

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

805B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
May 13, 2010

**SUBJECT: TENTATIVE PARCEL MAP NO. 36217 / PLOT PLAN NO. 24228 / CHANGE OF ZONE NO. 7717 (Fast Track No. 2009-05) – EA42201 – Applicant: Palm Desert Development Co. – Engineer/Representative: RBF Consulting - Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Community Plan: Community Development: High Density Residential (CD: HDR) (8 – 14 DU/AC) – Location: Northerly of El Centro Way, southerly of Del Norte Way, westerly of Robert Road. – 40 Gross Acres – Zoning: One-Family Dwellings (R-1) – REQUEST: The Parcel Map is proposing a Schedule H subdivision of 40 acres into 3 parcels ranging in size from 12.5 acres to 14.2 acres. The Plot Plan proposes 81 affordable housing apartments within 10 two-story multiple dwelling buildings, one community building and 217 parking spaces on 14.2 acres (all proposed on Parcel # 2, no development is proposed on parcels #1 or 3). The Change of Zone proposes to change the zoning on 14.2 acres (proposed Parcel # 2) from One-Family Dwellings (R-1) to Multiple-Family Dwellings (R-2) – APN: 650-020-008 - Concurrent Cases: EA42201, CFG05554 - Related Cases: PAR01251**

**RECOMMENDED MOTION:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42201**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7177**, amending the zoning classification for a portion of the subject property from One-Family Dwellings (R-1) to Multiple-Family Dwellings (R-2) in accordance with the Exhibit #3;

Ron Goldman  
Planning Director

Initials:  
RG:vc

(continued on attached page)

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Benoit, seconded by Supervisor Ashley and duly carried, IT WAS ORDERED that the above matter is tentatively approved as recommended, and that staff is directed to prepare the necessary documents for final action.

Ayes: Buster, Benoit and Ashley  
Nays: None  
Absent: Tavaglione and Stone  
Date: June 15, 2010  
xc: Planning, Co.Co., Applicant

Kecia Harper-Ihem  
Clerk of the Board

By:   
Deputy

Prev. Agn. Ref.

District: Fourth

Agenda Number:

REVIEWED BY EXECUTIVE OFFICE

DATE 5/13/2010

Tina Grande  
Departmental Concurrence

☒ Policy

☒ Policy

☐ Consent

☐ Consent

Dep't Recomm.:

Per Exec. Ofc.:

The Honorable Board of Supervisors

Re: TENTATIVE PARCEL MAP NO. 36217 / PLOT PLAN NO. 24228 / CHANGE OF ZONE  
NO. 7717 (FTA # 2009-05)

Page 2 of 2

**TENTATIVE APPROVAL** of **TENTATIVE PARCEL MAP NO. 36217** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and

**TENTATIVE APPROVAL** of **PLOT PLAN NO. 24228**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
*Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.*  
**George A. Johnson · Agency Director**  
**Planning Department**  
**Ron Goldman · Planning Director**

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

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

☐ 38686 El Cerrito Road  
Palm Desert, California 92211

6/22/10  
Date

KG  
Initial

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

Tentative Parcel Map No. 36217, Plot Plan No. 24228, Change of Zone No. 7717  
Project Title/Case Numbers

Matt Straite  
County Contact Person

951-955-8631  
Phone Number

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

Palm Desert Development Company  
Project Applicant

PO Box 3958 Palm Desert CA 92261  
Address

Unincorporated Riverside County: Western Coachella Valley Area Plan: northerly of El Centro Way, southerly of Del Norte Way, and westerly of Robert Road.

Project Location

Change of Zone No. 7177 proposes to change the zoning on 14.2 acres (proposed parcels 2 and 4 on proposed Tentative Parcel Map 36217) from One-Family Dwellings (R-1) to Multiple-Family Dwellings (R-2). Tentative Parcel Map No. 36217 is proposing a Schedule H subdivision of 40 acres into 4 parcels, three open space lots and one residential lot intended for high density residential development. Plot Plan No. 24228 proposes 81 affordable housing apartments within 10, two-story multiple dwelling buildings, one community building and 217 parking spaces on 14.2 acres; all proposed on parcel 2, no development is proposed on parcels 1 or 3. Parcel 4 is intended as an open space lot intended to facilitate drainage in and around the structures.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on 6/15/10 and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,010.25 + \$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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

  
Signature

Board Assistant

June 15, 2010

Title

Date

Karen Barton, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors

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

MS  
Revised 8/25/2009  
Y:\Planning Case Files-Riverside office\PM36108\DH-PC-BOS Hearings\NOD Form.doc

