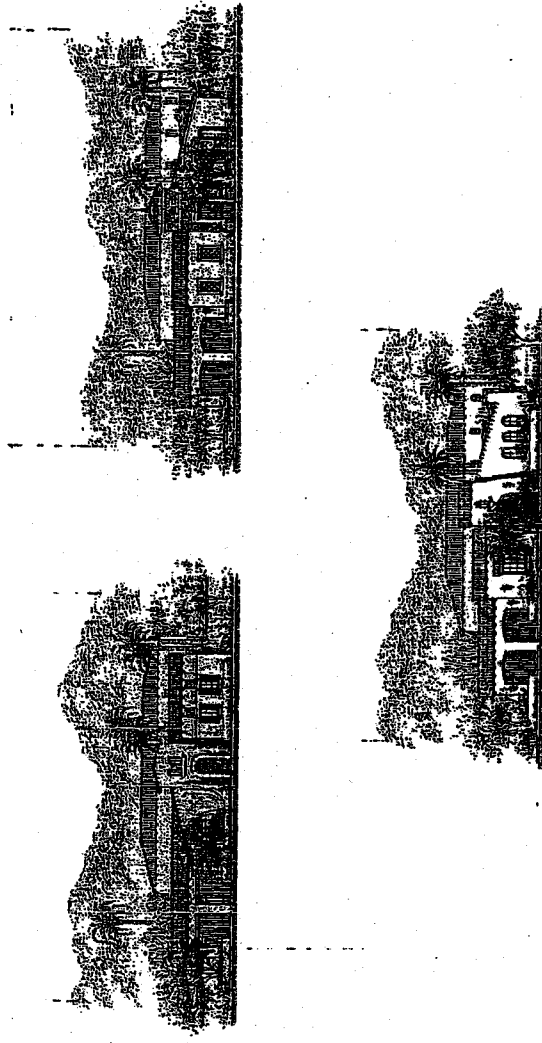
*The Palms*  
MISSION RANCH

**SHOWN TO  
PLANNING COMMISSION  
ON  
4.13.05**



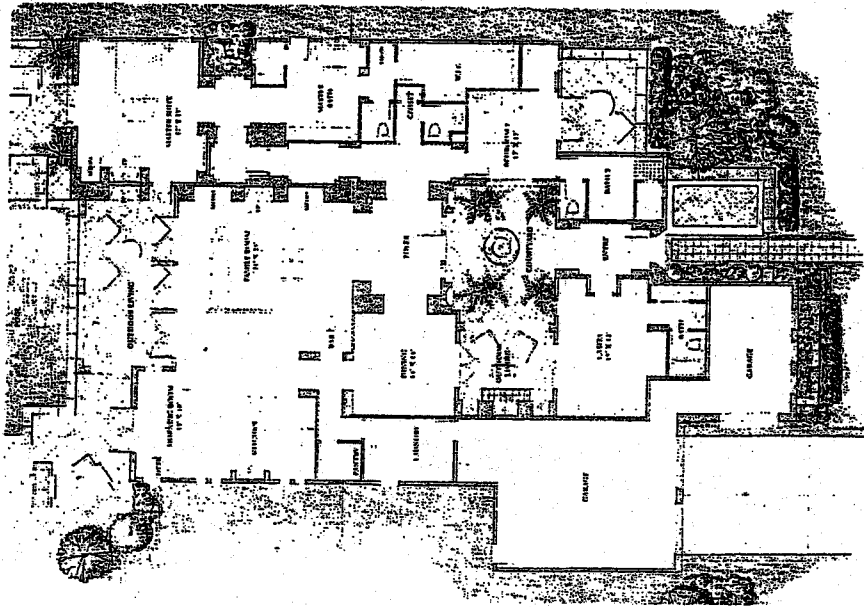


FLOORPLAN 1A

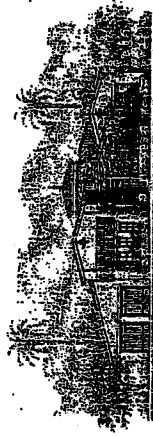


ELEVATIONS 1A

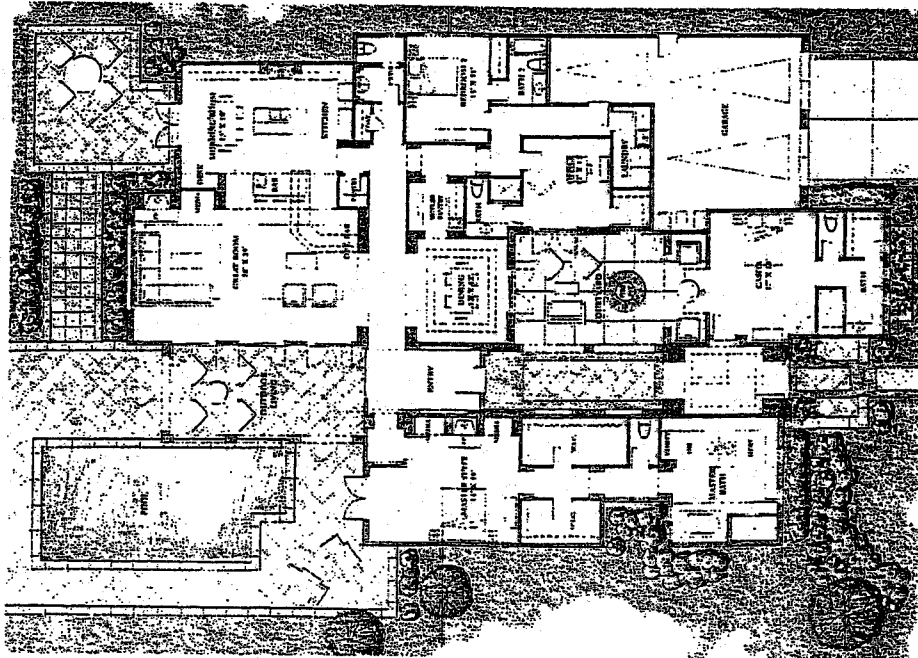
CONCEPTUAL FLOOR PLANS AND ELEVATIONS



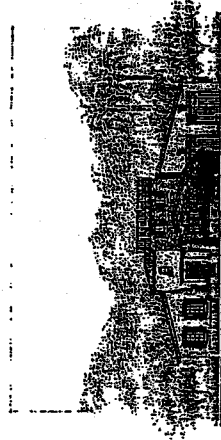
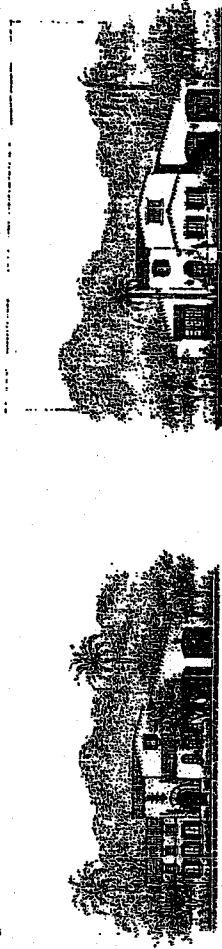
FLOORPLAN 2A



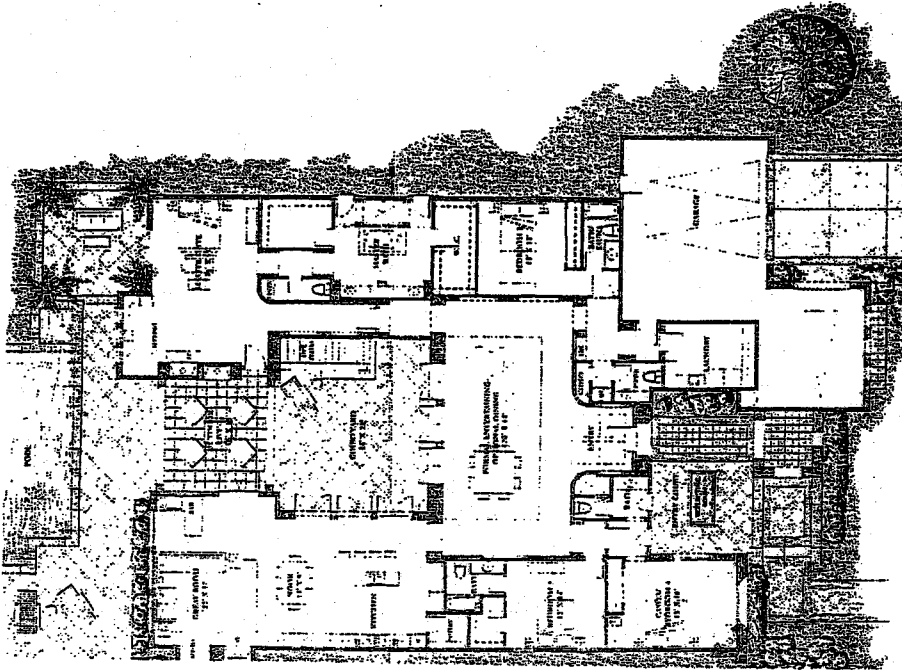
ELEVATIONS 2A



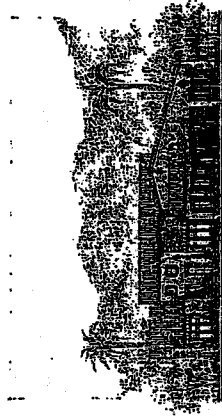
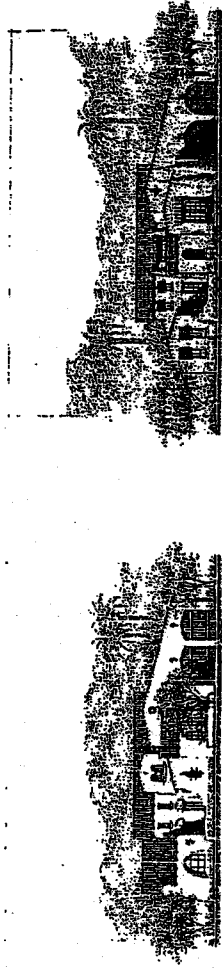
**FLOORPLAN 3A**