Please charge deposit fee case#: ZEA

ZCFG

06.15.10 16.1 2.7

FOR COUNTY CLERK'S USE ONLY

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

*George A. Johnson · Agency Director*

**Planning Department**

*Ron Goldman · Planning Director*

**MITIGATED NEGATIVE DECLARATION**

Project/Case Number: Change of Zone No. 7717, Tentative Parcel Map No. 36217, Plot Plan No. 24228, and Environmental Assessment No. 42201

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

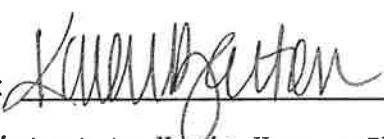
PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

**COMPLETED/REVIEWED BY:**

By: Matt Straite Title: Project Planner Date: May 12, 2010

Applicant/Project Sponsor: Palm Desert Development, LLC Date Submitted: September 1, 2009

**ADOPTED BY:** Other

Person Verifying Adoption:  Date: June 15, 2010

Karen Barton, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors

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

Riverside County Planning Department 4080 Lemon Street, 9th Floor, Riverside, CA 92501

For additional information, please contact Matt Straite at (951) 955-8631.

Revised: 10/16/07

Y:\Planning Master Forms\Templates\CEQA Forms\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA42201 ZCFG05554 \$2,010.25

06.15.10 2.7 16.1

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

M\* REPRINTED \* I0902121

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

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

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

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

Received from: PALM DESERT DEVELOPMENT CO \$64.00  
paid by: CK 22680  
CFG FOR EA42201 (PM36217/PP24228/CZ07717)  
paid towards: CFG05554 CALIF FISH & GAME - NEG DECL  
at parcel:  
appl type: CFG1

By \_\_\_\_\_ Sep 02, 2009 09:08  
JCMITCHE posting date Sep 02, 2009

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

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

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

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

M\* REPRINTED \* I0902602

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

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

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

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

Received from: PALM DESERT DEVELOPMENT CO \$1,993.00  
paid by: CK 22782  
CFG FOR EA42201 (PM36217/PP24228/CZ07717)  
paid towards: CFG05554 CALIF FISH & GAME - NEG DECL  
at parcel:  
appl type: CFG1

By \_\_\_\_\_ Oct 20, 2009 16:29  
JCMITCHE posting date Oct 20, 2009

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

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,993.00

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

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

M\* REPRINTED \* R1004501

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

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

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

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

Received from: PALM DESERT DEVELOPMENT CO \$17.25  
paid by: CK 1285  
CFG FOR EA42201 (PM36217/PP24228/CZ07717)  
paid towards: CFG05554 CALIF FISH & GAME - NEG DECL  
at parcel:  
appl type: CFG1

By \_\_\_\_\_ Apr 26, 2010 16:46  
SBROSTRO posting date Apr 26, 2010

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

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$17.25

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

# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

### Planning Department

Ron Goldman · Planning Director

805B

DATE: May 12, 2010

TO: Clerk of the Board of Supervisors

06.15.10

FROM: Planning Department - Riverside Office

SUBJECT: TENTATIVE PARCEL MAP NO. 36217 / PLOT PLAN NO. 24228 / CHANGE OF ZONE NO. 7717 (Fast Track No. 2009-05)

(Charge your time to these case numbers)

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

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

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

**Please schedule on the June 15, 2010 BOS Agenda**

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

Notice of Determination and Mit Neg Dec Forms  
Fish & Game Receipt (CFG05554)

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

*[Handwritten signature]*  
5-13-10



**Agenda Item No.:**  
**Area Plan:** Western Coachella Valley  
**Zoning District:** Thousand Palms  
**Supervisory District:** Fourth  
**Project Planner:** Matt Straite  
**Board of Supervisors:** June 15, 2010

**Change of Zone No. 7717**  
**Tentative Parcel Map No. 36217**  
**Plot Plan No. 24228**  
**Fast Track No. 2009-05**  
**E.A. Number: 42201**  
**Applicant:** Palm Desert Development  
**Engineer/Representative:** RBF Consulting

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT**

### **PROJECT DESCRIPTION AND LOCATION:**

**Change of Zone No. 7177** proposes to change the zoning on 14.2 acres (proposed parcels 2 and 4) from One-Family Dwellings (R-1) to Multiple-Family Dwellings (R-2).

**Tentative Parcel Map No. 36217** is proposing a Schedule H subdivision of 40 acres into 4 parcels, three open space lots and one residential lot intended for high density residential development.

**Plot Plan No. 24228** proposes 81 affordable housing apartments within 10 two-story multiple dwelling buildings, one community building and 217 parking spaces on 14.2 acres; all proposed on parcel 2, no development is proposed on parcels 1 or 3. Parcel 4 is intended as an open space lot intended to facilitate drainage in and around the structures.

The project is located in the Western Coachella Valley Area Plan, more specifically it is northerly of El Centro Way, southerly of Del Norte Way, and westerly of Robert Road.

### **ISSUES OF POTENTIAL CONCERN:**

The project is in an area that can be prone to sheet flow style flooding. The Coachella Valley Water District is proposing a levee system that would protect the area from such flows; however, this project is moving forward in advance of any levee construction. As a result, the project has been designed to allow water to flow through the project. All structures are elevated 18" above the flood plain, the structures are two story in design, intended to decrease the foot prints to allow water to pass between the structures, and landscaping and wrought iron fencing have been crafted in a way that will maximize any potential sheet flows through the site. The parcel map has been designed with development proposed on the center two lots and the two larger lots flanking the development parcels are intended to allow flows to pass alongside the development. Easements have been added alongside the two center parcels for CVWD access.

### **SUMMARY OF FINDINGS:**

- |  |   |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5):    | High Density Residential (HDR) (8 – 14 DU/AC)   |
| 2. Surrounding General Plan Land Use (Ex. #5): | Light Industrial (LI) to the south, and west, High Density Residential (HDR) to the north, Medium High Density Residential (MHDR) to the east and Open Space- Recreation (OS-R) to the south. |
| 3. Proposed Zoning (Ex. #3):                   | Multiple-Family Dwellings (R-2)   |
| 4. Surrounding Zoning (Ex. #3):                | Manufacturing- Service Commercial (M-SC) to the west, Industrial Park (IP) to the south, and One Family Dwellings (R-1) to the south, north, and east.  |
| 5. Existing Land Use (Ex. #1):                 | Vacant  |

APR 5/13/10

6. Surrounding Land Use (Ex. #1): Vacant to the north, single family residential development to the east, a park and an industrial park to the south, and light industrial to the west.
7. Project Data: Total Parcel Map Acreage: 40 Gross Acres  
Total Proposed Parcel Map Lots: 4  
Parcel Map Schedule: H  
  
Total Plot Plan Acreage: 14.2 Gross Acres  
Total Plot Plan Structures: 13 (10 housing, 1 recreation center and 2 out buildings)  
Total Proposed Plot Plan Residential Rental Units: 81
8. Environmental Concerns: See attached environmental assessment

**RECOMMENDATIONS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42201**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7177**, amending the zoning classification for a portion of the subject property from One-Family Dwellings (R-1) to Multiple-Family Dwellings (R-2) in accordance with the Exhibit #3;

**TENTATIVE APPROVAL** of **TENTATIVE PARCEL MAP NO. 36217**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and

**TENTATIVE APPROVAL** of **PLOT PLAN NO. 24228**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: High Density Residential (HDR) (8 – 14 DU/AC) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project use is consistent with the proposed Multiple-Family Dwellings (R-2) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348, the proposed subdivision is consistent with both the existing One Family Dwelling (R-1) zoning and the proposed Multiple- Family Dwellings (R-2).
3. The proposed subdivision is consistent with the Schedule H map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.

5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP).

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

1. The project site is designated Community Development: High Density Residential (HDR) (8 – 14 DU/AC) on the Western Coachella Valley Area Plan. The project is consistent with the requirements of the Designation and all other aspects of the General Plan.
2. The proposed residential use is a permitted use in the High Density Residential (HDR) (8 – 14 DU/AC) designation.
3. The project site is surrounded by properties which are designated Light Industrial (LI) to the north, south, and west, High Density Residential (HDR) to the east.
4. The zoning for the subject site is One Family Dwelling (R-1), the proposed zoning is Multiple-Family Dwellings (R-2).
5. The proposed use, high density residential, is a permitted use, subject to approval of a plot plan in the Multiple-Family Dwellings (R-2) zone.
6. The project site is surrounded by properties which are zoned Manufacturing- Service Commercial (M-SC) to the west, Industrial Park (IP) to the south, and One Family Dwellings (R-1) to the south, north, and east.
7. Similar residential uses have been constructed and are operating to the east of the project site, this proposed high density residential use will help act as a transition between the single family uses to the east and the light industrial uses to the west.
8. The proposed use, high density residential, is consistent with the development standards set forth in the Multiple-Family Dwellings (R-2) zone.
9. This project is not located within Criteria Area of the Coachella Valley Multi-Species Habitat Conservation Plan.
10. Environmental Assessment No. 42201 identified the following potentially significant impacts:
  - a. Geology/Soils
  - b. Hydrology/Water Quality
  - c. Transportation/Traffic
  - d. Utilities/Service Systems