**ELEVATIONS 3A**



**FLOORPLAN 4A**

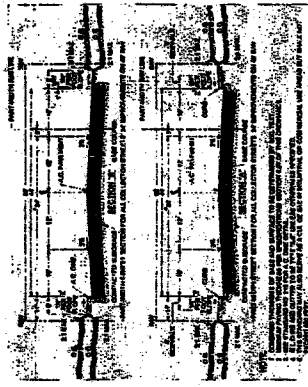


**ELEVATIONS 4A**



 *The Palms*  
MISSION RANCH





1  
MODIFIED LOCAL STREET STANDARD 105

PRIVATELY MAINTAINED

PRIVATELY MAINTAINED

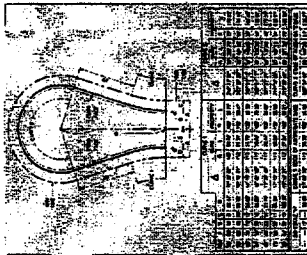
PRIVATELY MAINTAINED

4  
COUNTY MAINTAINED

NOTE  
ALL INTERIOR STREETS TO BE COUNTY  
STANDARD OR APPROVED EQUIVALENT  
ALL INTERIOR STREETS MAINTAINED BY  
H.O.A.

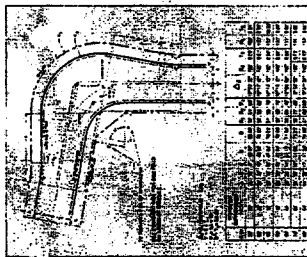
NOTE  
ALL EXTERIOR STREETS TO BE COUNTY  
STANDARD OR APPROVED EQUIVALENT  
ALL EXTERIOR STREETS MAINTAINED BY  
COUNTY

4  
CALHOUN & 55 AVE  
STREET SECTIONS



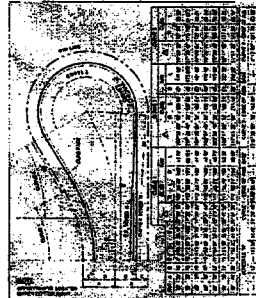
7  
CUL-DE-SAC

PRIVATELY MAINTAINED



8  
KNUCKLE

PRIVATELY MAINTAINED



9  
OFFSET CUL-DE-SAC

PRIVATELY MAINTAINED

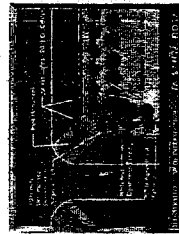


5  
118 FT MAJOR HIGHWAY  
GENERAL PLAN STREETS  
54TH AVE & VAN BUREN

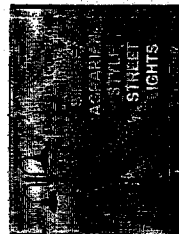
COUNTY MAINTAINED

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16

APPROVED VISTA SANTA ROSA DESIGN STANDARDS BY COUNTY OF RIVERSIDE TO BE IMPLEMENTED THROUGHOUT TTM 33045



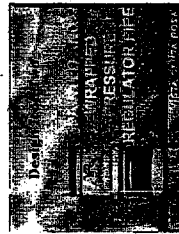
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11



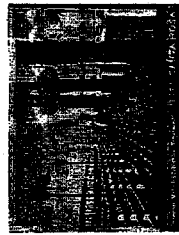
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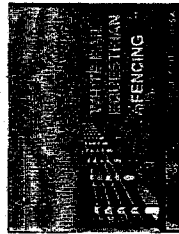
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14



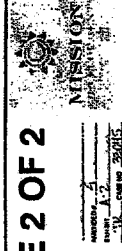
15



16

*The Palms*  
MISSION RANCH

# TENTATIVE TRACT MAP 33045 #4 PAGE 2 OF 2 (INCORPORATED CONDITIONS OF APPROVAL) 9-1-05



10/27/09  
13:40

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR33045

Parcel: 767-390-015

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. 33045 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 33045, Amended Map No. 4.

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

DESIGN MANUAL EXHIBIT M = Exhibit M dated June 8, 2005, and FINAL DESIGN MANUAL per conditions of tentative map.

APPROVED EXHIBIT A = Exhibit A (site plan for "bungalow" PRD units) and as shown in DESIGN MANUAL EXHIBIT M.

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 to divide 113 acres into 270 dwelling units, and one (1) commercial retail parcel and one (1) commercial office parcel, with common area lots and common easement areas, recreational trails and private streets, located within Assessor's Parcel

10/27/09  
13:40

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR33045

Parcel: 767-390-015

10. GENERAL CONDITIONS

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

INEFFECT

Number 767-390-001, etc.

The dwelling units are defined as follows:

113 one-family dwelling lots; and,

157 PRD condominium dwellings allocated into two groups:

(A) 91 located on detached "postage size" lots, and

(B) 66 as attached dwellings (duplex) located on 33  
"postage size" lots.

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

INEFFECT

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.

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10.BS GRADE. 4                      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. 5                      MAP-G1.6 DUST CONTROL                      INEFFECT

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

10.BS GRADE. 6                      MAP-G2.1 GRADING BONDS                      INEFFECT

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

10.BS GRADE. 9                      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 Planing Director for review and comment and to the Building & Safety Director for approval.

10.BS GRADE. 10                      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

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- 10.BS GRADE. 10            MAP-G2.4GEOTECH/SOILS RPTS (cont.)            INEFFECT  
GEOLOGIC REPORTS.
- 10.BS GRADE. 11            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.
- 10.BS GRADE. 12            MAP-G2.8MINIMUM DRNAGE GRAD            INEFFECT  
Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.
- 10.BS GRADE. 13            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.
- 10.BS GRADE. 14            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. 15            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. 16            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.BS GRADE. 17 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. 18 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. 19 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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E HEALTH DEPARTMENT

10.E HEALTH. 1                      MAP\* - WELL ABANDONMENT REQUIR

INEFFECT

AS THIS PROPERTY WAS PREVIOUSLY AGICULTURAL, THERE MAY BE ABANDONED WELLS ON THE PROPERTY. IF ANY OLD WELLS ARE DISCOVERED DURING GRADING, THEY MUST BE PROPERLY ABANDONED UNDER PERMIT BY THIS DEPARTMENT.

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

10.FIRE. 3                              MAP - ROADS

INEFFECT

Streets and roads with dead-ends exceeding 150 feet in length require an approved fire department turn-around.

10.FIRE. 4                              MAP-#14-COM/RES HYD/SPACING

INEFFECT

In the apartment/condo area approved super fire hydrants, (6"x4"x2 1/2"x2 1/2") shall be located at each street intersection and spaced not more than 330 feet apart in any direction, with no portion of any building more than 165 feet from a fire hydrant by path of exterior travel.

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

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10.PLANNING. 1                    MAP - MAP ACT COMPLIANCE (cont.)                    INEFFECT

County Ordinance No. 460, Schedule A and Schedule E, unless modified by the conditions listed herein.

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, landscaped areas and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owners, a homeowners association, or any other successor-in-interest.

10.PLANNING. 5                    MAP - FINAL PLAN OF DEVELOPMNT                    INEFFECT

Model home complex plot plans shall not be approved without prior or concurrent Final Plan of Development approvals.

10.PLANNING. 6                    MAP - TRAIL MAINTENANCE                    INEFFECT

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

10.PLANNING. 7                    MAP - ZONING STANDARDS                    INEFFECT

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the proposed zones of R-1, R-5, C-O, and C-P-S, and any other zones ultimately



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10.PLANNING. 7                    MAP - ZONING STANDARDS (cont.)                    INEFFECT

applied to this tract map by Change of Zone No. 7049.

10.PLANNING. 8                    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. 9                    MAP - EXTERIOR NOISE LEVELS                    INEFFECT

Exterior noise levels produced by any use within the common area allowed under this land division, 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 offending facilities.