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A city sphere of influence,
  - b. SKR Fee Area,
  - c. Coachella Valley MSHCP Fee Area,
  - d. Area Drainage Plan,
  - e. Dam inundation area,
  - f. High Fire area, or,
  - g. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
3. The project site is located within:
  - a. A 100 year Flood Zone,
  - b. The boundaries of the Desert Recreation District, and,
  - c. An area of moderate liquefaction.
4. The subject site is currently designated as Assessor's Parcel Number 650-020-008.
5. This project was filed with the Planning Department on 9/1/2009.
6. This project was reviewed by the Land Development Committee one time on the following dates September 24, 2009.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$15,884.01

MS

V:\11\_PLANNING Primary Folder\Planning Cases-Desert Office\PP24228\DH-PC-BOS Hearings\Staff Report.doc

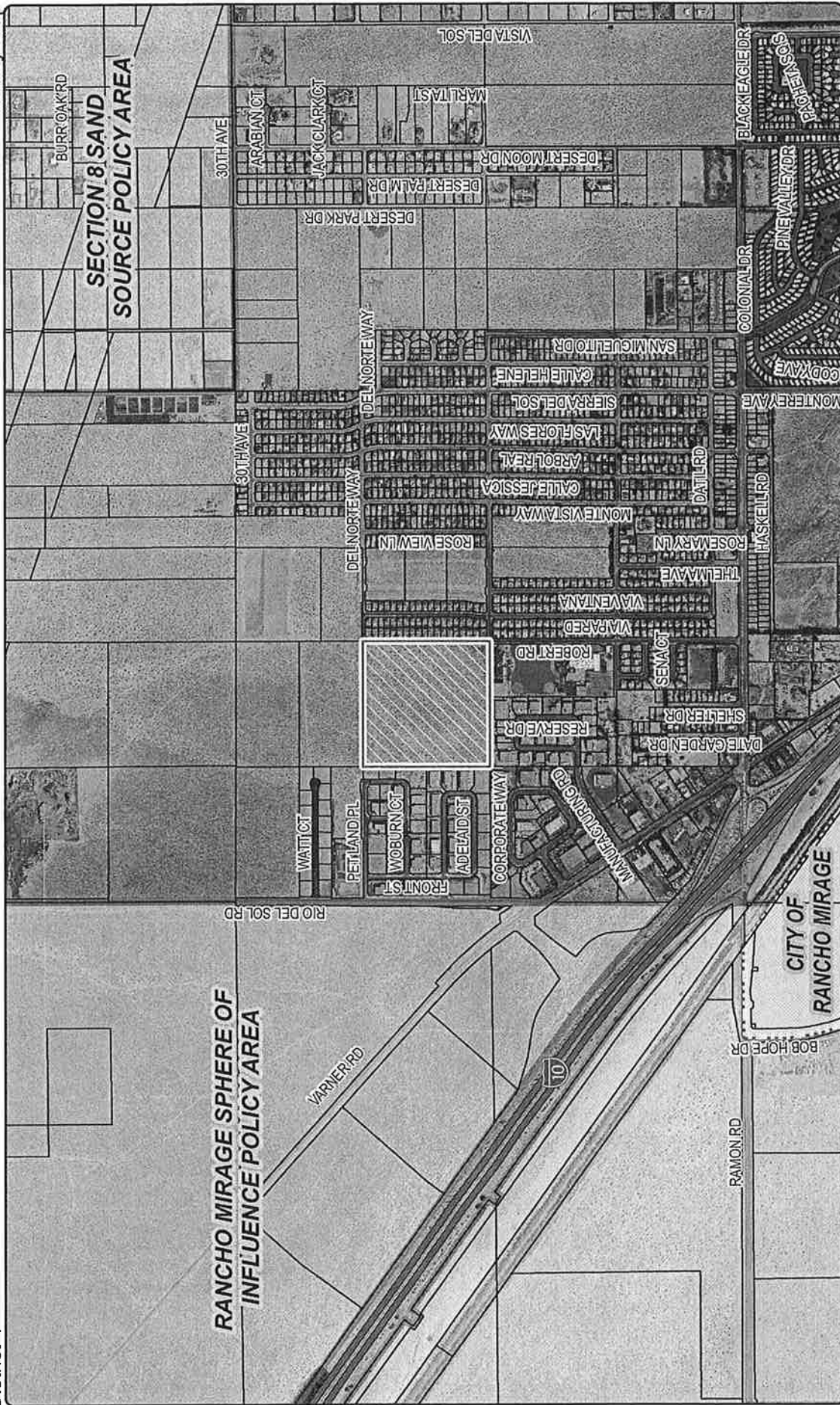
Date Prepared: 1/29/10

Date Revised:

# **RIVERSIDE COUNTY PLANNING DEPARTMENT** **CZ07717 PM36217 PP24228** **VICINITY/POLICY AREAS**

Supervisor Benoit  
 District 4

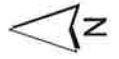
Date Drawn: 4/14/2010  
 Vicinity Map



Zoning District: Thousand Palms  
 Township/Range: T4SR6E  
 Section: 18

Assessors Bk. Pg. 650-020  
 Thomas Bros. Pg. 788 C1 & D1  
 Edition 2009

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





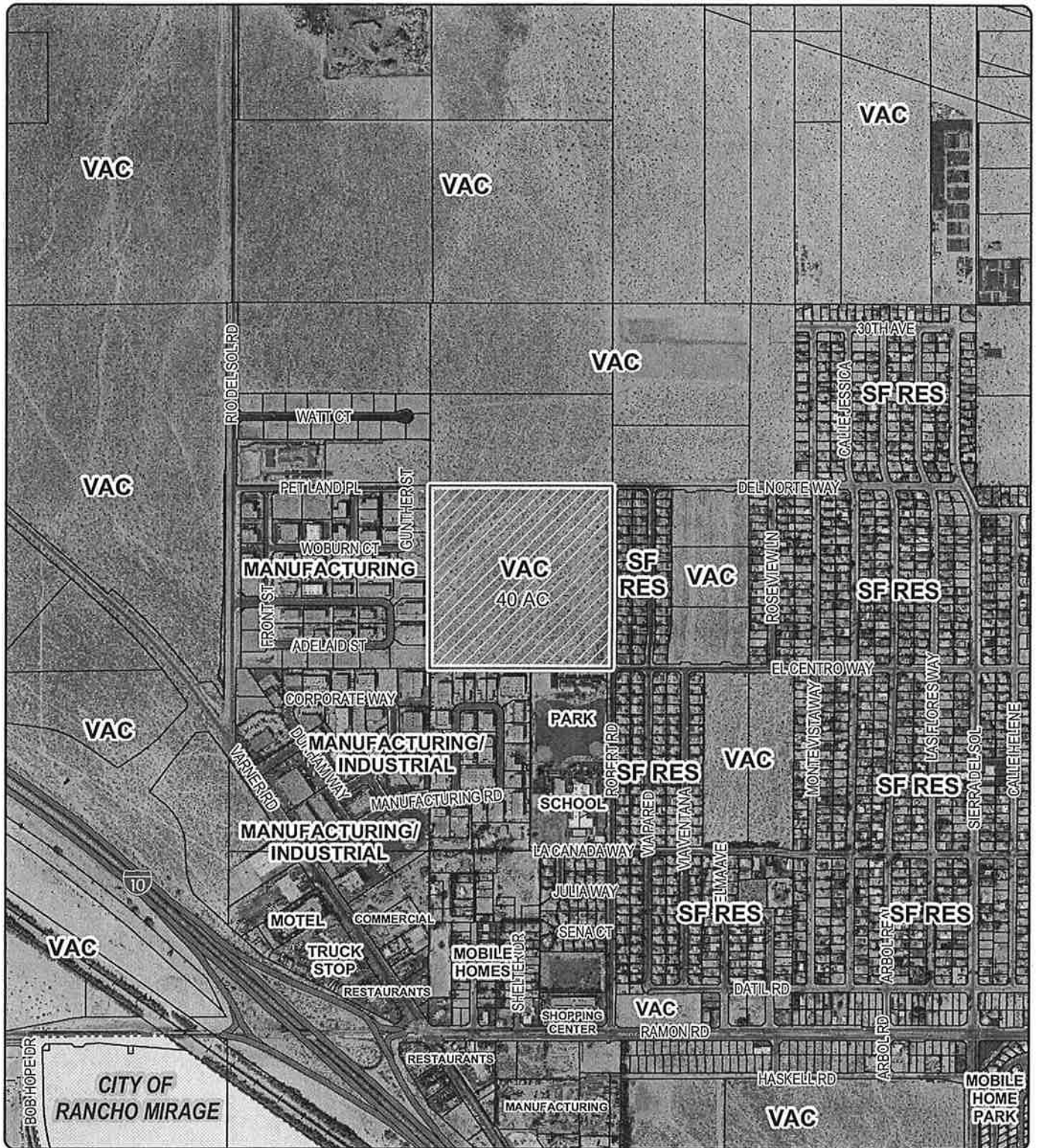
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CZ07717 PM36217 PP24228