10.PLANNING. 10                    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 within the common area. 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

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10.PLANNING. 10                    MAP - NOISE MONITORING REPORTS (cont.)                    INEFFECT

approval prior to commencing the required report).

10.PLANNING. 11                    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 shall include 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. 12                    MAP - VIABLE LANDSCAPING                    INEFFECT

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

10.PLANNING. 13                    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 the TENTATIVE MAP, and does not significantly exceed 61,000 yards of cut and 93,000 cubic yards of fill.

10.PLANNING. 14                    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. 15                    MAP - PERMIT SIGNS SEPARATELY                    INEFFECT

No signs are approved pursuant to this TENTATIVE MAP. Prior to the installation of any on-site advertising or

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10.PLANNING. 15                    MAP - PERMIT SIGNS SEPARATELY (cont.)                    INEFFECT

directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 16                    MAP - SITE MAINTENANCE                    INEFFECT

The common areas shall be kept in good repair. Graffiti shall be removed from any common area structures within one week of observation and/or notification.

10.PLANNING. 17                    MAP - MAINTAIN FLOOD FACILITY                    INEFFECT

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

10.PLANNING. 18                    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).

10.PLANNING. 19                    MAP - NPDES COMPLIANCE                    INEFFECT

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

10.PLANNING. 20                    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

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10.PLANNING. 20 MAP - ORD NO. 659 (DIF) (cont.)

INEFFECT

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. 21 MAP - OFF-HIGHWAY VEHICLE USE

INEFFECT

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

10.PLANNING. 22 MAP - RESIDENTIAL RV PARKING

INEFFECT

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

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

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

10.PLANNING. 23 MAP - RES. DESIGN STANDARDS

INEFFECT

Prior to the issuance of a building permit for EACH residential dwelling within the ONE-FAMILY portion of this land division, the design standards for this area shall be as follows:

- a. Lots created by this map shall conform to the design standards of the R-1, and as applicable, R-5, C-O, and C-P-S zones.
- b. The minimum front yard setback is 15 feet in the R-1 zone.\*\*
- c. The side yard setback is 5 feet in the R-1 zone.

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10.PLANNING. 23 MAP - RES. DESIGN STANDARDS (cont.)

INEFFECT

- d. The street side setback is 10 feet in the R-1 zone.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 60 feet in the R-1 zone.
- g. All exterior street side single-family residences shall be one-story not to exceed 26 feet in height. Two-story buildings not to exceed 30 feet in height may be located in the center with a varied height between one and two-story with no more than two two-story units for every three total units (See 20 PLANNING 2 AMD PER CONDITIONS MAP).
- h. No more than 50% of the lot shall be covered by structure in the R-1 zone.
- i. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, AND THE COUNTYWIDE DESIGN STANDARDS AND GUIDELINES, THERE SHALL BE NO ENCROACHMENT INTO ANY SETBACK.

\*\*A setback adjustment from 20 feet to 15 feet is granted with this TENTATIVE MAP to allow conformance with the Countwide Design Standards and Guidelines. Such setbacks shall be defined by the plans approved under 80 PLANNING 9, below (Final Site Plan); some lots will require front yard setbacks greater than 20 feet.

AMENDED BY THE PLANNING COMMISSION SEPTEMBER 14, 2005

10.PLANNING. 24 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

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10.PLANNING. 24

MAP - REQUIRED MINOR PLANS (cont.)

INEFFECT

development.

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

3. Landscaping Plan for individual residential lots, common areas, recreational trails and typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.

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

5. Each phase shall have a separate wall and fencing plan.

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. 26

GEO NO.1425

INEFFECT

County Geologic Report (GEO) No. 1427 was prepared for this project (PP20191) by Earth Systems Southwest, and is entitled: "Geotechnical Engineering Report, Oasis Community Center Development, SEC 74th Avenue and Fillmore Street, Area of Oasis, Riverside County, California," dated October 23, 2003.

GEO No. 1427 concluded:

1.The potential for liquefaction at this site is high.

2.The results of the analysis is that 11 to 16 feet of the substrata starting at about 23 foot depth is likely to liquefy during the UBC Design Basis Earthquake (7.7M-0.48g) for 10% risk in 50 years.

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10. GENERAL CONDITIONS

10.PLANNING. 26

GEO NO.1425 (cont.)

INEFFECT

3.The estimated ground subsidence induced from liquefaction is 1.2 to 2.2 inches, with differential building settlements of about one inch.

GEO NO. 1427 recommended:

1.Liquefaction mitigation recommended in the report is that new structures should be founded on either 1) foundations that use grade beam footing to tie floor slabs and isolated columns to continuous footings; or 2) structural mats that are flat-plate or waffled and use either conventionally reinforced or post-tensioned tendons.

2.The recommendations made in this report should be adhered to in the design and construction of this project.

GEO No. 1427 satisfies the requirement for a liquefaction study for Planning/CEQA purposes. GEO No. 1427 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval and this approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

An environmental constraints sheet (ECS) shall be prepared relative to the potential for liquefaction at this site, as described elsewhere in this conditions set.

The note should indicate that the report evaluated the potential for liquefaction, and concluded that although there is a low to moderate potential for liquefaction, the effects of liquefaction should not be manifested at the surface.

10.PLANNING. 27

MAP - RES. DESIGN STRD. DESERT

INEFFECT

This project is located within the Fourth Supervisorial District of Riverside County. In the Fourth District, single-story homes should be located on the perimeter of the development area (Countywide Design Standards & Guidelines, 1-13-04, p. 9).

Single and two-story residential dwelling units are

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10. GENERAL CONDITIONS

10.PLANNING. 27                      MAP - RES. DESIGN STRD. DESERT (cont.)                      INEFFECT

approved as part of this TENTATIVE MAP, and two-story units shall be located away from the perimeter of the map. The maximum height of single-story units shall be 28 feet. The maximum height of two-story units shall be 30 feet. Where allowed, two-story units shall not be the exclusive residential dwelling unit home plan, but shall include at least one single-story floor plan at a minimum ratio of 1 single-story plan to every 2 two-story plan.

10.PLANNING. 28                      MAP - LC LANDSCAPE MAINTENANCE                      RECOMMND

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas, and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owner(s), a homeowner association, or any other successor-in-interest. Such maintenance activity shall conform with Ordinance No. 859 and the County of Riverside Guide to California Friendly Landscaping.  
EOT1

10.PLANNING. 29                      MAP - LC VIABLE LANDSCAPING                      RECOMMND

All plant materials within landscaped common areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Department's Milestone 90 condition entitled "MAP - LC LNDSCP/IRRIG INSTALL."  
EOT1

10.PLANNING. 30                      MAP - LC RECLAIMED WATER                      RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site. This condition does not apply to residential front yards.  
EOT1

10.PLANNING. 31                      MAP - LC FRONT YARD LANDSCAPING                      RECOMMND

All front yards shall be provided with landscaping and automatic irrigation as defined by County Ordinance No. 348. Landscaping and Irrigation shall comply with the Riverside County Guide to California Friendly Landscaping,



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10. GENERAL CONDITIONS

10.PLANNING. 31                      MAP - LC FRONT YARD LNDSCAPING (cont.)                      RECOMMND

and Ordinance No. 859 (as adopted and any amendments thereto).  
EOT1

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 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. 3                              MAP - DRAINAGE EASEMENT                              INEFFECT

The land divider shall protect upstream and 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.

10.TRANS. 4                              MAP - FLOOD HAZARD RPT                              INEFFECT

This is a proposal to develop a residential subdivision based on a preliminary layout shown on Tentative Tract Map(TR) 33045. The 160-acre project study area is located at the northwest intersection of Van Buren and 55th Avenue

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10. GENERAL CONDITIONS

10.TRANS. 4

MAP - FLOOD HAZARD RPT (cont.)

INEFFECT

in the Coachella Valley Zoning District of the unincorporated portion of Riverside County. The final hydrology and hydraulic analysis for TR 33045 shall address the drainage issues associated with the proposed residential development area as well as the 40-acre undeveloped parcel located in the southwest quadrant of the 160-acre project study area and the future commercial area the project. The overall drainage concept is to address the 10-year and 100-year storm event for the proposed project in conformance with the Drainage Master Plan for the area and/or the requirements of the Coachella Valley Water District and to fully retain all storm water runoff on-site for the peak storm event.

10.TRANS. 5

MAP - DRAINAGE SUBMITTAL

INEFFECT

A preliminary grading and drainage plan and hydrology study shall be submitted for the future commercial area (located in the northeast quadrant of the project study area) and the 40-acre undeveloped parcel (located in the southwest quadrant of the project study area) with any future development application to develop the two identified parcels.

10.TRANS. 6

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.

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10. GENERAL CONDITIONS

10.TRANS. 7                      MAP - UTILITY INSTALL. 1                      INEFFECT

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and within the project boundaries.