### LAND USE

Supervisor Benoit  
District 4

Date Drawn: 4/14/2010  
Exhibit 1



Zoning District: Thousand Palms  
Township/Range: T4SR6E  
Section: 18

Assessors Bk. Pg. 650-020  
Thomas Bros. Pg. 788 C1 & D1  
Edition 2009

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

0 330 660 1,320 1,980 2,640 Feet

# RIVERSIDE COUNTY PLANNING DEPARTMENT

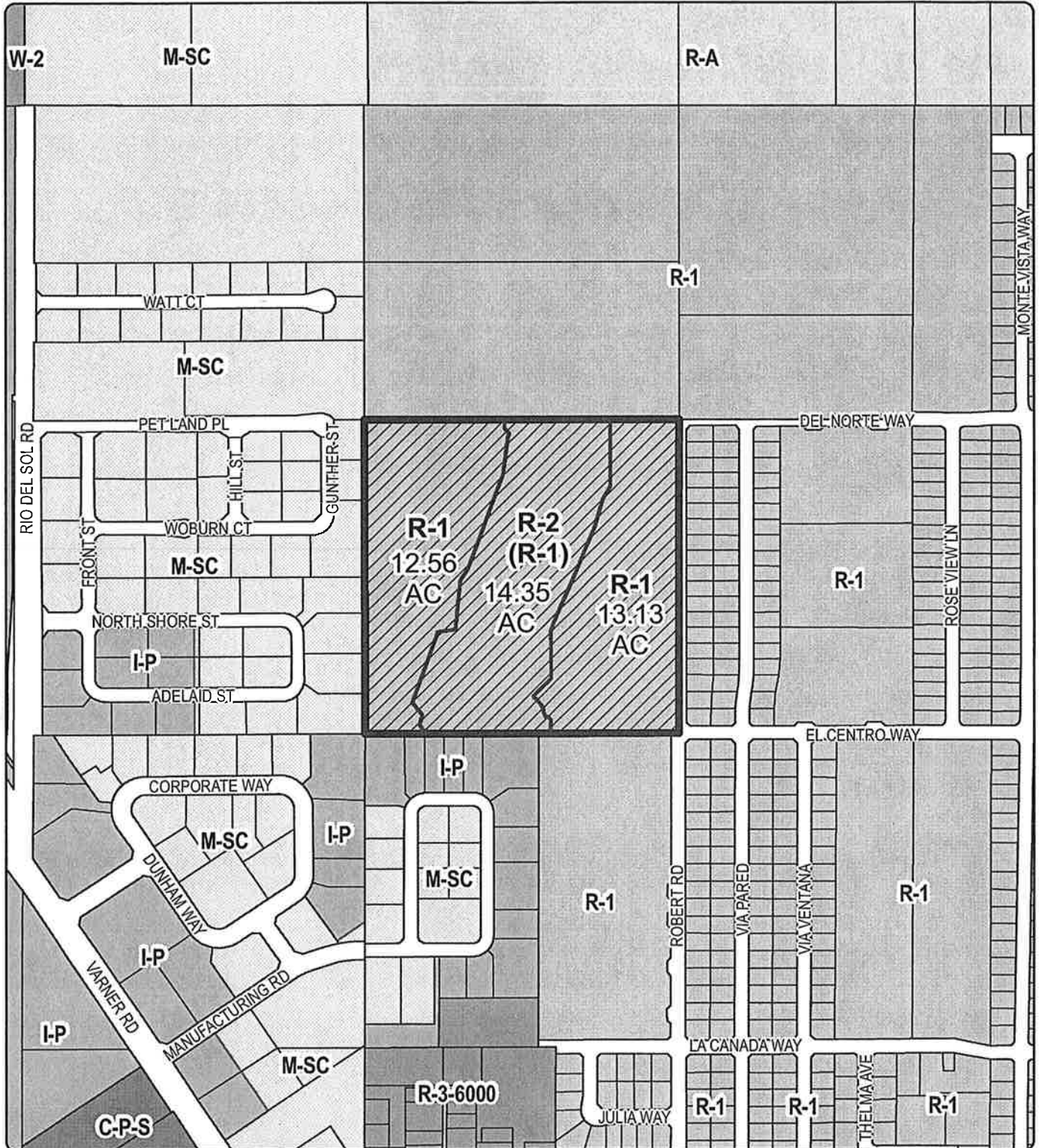
## CZ07717 PM36217 PP24228

Supervisor Benoit  
District 4

### PROPOSED ZONING

Date Drawn: 4/13/2010

Exhibit 3



Zoning District: Thousand Palms  
Township/Range: T4SR6E  
Section: 18

Assessors Bk. Pg. 650-020  
Thomas Bros. Pg. 788 C1 & D1  
Edition 2009



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





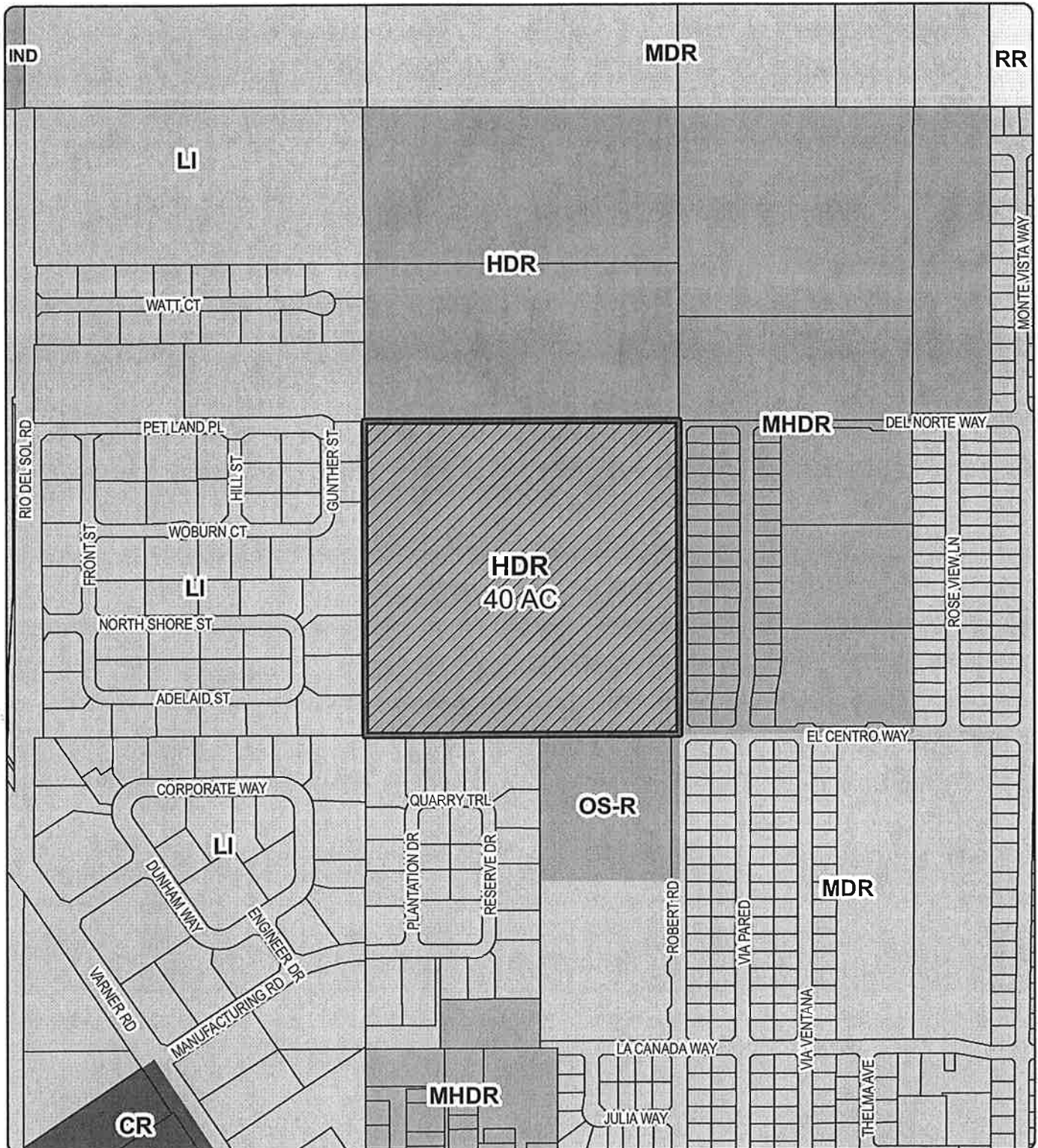
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CZ07717 PM36217 PP24228

Supervisor Benoit  
District: 4

### EXISTING GENERAL PLAN

Date Drawn: 4/13/2010  
Exhibit 5



Zoning District: Thousand Palms  
Township/Range: T4SR6E  
Section: 18



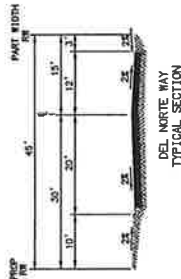
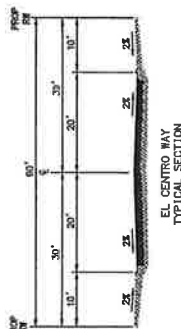
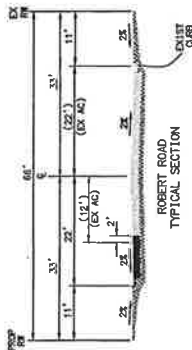
Assessors Bk. Pg. 650-020  
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DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.lm9.co.riverside.ca.us/index.html>









## ASSESSOR'S PARCEL NUMBER:

THE SOUTH HALF OF LOT 1 OF THE NORTHWEST QUARTER OF  
FRACTIONAL SECTION 18, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN  
BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF  
CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