10.TRANS. 8                      MAP - OFF-SITE PHASE                      INEFFECT

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

10.TRANS. 9                      MAP - PRIVATE STREETS                      INEFFECT

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

10.TRANS. 10                      MAP- TS/CONDITIONS 2                      INEFFECT

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

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

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

Jackson Street / 54th Avenue  
Calhoun Street / 54th Avenue  
Calhoun Street / 55th Avenue  
Calhoun Street / Airport Boulevard  
Van Buren Street / 54th Avenue  
Van Buren Street / 55th Avenue  
Van Buren Street / Airport Boulevard  
Harrison Street / 54th Avenue

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10. GENERAL CONDITIONS

10.TRANS. 10                      MAP- TS/CONDITIONS 2 (cont.)                      INEFFECT

Harrison Street / Airport Boulevard

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

10.TRANS. 11                      MAP - ON-SITE DRAINAGE                      INEFFECT

All storm drain systems developed as part of this project shall be private and maintained by the property owners or Homeowners Association unless otherwise agreed to by the Director of Transportation.

10.TRANS. 12                      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. 13                      MAP - DESIGN RETENSION BASIN                      INEFFECT

On-site retention basins will be required for this project and be sized to fully retain the peak 100-year storm event for the project area. The depth of the retention basin shall not exceed six feet and maintain a minimum of one-foot freeboard, during the peak 100-year storm event, from adjacent residential and commercial properties pad grades. All storm water runoff shall be collected and retained on-site. It shall be conveyed through the site in a manner that meets the requirements of Ordinance 460, Section 11.3. Storm discharge leaving the site shall not increase the existing flood threat to downstream receiving properties. No diversions shall be allowed for the purposes of flood control or conveyance of floodwaters. Final design of the retention basins will require the submittal of actual infiltration rate testing report. Otherwise, infiltration will be considered as zero for the design of the project's retention basins. Proposed retention basin overflow spillway locations, flow paths, and drainage easements are to be identified on the final site improvement plans and drainage easements shall be

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10. GENERAL CONDITIONS

10.TRANS. 13                      MAP - DESIGN RETENSION BASIN (cont.)                      INEFFECT

provided and identified on the final improvement plans and final map.

10.TRANS. 14                      MAP - PERP DRAINAGE PATERNS                      INEFFECT

Development of this property shall be coordinated with the development of adjacent properties to ensure that off-site watercourses remain unobstructed and storm waters are not diverted from one watershed to another. This may require the construction of 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.

20.PLANNING. 2                      MAP - AMD PER CONDITIONS MAP                      MET

Within thirty (30) days of approval by the Planning Commission, a minimum of twenty (20) copies of an Amended Per Final Conditions map shall be submitted to and approved by the County Planning Department. The amended map shall be circulated for clearance from all standard county departments and conditions of approval shall be revised by staff to reflect such amended map, prior to scheduling for

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2

MAP - AMD PER CONDITIONS MAP (cont.)

MET

a hearing before the Board of Supervisors. A lock shall take effect at the end of the 10 days on the TENTATIVE MAP and on any implementing permits and shall not be removed unless and until the Amended Per Final Conditions map has been approved by the County Planning Department. The Amended Per Final Conditions map shall be in substantial conformance with the TENTATIVE MAP and the map shown to the Planning Commission by the applicant on June 8, 2005 and incorporate the following changes:

a. Reflect not more than 270 total dwellings, composed of 113 single-family residential lots, and 157 multi-family "casita" units.

b. Provide for 20' one-story buildings on perimeter along public streets, with two-story buildings not to exceed 30 feet in height located in the center, with a varied height between one and two-story in the center of not more than two two-story units for every three total units. Appropriate floor plans and elevations shall be submitted by the applicant. (10 PLANNING 23, item "g", shall be modified accordingly).

c. Opportunity for review and comment on the amended map shall be provided to the Vista Santa Rosa Community Council and the Vista Santa Rosa Association.

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.

50.E HEALTH. 5                      MAP - RECREATION COVENANT                      INEFFECT

An acceptable covenant stating the method of maintenance and operation of recreational facilities must be filed with the Department of Environmental Health prior to the recordation of the final map.

FIRE DEPARTMENT

50.FIRE. 1                              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.

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50. PRIOR TO MAP RECORDATION

50.FIRE. 2 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.

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) access/egress shall be automatic minimum 20 feet clear and unobstructed in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

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.



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50. PRIOR TO MAP RECORDATION

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.

B. All lots on the FINAL MAP shall have a minimum lot size of 10,000 square feet net for the single-family home lots, except one (1) lot may have a minimum lot size of 8,000 square feet net, and 2,000 square feet net for the planned residential development "bungalow" lots.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the pending R-1, R-5, C-O, and C-P-S zones, and with the Riverside County Integrated Project (RCIP).

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

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

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

AMD. BY BOARD OF SUPERVISORS ON 2-7-06.

50.PLANNING. 3

MAP - REQUIRED APPLICATIONS

INEFFECT

No FINAL MAP shall record until General Plan Amendment No. 719 and Change of Zone No. 7049 have been approved and adopted by the Board of Supervisors and have 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 - FINAL MAP LOT COMBOS

MET

The FINAL MAP shall reflect the following lot combinations along the southerly and westerly tract boundaries for the single-family detached non-planned residential development lots, as approved by the Planning Department:

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 4

MAP - FINAL MAP LOT COMBOS (cont.)

MET

a) Lot #15, and Lot #45 through #53 shall be combined to not more than four (4) lots of approximately one acre each.

b) Lot #73 through #77 shall be combined to two (2) approximately equal sized lots.

c) Lot #78, #79 and #80 shall be combined to one (1) lot.

d) Lot #82 and #83 shall be combined to one (1) lot.

THE LOT COMBINATIONS SHALL NOT APPLY IF BOARD OF SUPERVISORS TENTATIVE APPROVAL OF A GENERAL PLAN AMENDMENT IS OBTAINED FOR APN 767-400-001 WHICH GPA WOULD HAVE TO CHANGE THE CURRENT "AGRICULTURE" DESIGNATION TO A NON-AGRICULTURE FOUNDATION COMPONENT DESIGNATION.

50.PLANNING. 5

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. 6

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. 2 through 128 of the Single Family Residential lots, and Lot Nos. 1 through 113 of the Planned Residential Development (PRD) or 'Bungalow' lots, as shown on the TENTATIVE MAP."

50.PLANNING. 7

MAP - ECS NOTE RIGHT-TO-FARM

INEFFECT

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

"Lot Nos. 2 through 128 and Lot Nos. 1 through 113, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof,

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 7

MAP - ECS NOTE RIGHT-TO-FARM (cont.)

INEFFECT

conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

50.PLANNING. 8

MAP - ECS NOTE ARCHAEOLOGICAL

INEFFECT

he following Environmental Constraints note shall be placed on the ECS:

"County Archaeological Report No. PDA#3466 was prepared for this property in January 2005 and March 2005 by Tierra Environmental Services and is on file at the County of Riverside Planning Department. The property is not subject to surface alteration restrictions based on the results of the report."

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 9

MAP - ECS NOTE MT PALOMAR LIGH (cont.)

INEFFECT

reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

50.PLANNING. 10

MAP - ECS NOTE AIRPORT

INEFFECT

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

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

50.PLANNING. 11

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. 12

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,

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 12

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

INEFFECT

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

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

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

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, and d) the documents shall provide for one "master" property owners association, but two "neighborhood" associations may be established comprising the single family residential lots and the PRD "bungalow" lots, e) access easment(s) shall be provided between the residential portion of the subdivision and the commercial portion (commercial being Lot Nos. 1 and 7) for pedestrian, equestrian and golf cart access, f) the common easements (A and B as shown on the TENTATIVE MAP) shall be defined with the intent such areas to remain in a substantially open space condition, g) privately maintained equestrian and other trails and walkways shall be maintained by the property owners association until such trails become the responsibility of a government agency, and, h) shall contain the following provisions verbatim:

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 12 MAP - CC&R RES POA COM. AREA (cont.) (cont.) INEFFECT

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 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.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 13                      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. 14                      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. 39805 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. 15                      MAP - ECS LIQUEFACTION                      INEFFECT

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to the potential hazard of liquefaction. In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 1425, is subject to the potential hazard of liquefaction. Therefore, mitigation of this hazard, in the form of remedial grading and/or structural design improvements, is required prior to placement of settlement sensitive structures on this site."

50.PLANNING. 16                      MAP - ECS NOTE DESIGN MANUAL                      INEFFECT

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

"A development design manual has been adopted for this land division by the County of Riverside. Procedures required prior to issuance of building permits include, but are not limited to, review of lot building plans and architecture by the Riverside County Planning Department or equivalent for conformance with this manual. Lot purchasers should review the development design manual prior to commencing home design or purchase of mobilehome or manufactured

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 16                      MAP - ECS NOTE DESIGN MANUAL (cont.)                      INEFFECT

dwellings. The development design manual is on file in the office of the Riverside County Planning Department."

50.PLANNING. 17                      MAP - FINAL DESIGN MANUAL                      INEFFECT

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

a. All site plans and tentative map exhibits to be corrected to reflect latest map as approved by the Board of Supervisors (Amended Map No. 4).

b. Height of all dwelling units to be identified, not to exceed 30 feet. Location of any potential two-story units which units shall not be located on the perimeter of the development.

c. Historic preservation "overlay" standards for C-O zoned site to be included as approved by the Planning Department such standards to be consistent with the C-O Zone.

d. Parking and PRD standards to be complied with for "bungalows" portion of this development.

e. Vista Santa Rosa Design Guidelines to be refined and detailed, both for internal and external streets.

f. Attention to Countywide Design Standards and Guidelines to be addressed for all single family dwelling lots.

50.PLANNING. 18                      MAP - ALUC CLEARANCE                      INEFFECT

Prior to recordation of the FINAL MAP, land divider shall dedicate an avigation easement/deed notice to the Riverside County Airport Operator (reached at 951-343-5493) for the benefit of the Cochran Airport, and submit a copy of such clearance to the Planning Department.

The land divider, and the land divider's successor in interest, shall remain in compliance with the air navigation and safety requirements of the Airport Land Use Commission's letter dated February 3, 2006, a copy of which is on file with the Riverside County Planning Department.



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50. PRIOR TO MAP RECORDATION

50.PLANNING. 18 MAP - ALUC CLEARANCE (cont.)

INEFFECT

ADDED/AMENDED BY THE BOARD OF SUPERVISORS ON 2-7-06.

50.PLANNING. 19 MAP - LC LNDSCP COMMN AREA MNT

RECOMMND

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

- a.A permanent maintenance organization shall be established for the area to assume ownership and maintenance responsibility for all common landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required and such associations may assume ownership and maintenance responsibility for neighborhood common areas.
- b.Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization.
- c.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 Riverside Guide to California Friendly Landscaping.
- d.Covenants, Conditions, and Restrictions for the MAP 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).
- e.Covenants, Conditions, and Restrictions for the MAP shall incorporate provisions concerning landscape irrigation system management and maintenance for the purpose of facilitating the water-efficient landscaping requirements of Ordinance No. 859 (as adopted and any amendments thereto).

EOT1

TRANS. DEPARTMENT

50.TRANS. 1 MAP - DRAINAGE SUBMIT PLANS

INEFFECT

A copy of the grading plans, storm drain plans, and any other necessary documentation along with including supporting hydrologic and hydraulic calculations shall be

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50.TRANS. 1                      MAP - DRAINAGE SUBMIT PLANS (cont.)                      INEFFECT

submitted to the County of Riverside Transportation Department for review and approval prior to recordation of the final map. The Applicant shall pay all fees as required by the County of Riverside Transportation Department to obtain review of the plans.

50.TRANS. 2                      MAP - CORNER CUTBACKS                      INEFFECT

Standard corner cutbacks shall be dedicated for public use at all intersections of public streets and the intersections of private streets with public streets and shown on the final map.

50.TRANS. 3                      MAP - EXISTING MAINTAINED                      INEFFECT

Van Buren Street and 54th Avenue are paved County maintained roads and shall be improved with concrete curb-and-gutter located 38-feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 59-foot half-width dedicated right-of-way in accordance with County Standard No. 93 (DRAFT) pages 1 and 2 (76'/118') modified to reflect the Vista Santa Rosa Design Guidelines by installing 5-foot wide meandering, color tinted concrete sidewalk on the westerly and southerly sides of the streets as approved by the Transportation Department.

55th Avenue and Calhoun Street are County maintained roads and shall be improved with concrete curb-and-gutter located 22-feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 37-foot half-width dedicated right-of-way in accordance with County Standard No. 103 (DRAFT). (44'/74') modified to reflect the Vista Santa Rosa Design Guidelines by eliminating sidewalk as approved by the Transportation Department.

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 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

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

does not imply acceptance for maintenance by County.

50.TRANS. 5                      MAP - ONSITE GRADING                      INEFFECT

All final pad grades and/or finish floor elevations for residential lots and building pads, street grades and final lot layout shall be reviewed for consistency to the Preliminary Grading and Drainage Plan submitted with the approved Tentative Tract Map for Tract 33045. Any inconsistencies between the final plans and the approved planning documents shall be identified and submitted to Planning and Transportation Departments for acceptance prior to recordation of the final map. A resubmitted of the tentative map may be necessary to obtain approval of any deviations deemed to be inconsistent by the County.

50.TRANS. 6                      MAP- FINAL MAP DRAIN EASEMENT1                      INEFFECT

The land divider shall delineate the locations of drainage easements for the retention basins and its related improvements and any secondary drainage outlets (for sump conditions) on the final map and shall record a drainage easement (dedicated to the County of Riverside) over said area for storm water and flood control purposes. The drainage easements shall include storm drainpipes that link the on-site retention basins. A note shall be placed on the final map identifying all proposed public and private drainage easements and stating: "Drainage Easement- No Buildings, obstructions, embankments or encroachments by landfills or other means are allowed. Maintenance will be preformed by agreement with a public agency or Home Owners Association or as approved by the Director of Transportation".

50.TRANS. 7                      MAP -FINAL MAP DRAIN EASEMENT2                      NOTAPPLY

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

50.TRANS. 8                      MAP - FLOODWAY ECS                      INEFFECT

The land divider shall prepare an Environmental Constraint Sheet (ECS) identifying the location of all easements for proposed retention basins and secondary drainage outlets for stromwater and flood control purposes. A note shall be placed on the ECS identifying the easements and stating,

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50.TRANS. 8                      MAP - FLOODWAY ECS (cont.)                      INEFFECT

"Drainage Easements - No Buildings, obstructions, or encroachment by landfills are allowed, and maintenance will be performed by agreement with a public agency or Home Owners Association or as designated by the Director of Transportation".

50.TRANS. 9                      MAP - EASEMENT                      INEFFECT

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.TRANS. 10                      MAP - BASIN MAINTENANCE                      INEFFECT

Maintenance of the retention basin shall be the responsibility or a Home Owners Association or other maintenance agreement as approved by the Director of Transportation. Proper documentation will be provided in the form of as operational and maintenance agreement with the entity responsible for maintenance or Homeowners Association or documentation of maintenance in the CCR's defining the maintenance responsibilities of the individual landowners prior to recordation of the first final map for the project. The drainage easement for the project's retention basin shall include access to the basin and for maintaining the retention basin and related improvements.

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. 12                      MAP - STREET NAME SIGN                      INEFFECT

The land divider shall install street name sign(s) in accordance with the Vista Santa Rosa Design Guidelines or as directed by the Transportation Department.

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50.TRANS. 18

MAP - SOILS 2

INEFFECT

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

50.TRANS. 23

MAP - STREET SWEEPING

INEFFECT

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

50.TRANS. 24

MAP - STREETLIGHT PLAN

INEFFECT

A separate street light plan is required for this project. Street lighting shall be located at intersections along public streets as approved by the Transportation Department. Street lighting within the development shall be in accordance with the Vista Santa Rosa Design Guidelines as approved by the Transportation Department. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461 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. 25

MAP - STREET LIGHTS-CSA/L&LMD

INEFFECT

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

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

1. Completed Transportation Department application
2. Appropriate fees for annexation.
3. (2)Sets of street lighting plans approved by Transportation Department.

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50.TRANS. 25                      MAP - STREET LIGHTS-CSA/L&LMD (cont.)                      INEFFECT

4. "Streetlight Authorization" form from SCE, IID or other electric provider.

50.TRANS. 26                      MAP-PARKWAY TREES/INTER.STREET                      INEFFECT

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

50.TRANS. 27                      MAP - LANDSCAPING APP. ANNEX                      INEFFECT

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

50.TRANS. 28                      MAP - LANDSCAPING DESERT                      INEFFECT

Landscaping within public road rights-of-way shall comply with Transportation Department standards and require approval by the Transportation Department standards and require approval 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 uses of grass, sod or other water intense ground cover plant materials will not be permitted.

Assurance of continuing maintenance is required by filing an application for annexation into a County Service Area, Landscaping and Lighting Maintenance District No.

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50.TRANS. 28                      MAP - LANDSCAPING DESERT (cont.)                      INEFFECT

89-1-Consolidated and/or Assessment District or enter into a continuous landscape maintenance agreement as approved by the Transportation Department.

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. 29                      MAP - PRIVATE STREET MAINTEN                      INEFFECT

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

50.TRANS. 30                      MAP - IMPROVEMENTS                      INEFFECT

All private streets within the development shall be improved in accordance with County Standard No. 105, Section "A" modified with wedge curb and measuring 36-feet from flow-line to flow-line as approved by the Transportation Department. Standard 5-foot wide sidewalk shall be installed within a separate easement on both sides of all internal streets as approved by the Transportation Department.

Mission Ranch Drive, Palm Grove Drive, Trail Winds Lane and Date Grove Drive provide gated access from Calhoun Street, 54th Avenue and Van Buren Street and shall be widened at the entry to include 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.

Wedge curb shall be installed along all private streets within the landdivision as approved by the Transportation Department. Wedge curb shall transition to standard curb at the intersections of private streets with public streets.

Standard cul-de-sacs, off-set cul-de-sacs and knuckles modified for consistency with the above private street cross sections shall be constructed throughout the landdivision.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 31 MAP - TS/DESIGN

INEFFECT

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

Van Buren Street (NS) / 54th Avenue (EW)

with fee credit eligibility.

Installation of the signal (s) shall be per 90.TRANS .

50.TRANS. 33 MAP - TS/GEOMETRICS

INEFFECT

The intersection of Van Buren Street (NS)/54th Street (EW) shall be improved to provide the following geometrics:

Northbound: One left-turn lane, One shared through/right-turn lane

Southbound: One left-turn lane, One shared through/right-turn lane

Eastbound: One left-turn lane, One shared through/right-turn lane

Westbound: One left-turn lane, One shared through/right-turn lane

The intersection of Van Buren Street (NS) / North Commercial Site Driveway (EW) shall be improved to provide the following geometrics:

Northbound: One through lane

Southbound: Two through lanes, One right-turn lane

Eastbound: N/A (Right-turn in only)

Westbound: N/A

The intersection of Van Buren Street (NS) / South Commercial Site Driveway (EW) shall be improved to provide the following geometrics:

Northbound: One left-turn lane, One through lane

Southbound: Two through lanes, One right-turn lane

Eastbound: One shared left-turn /right -turn lane

Westbound: N/A

The intersection of Van Buren Street (NS) / 55th Avenue (EW) shall be improved to provide the following geometrics:

Northbound: One left-turn lane, One shared through/right-turn lane



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50.TRANS. 33                      MAP - TS/GEOMETRICS (cont.)

INEFFECT

Southbound: One left-turn lane, One shared  
                    through/right-turn lane

Eastbound: One shared left-turn /through / right-turn lane

Westbound: One shared left-turn /through / right-turn lane

The intersection of Calhoun Street (NS) / 54th Avenue (EW)  
shall be improved to provide the following geometrics:

Northbound: One shared left-turn /through / right-turn lane

Southbound: One shared left-turn /through / right-turn lane

Eastbound: One left-turn lane, One shared through /  
                    right-turn lane

Westbound: One left-turn lane, One shared through /  
                    right-turn lane

or as approved by the Transportation Department.

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 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. 3                      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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3                      MAP-G2.4GEOTECH/SOILS RPTS (cont.)                      INEFFECT

GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND  
GEOLOGIC REPORTS.

60.BS GRADE. 5                      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. 6                      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. 7                      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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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 8

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.

60.BS GRADE. 9

MAP 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. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

PARKS DEPARTMENT

60.PARKS. 1

MAP - REVISED REPORT

INEFFECT

Prior to the issuance of any grading permits, the applicant shall provide a revised copy of the report, "Cultural Resource Survey Report for the proposed The Palms Mission Ranch Development, Thermal, Riverside County, California" including all revisions as described in the letter written to Jay Olivas from Historic Preservation Officer, Erin Gettis dated May 10, 2005. This revised report shall be submitted to the Riverside County Regional Park and Open-Space District for review and approval.

60.PARKS. 2

MAP\* - TEMPLATE

INEFFECT

Prior to the issuance of any grading permits, the applicant shall submit to the Riverside County Regional Park and Open-Space District for review and approval. This trails plan shall show the trail(s) as follows:

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1 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. 39805 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. 2 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.

60.PLANNING. 3 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. 4 MAP - ARCHAEOLOGIST RETAINED

INEFFECT

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4

MAP - ARCHAEOLOGIST RETAINED (cont.)

INEFFECT

consultation and comment on the proposed grading with respect to potential impacts to unique cultural resources.

Should the archaeologist, after consultation with the appropriate Native American tribe(s), find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, the Native American moniotr(s), and the excavation and grading contractor shall take place.

During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

60.PLANNING. 5

MAP - IF HUMAN REMAINS FOUND

INEFFECT

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendation has been made, the property owner, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6 MAP - LOT 7 PLANNING OK REQ.

INEFFECT

Prior to the issuance of any grading permit for demolition or earth disturbance within Lot No. 7 containing a historic residential compound, clearance shall be obtained from the Planning Department regarding preservation status of the site. The Planning Department may consult the County Parks Department or require, at the land owners expense, cultural resource evaluation by qualified professionals.

TRANS DEPARTMENT

60.TRANS. 1 MAP - ORD 460 10-YR/100-YR

INEFFECT

The 10-year storm flow shall be contained within the curbs and the 100-year storm flow shall be contained within the street right-of-way. In either situation the Flow-depth-times-Flow-Velocity factor 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 Ordinance 461.

60.TRANS. 2 MAP - ON-SITE DRAINAGE

INEFFECT

Secondary drainage outlets/overflow paths (with drainage easements) shall be provided for storm water runoff from all sump conditions. Secondary overflow of stormwater should occur through private streets and/or open space lettered lots. Secondary overflow of stormwater through a private residential lot shall not be allowed unless approve by the Director of Transportation. The location of all proposed secondary drainage outlets shall be identified on the improvement plans and on the drainage report hydrology maps.

60.TRANS. 4 MAP - TYPICAL LOT GRADING 1

INEFFECT

All on-site grading shall be graded to drain to public street improvements and/or adequate drainage facilities and shall be conveyed through the project site in a manner that worsen the existing drainage conditions to adjacent on-site and off-site properties.

60.TRANS. 6 MAP - TYPICAL LOT GRADING 2

INEFFECT

All pad grades shall be established based on maintain in a minimum freeboard of one-foot above the 100-year water surface elevation at local drainage sum areas (based on the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 6                      MAP - TYPICAL LOT GRADING 2 (cont.)                      INEFFECT

sump inlets being 100 percent plugged). The analysis shall include stormwater runoff overflow from adjacent sump area if the 100-year water surface elevation results in stormwater being conveyed from one drainage area to an adjacent area.

60.TRANS. 9                      MAP - GRADING EROSION CONTROL                      INEFFECT

Temporary erosion control measures shall be implemented immediately following grading to prevent depositions of debris onto downstream properties, public right of way, or drainage facilities. Plans showing these measures shall be submitted to the Transportation Department for review and approval.

60.TRANS. 10                      MAP - PHASING                      NOTAPPLY

If the Project is to be built in phases, each phase shall be protected from the 100-year storm flows event from the current phase and any previous construction phases. All proposed interim and ultimate retention basins shall protect the private improvements and public street right-of-way from inundation associated with storm water runoff from the project and comply with the minimum project requirements for storm water retention for the current phase and any previous construction phases.

60.TRANS. 11                      MAP - PHASING                      INEFFECT

If the Project is built in phases, each phase shall be protected from the 100-year tributary storm flows independent of all phases of construction. All proposed interim and ultimate retention basins shall protect the public street right-of-way from inundation associated with storm water runoff from the project as well as private property adjacent to or within the project boundary.

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

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70. PRIOR TO GRADING FINAL INSPECT

70.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 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 grading 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).

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



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70. PRIOR TO GRADING FINAL INSPECT

70.BS GRADE. 5                      MAP\*GP2.0.b CERT. & COMP. RPT (cont.)                      INEFFECT  
pad(s).

PLANNING DEPARTMENT

70.PLANNING. 1                      MAP - ARCHAEOLOGIST CERTIFIED                      INEFFECT

A qualified archaeologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential impacts to sub-surface cultural resources. When necessary, in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative and a Native American Observer shall have the authority to monitor all project grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of cultural remains. The archaeologist shall submit a report in writing to the Planning Department of the results of the initial consultation, and the final results of the sub-surface cultural resource recovery plan, if recovery was deemed necessary. The written report of results shall be submitted prior to final inspection approval of the project grading.

80. PRIOR TO BLDG PRMT ISSUANCE

B&S DEPARTMENT

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

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

BS GRADE DEPARTMENT

80.BS GRADE. 1                      MAP-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

USE\*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 the locations, depths, and results of compaction tests.

80.BS GRADE. 4

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - 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.

80.E HEALTH. 2 USE - WATER/SEWER WILL SERVE

INEFFECT

A "Will Serve" letter is required from the water agency and sewer agency serving the project.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - SCHOOL MITIGATION

INEFFECT

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

80.PLANNING. 2 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. 39805 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. 3 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. 4 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

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80.PLANNING. 4

MAP - MODEL HOME COMPLEX (cont.)

INEFFECT

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 exempt from CEQA.

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

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow. A floor plan with interior use descriptions shall be included for each model unit.
2. Show front, side and rear yard setbacks. Any outdoor equipment and swimming pools shall be shown with setbacks defined.
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 and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
7. Provide a Model Home Complex landscape and irrigation plan.

NOTES:

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

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80.PLANNING. 4                      MAP - MODEL HOME COMPLEX (cont.) (cont.)                      INEFFECT

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. 5                      MAP\*- ENTRY MONUMENT PLOT PLAN                      INEFFECT

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

The plot plan shall contain the following elements:

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 6

MAP\*- RURAL FENCING PLOT PLAN

INEFFECT

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

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

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

3. 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.

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 FENCING PLAN condition of approval shall be cleared individually.

80.PLANNING. 7

MAP - ACOUSTICAL STUDY

INEFFECT

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures

that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the

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80.PLANNING. 7 MAP - ACOUSTICAL STUDY (cont.)

INEFFECT

appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the Environmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

80.PLANNING. 8 MAP - DUAL AIR COOL SYSTEMS

INEFFECT

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

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

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

80.PLANNING. 9 MAP - FINAL SITE PLAN

INEFFECT

Prior to the issuance of a building permit for EACH residential dwelling, 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.

This condition shall apply to ALL 270 dwellings approved under this TENTATIVE MAP.

Subdivision development shall conform to the approved plot plan and shall conform to the Countywide Design Standards and Guidelines, the Vista Santa Rosa Design Guidelines, and the approved DESIGN MANUAL.

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80.PLANNING. 9

MAP - FINAL SITE PLAN (cont.)

INEFFECT

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

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each dwellings' floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved DESIGN MANUAL and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. For the one-family portion of this land division, at a minimum there should be FIVE different floor plans. Reverse floor plans are not included as different floor plan. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.
5. For the one-family portion of this land division, homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.
6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.



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80.PLANNING. 9

MAP - FINAL SITE PLAN (cont.) (cont.)

INEFFECT

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

8. Comply with the requirements of 10 PLANNING 23, above.

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. 10

MAP - LANDSCAPING PLAN DESERT

INEFFECT

Prior to the issuance of the FIRST residential building permit (not including model sales units), thirteen (13) folded copies of a shading, parking, parking lot lighting, landscaping and irrigation plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Ordinance No. 348, Sections 18.12 and 18.30 (Planning Department only plot plan) for the common lots and other commonly maintained areas within this land division. It is recommended, to save unnecessary expense, that three (3) screen check copies of the proposed plan be initially submitted with a plot plan application and applicable fees, and thereafter providing the 13 final copies after completion of Planning Department review. The location, number, genus, species and container size of plants shall be shown as well as all proposed groundcovers. Plans shall meet all requirements of Ordinance No. 348, Sections 18.12, and 19.300 through 19.304, and as specified herein.

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

c) Elevations with height shown and materials described

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80.PLANNING. 10

MAP - LANDSCAPING PLAN DESERT (cont.)

INEFFECT

for all masonry walls and other fencing.

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

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

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

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

h) Landscaping planting shall be in conformance with the DESIGN MANUAL (Exhibits M) approved with the TENTATIVE MAP. Modifications to the Exhibit M shall be as approved by the Planning Department through review of the landscaping plans submitted in connection with this condition of approval.

i) Trail improvements shall be detailed within or adjacent to Avenue 54, Avenue 55 and Calhoun Street and Van Buren Street in compliance with Vista Santa Rosa Design Guidelines. Internal walkways and recreational trails shall be defined and included.

j) Common easement areas shall also be defined and improved as part of this plan.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 10            MAP - LANDSCAPING PLAN DESERT (cont.) (cont.) INEFFECT

k) Lot "W" HOA common/recreational area shall be provided with passive and active amenities to address needs of all age levels.

80.PLANNING. 11            MAP - LANDSCAPING SECURITIES            INEFFECT

Prior to the issuance of building permits for the FIRST residential dwelling, not including model sales units, 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 COMMON AREA plantings have been adequately maintained. Performance securities, in amounts to be determined by the Director of the Department of Building and Safety, to guarantee the installation of plantings in accordance with the approved plan, and adequate maintenance of the plantings for one year, shall be filed with the Department of Building and Safety.

80.PLANNING. 12            MAP - FINAL SITE OF DEVELOPMNT            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.

A. The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, fencing, entry monuments (location and elevation), mechanical equipment, and the house floor plan and elevation assignments on individual lots.

2. One (1) color and materials sample board containing precise color texture and material swatches or photographs (which may be from supplier's brochures). Indicate on the sample board the name, address and phone number of the preparer and the project applicant, the tract number, and the manufacturer and product numbers where possible (trade names also acceptable).

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 12

MAP - FINAL SITE OF DEVELOPMNT (cont.)

INEFFECT

3. One (1) set of architectural elevations colored to represent the selected color combinations, with symbols keyed to the color and materials sample board. Brief written color and material descriptions shall be located on the colored elevations. No landscaping or other enhancements shall be shown on the elevations.

4. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible.

B. Model home complex plot plans shall not be approved without Final Site Plan approval. The submittal and approval of plot plans may be phased provided:

1. A subdivision phasing plan has been approved.

2. A separate plot plan shall be submitted to the Planning Department for each approved tract phase along with the current fee.

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

C. Subdivision development shall conform to the approved plot plan and shall conform to the design guidelines and requirements found in the approved Design Manual, Exhibit \_\_\_\_.

80.PLANNING. 13

MAP - LC LANDSCAPE PLOT PLAN

RECOMMND

The land divider/permit holder shall file six (6) sets of a Landscaping and Irrigation Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to 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

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80.PLANNING. 13

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

with Section 18.12, Sections 19.300 through 19.304., and the TENTATIVE MAP conditions of approval. The plan shall show all common open space areas and label those open space areas regulated/or conserved by the prevailing MSHCP. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to, (slope planting, common area and/or park landscaping, and individual front yard landscaping). Emphasis shall be placed on using plant species that are drought tolerant and low water using.

Landscaping and Irrigation Plot Plans shall be prepared consistent with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12 and submitted by a landscape architect licensed by the State of California.

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees along streets and within the parking areas. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted for review and approval by the Transportation Department. Slope Landscaping plans for slopes exceeding 3 feet in height shall be submitted to the Planning Department for review.

NOTES: The Landscape plot plan may include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.  
EOT1

80.PLANNING. 14

MAP - LC PARKING/LNDSCP PLAN

RECOMMND

Prior to issuance of building permits, six (6) copies of a Shading, Parking, Landscaping, and Irrigation Plan shall be submitted to and approved by the Planning Department. The location, number, genus, species, and container size of plants shall be shown. Plans shall meet all requirements of the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 348, Sections 18.12, and

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80.PLANNING. 14                      MAP - LC PARKING/LNDSCP PLAN (cont.)                      RECOMMND

19.300 through 19.304 and as specified herein, and Ordinance No. 859 (as adopted and any amendments thereto). The irrigation plan shall include a smart controller which is capable of adjusting watering schedule based on soil moisture and/or weather data. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.  
EOT1

TRANS DEPARTMENT

80.TRANS. 1                      MAP - GARAGE DOORS                      INEFFECT

Garage door setbacks for all residential zones shall be 24 feet for a conventional door or 20 feet for a roll-up door, measured from the back of the sidewalk to the face of garage door or the face of the curb if no sidewalk is required, or 20 feet from the street right-of-way, whichever setback is greater.

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

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

vertical height with grass or ground cover; slopes 15 feet 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.

PLANNING DEPARTMENT

90.PLANNING. 1                      MAP - QUIMBY FEES                      INEFFECT

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. 2                      MAP - CONCRETE DRIVEWAYS                      INEFFECT

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

90.PLANNING. 3                      MAP - FENCING COMPLIANCE                      INEFFECT

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

90.PLANNING. 4                      MAP - MITIGATION MONITORING                      INEFFECT

The land divider, or the land divider's successor, shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with all remaining conditions of approval and mitigation measures of this TENTATIVE MAP and E.A. No. 39805.

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5                      MAP - ROLL-UP GARAGE DOORS                      INEFFECT

All residences shall have automatic roll-up garage doors.

90.PLANNING. 6                      MAP - BLOCK WALL ANTIGRAFFITI                      INEFFECT

The land divider/permit holder may construct six (6) foot high decorative block walls within the interior lots (non-perimeter lots). No block walls or berms shall be permitted within any of the perimeter lots which are prohibited by the Vista Santa Rosa Design Guidelines. Any interior block walls shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

90.PLANNING. 7                      USE - PARKING PAVING MATERIAL                      INEFFECT

Within the PRD condo portion of this land division, a minimum of 35 guest parking spaces shall be provided as shown on the TENTATIVE MAP and the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department though the Final Site Plan (80 PLANNING 9). The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 8                      USE - ACCESSIBLE PARKING                      INEFFECT

Within the PRD condo portion of this land division, a minimum of two (2) guest accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. 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:



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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 8 USE - ACCESSIBLE PARKING (cont.)

INEFFECT

"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. 9 USE - UTILITIES UNDERGROUND

INEFFECT

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department 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. 10 USE - COMPLY W/ LANDSCAPE PLAN

INEFFECT

All required 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 and 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 USE - CERTIFY LANDSCAPE COMPLY

INEFFECT

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 landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least thre (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever occurs first.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 12

MAP - LANDSCAPING COMPLIANCE

INEFFECT

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 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. 13

MAP - HOME ADDRESS LIGHTING

INEFFECT

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

90.PLANNING. 14

MAP - DUAL AIR COOL SYSTEMS

INEFFECT

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

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

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

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90.PLANNING. 15 MAP - ENTRY PP COMPLIANCE

INEFFECT

Prior to final building inspection approval of the FIRST residential dwelling, the project entry monument, and if applicable, gate/security improvements shall be installed in accordance with the approved plot plan.

90.PLANNING. 16 MAP - LC LNDSCP INSPECT DEPOS

RECOMMND

Prior to final inspection, the permit holder shall deposit the prevailing DBF amount to cover the Initial, Six Month and One Year Landscape Inspections. In the event that no Landscape DBF case type is available through the County, then the applicant shall open and deposit sufficient funds into an FEE ONLY case type at the current prevailing, Board adopted, hourly rate. The amount of hours for the Initial, Six Month and One Year Landscape Inspections will be determined by the County Planning Department's Landscape personnel prior to approval of the requisite Minor Plot Plan for Planting and Irrigation. For front yard typicals and models, only deposit funds to Installation Inspection(s).  
EOT1

90.PLANNING. 17 MAP - LC LNDSCP/IRRIG INSPECT

DRAFT

Prior to final inspection, the developer/permit holder Plans shall arrange for an Installation Inspection with the Planning Department at least fifteen (15) working days prior to final Inspection of the structure or issuance of occupancy permit, whichever occurs first. Upon successful completion of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled "MAP- LC LANDSCAPING SECURITIES and MAP-LC LNDSCPE INSPECT DEPOS," both the County Planning Department's Landscape Inspector and the permit holder's landscape architect shall execute a Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety.  
EOT1

90.PLANNING. 18 MAP - LC COMPLY W/LNDSCP/IRRIG

RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, and the Riverside County Guide to California Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto). All landscape and

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90.PLANNING. 18

MAP - LC COMPLY W/LNDSCP/IRRIG (cont.)

RECOMMND

irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "MAP - LC LNDSCP/IRRIG INSTAL." 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.

EOT1

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1

MAP - 80% COMPLETION (cont.)

INEFFECT

shall be raised to pavement finished grade.  
Written confirmation of acceptance from sewer  
purveyor is required.

- f) Landscaping and irrigation, water and electrical  
systems shall be installed and operational in  
accordance with County Ordinance 461.

90.TRANS. 2

MAP - STREET LIGHTS INSTALL

INEFFECT

Install streetlights along the streets associated with  
development in accordance with the approved street lighting  
plan and standards of County Ordinance 460 and 461. For  
projects within Imperial Irrigation District (IID) use  
(IID's) pole standard.

Street light annexation into L&LMD or similar mechanism as  
approved by the Transportation Department shall be  
completed.

It shall be the responsibility of the Developer to ensure  
that streetlights are energized along the streets of those  
lots where the Developer is seeking Building Final  
Inspection (Occupancy).

90.TRANS. 3

MAP -CONSTRUCT DRAINAGE IMPROV

INEFFECT

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

90.TRANS. 4

MAP - STREET SWEEPING

INEFFECT

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

90.TRANS. 5

MAP - TS/INSTALLATION

INEFFECT

The project proponent shall be responsible for the  
construction and installation of traffic signals at the  
following locations:

Van Buren Street (NS) / 54th Avenue (EW)

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5

MAP - TS/INSTALLATION (cont.)

INEFFECT

Prior to the final building inspection of the first dwelling unit, the following traffic signal(s) shall be installed and operational:

Van Buren Street (NS) / 54th Avenue (EW)  
with fee credit given for traffic signal mitigation fees,

or as approved by the Transportation Department

The project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal (s). All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

**Arrieta, Celia**

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**From:** Deertrack, Judith  
**Sent:** Wednesday, May 20, 2009 10:38 AM  
**To:** Arrieta, Celia  
**Subject:** FW: TR33045- 1st EOT

FYI

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**From:** Deertrack, Judith  
**Sent:** Tuesday, March 17, 2009 3:32 PM  
**To:** Deertrack, Judith  
**Cc:** Arrieta, Celia  
**Subject:** FW: TR33045- 1st EOT

READY FOR APPROVAL

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**From:** Pablo, Marisela  
**Sent:** Wednesday, March 04, 2009 12:05 PM  
**To:** Deertrack, Judith  
**Cc:** Farshad, Majeed  
**Subject:** TR33045- 1st EOT

Judy,

Transportation Department has no objections to the extension of time for TR33045.

Thank you,  
Marisela Pablo  
Engineering Tech I  
County of Riverside  
Transportation Department  
38686 El Cerrito Rd.  
Palm Desert, CA 92211  
(760) 863-7211  
[mpablo@rctlma.org](mailto:mpablo@rctlma.org)



**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: 33045

DATE SUBMITTED: 12-31-08

Assessor's Parcel Number(s): 767-390-001, 002, 003 & 006

EXTENSION REQUEST    ☐ First    ☐ Second    ☐ Third    ☐ Fourth    ☒ Fifth

Phased Final Map N/A    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: 02-07-2006

Applicant's Name: Mission South, LLC <sup>C/O</sup> Wallace Bernarde E-Mail: capstone120@aol.com

Mailing Address: 12520 High Bluff Drive Suite 180

San Diego,

Street  
CA 92130

City

State

ZIP

Daytime Phone No: ( 858 ) 617-6430

Fax No: ( 858 ) 617-6439

Property Owner's Name: Same as Applicant

E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Street

City

State

ZIP

Daytime Phone No: ( \_\_\_\_\_ ) \_\_\_\_\_

Fax No: ( \_\_\_\_\_ ) \_\_\_\_\_

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

Riverside Office · 4080 Lemon Street, 9th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157  
Form 295-1018 (08/27/07)

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

Murrieta Office · 39493 Los Alamos Road  
Murrieta, California 92563  
· Fax (951) 600-6145



## 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.

MISSION SOUTH LLC  
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.

MISSION SOUTH LLC  
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.

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
December 19, 2005

**SUBJECT:** GENERAL PLAN AMENDMENT NO. 719 / CHANGE OF ZONE NO. 7049 / TENTATIVE TRACT MAP NO. 33045 - EA39805 - Applicant: Mission Development, LLC - Representative: Mission Development, LLC - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Eastern Coachella Valley Area Plan: Agriculture: Agriculture (A-AG) (10 Acre Minimum) - Location: Southerly of Avenue 54, easterly of Calhoun Street, and westerly of Van Buren Street in the Vista Santa Rosa Community - 113 Gross Acres - Zoning: Light Agriculture - 10 Acre Minimum (A-1-10) and Light Agriculture - 20 Acre Minimum (A-1-20) - REQUEST: General Plan Amendment to amend the land use map of the Eastern Coachella Valley Area Plan from Agriculture to Medium Density Residential (2-5 Dwelling Units Acre). Change of Zone from Light Agriculture (A-1-10 / A-1-20) to One-Family Dwelling (R-1), Commercial Office (C-O), and Scenic Highway Commercial (C-P-S). The Schedule A tract map subdivision of 113 gross acres into 113 single-family residential lots and 157 planned residential development (PRD) units for a total of 270 dwellings, with separate common open space lots, a commercial office lot, and a commercial retail lot.

**RECOMMENDED MOTION:**

The Planning Department recommended Approval; and,  
**THE PLANNING COMMISSION BY A 4-0 VOTE (Commissioner Petty was 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. 39805**, 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*  
Robert C. Johnson  
Planning Director

RCJ:jo/sn

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Wilson, seconded by Supervisor Ashley and duly carried, IT WAS ORDERED that the above matter is tentatively approved as recommended with the additional conditions submitted and with 50.Planning.18 modified to reflect the February 3, 2006 clearance from the Airport Land Use Commission, and that a navigation easement be required prior to recordation; and that any references to preventing the GPA and the Change of Zone adoption be stricken at this point; and, that staff is directed to prepare the necessary documents for final action

Ayes: Buster, Stone, Wilson and Ashley  
Nays: None  
Absent: Tavaglione  
Date: February 7, 2006  
xc: Planning, Applicant, Co.Co.

Nancy Romero  
Clerk of the Board  
By: *Nancy Romero*  
Deputy

Prev. Agn. Ref.

District: Fourth

Agenda Number:

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 719 / CHANGE OF ZONE NO. 7049 / TENTATIVE  
TRACT MAP NO. 33045

December 19, 2005

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**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39805**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**TENTATIVE APPROVAL** of **GENERAL PLAN AMENDMENT NO. 719**, from "Agriculture" to Medium Density Residential (2-5 Dwelling Units Per Acre), in accordance with Exhibit 6a, and subject to the attached Planning Commission resolution; and,

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7049**, from Light Agriculture - 10 Acre Minimum (A-1-10) and Light Agriculture - 20 Acre Minimum (A-1-20) to One Family Dwelling (R-1), Commercial Office (C-O), and Scenic Highway Commercial (C-P-S), in accordance with Exhibit 2; and,

**APPROVAL** of **TENTATIVE TRACT MAP NO. 33045**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.

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