(PARCEL 2 OF TPN 36217)  
ACREAGE: GROSS ACREAGE: 14.27 ACRES  
NET ACREAGE: 13.06 ACRES

R.F. SMITH AND C.E. SMITH LIVING TRUST	13%
HARRIED FAMILY TRUST	13%
RAYMOND EUGENE ZWISLOCK, SR. TRUST	13%
STANLEY WALSON 1990 SEPARATE PROPERTY REVOCABLE TRUST	19%
MONROE FAMILY TRUST	29%
BROOKSTEIN INTERVIVOS REVOCABLE TRUST	13%

PALM DESERT DEVELOPMENT COMPANY  
 44139 MONTEREY AVE, SUITE A  
 PALM DESERT, CA 92260  
 (760) 568-1048  
 CONTACT: JEFFREY TAPACIMINO

ROF CONSULTING  
74-130 COUNTRY CLUB DRIVE, SUITE 201  
PALM DESERT, CA 92260  
(760) 346-7481

COMPLETED BY:  
TAR ASSOCIATES  
155 W. HOSPITALITY LN, STE 122  
SAN BERNARDINO, CA 92408

FEMA: FLOOD ZONE AO (DEPTH 1",  
VELOCITY 5 FPS) FIRM MAP 0506SC7585G  
EFF. DATE AUGUST 28, 2008

RIV. CO. PU-30  
A HANDWELL MONUMENT 0 MILE EAST ALONG RAMON ROAD  
OVERPASS AT THE SOUTHERN PACIFIC RAILROAD TRACK. THE  
INTERSECTION OF RAMON ROAD AND MONTEREY AV.

THE BASIS FOR BEARINGS SHOWN ON THIS MAP IS THE WEST  
LINE OF THE NORTHEAST QUARTER OF SEC. 18 T.15S., R.10E.,  
58.8 M. PER MB 325/69-73, BEING N00D2'50"W.

EXISTING LAND USE:	<u>PARCEL 1</u>	<u>PARCEL 2</u>
VACANT, HOR	VACANT, HOR	VACANT, HOR
0.00 ACRES	0.00 ACRES	0.00 ACRES

1. CURRENT GENERAL PLAN: HOR

## GENERAL INFORMATION

HAZARD AREA

PROJECT IS NOT WITHIN A SPECIFIC PLAN  
THE AREA ENCLOSED IS THE ENTIRE CONTIGUOUS OWNERSHIP OF THE  
THERE ARE NO KNOWN WELLS WITHIN 200' OF THE PROJECT

ALL BUILDING FOOTINGS TO BE 12-INCH MINIMUM BELOW EXISTING FINISHED GRADE. MINIMUM ALLOWED TO BE 21 IN. BELOW FINISHED GRADE. ALL AREAS OUTSIDE OF BUILDING AND LOCATION SHALL BE FIRMED UP TO EXISTING GRADE. ALL AREAS OUTSIDE OF BUILDING AND LOCATION SHALL BE FIRMED UP TO EXISTING GRADE. ALL AREAS OUTSIDE OF BUILDING AND LOCATION SHALL BE FIRMED UP TO EXISTING GRADE.

[illegible]

REPARCO S.R.L.  
**RBF**  
CONSULENZA

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Page 10

6	
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LINE #	FOOT PRINT AREA [F <sup>2</sup> ]	TOTAL AREA [F <sup>2</sup> ]
LOADING 1	4,248	8,496
LOADING 2	4,248	3,936
LOADING 3	4,248	3,496
LOADING 4	4,248	9,936
LOADING 5	4,248	8,496
LOADING 6	4,348	9,936
LOADING 7	4,248	8,496
LOADING 8	4,348	9,936
LOADING 9	4,248	8,496
LOADING 10	4,348	9,936
AMOUNTY BLOC	5,598	8,640

NO. 53020215

25' WIDE DRAINAGE EASEMENT FOR OFF-SITE STORMWATER FLOW THROUGH WITHIN 1' OF PARCEL MAP 3817. NO PERMANENT STRUCTURES, OBSTRUCTIONS, OR COMMENTS BY LANDHILLS ARE ALLOWED UNLESS EXPRESSLY PERMITTED BY THE TALLA VALLEY WATER DISTRICT EXCEPT FOR THE CONSTRUCTION OF THE RETENTION WALL. DRAINAGE EASEMENT 3' HIGH.

CE EASEMENT FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE.  
ED 25' WIDE DRAINAGE EASEMENT FOR OFF-SITE STORMWATER FLOW THROUGH WITHIN

**PALM DESERT DEVELOPMENT**  
44139 Monterey Ave., Suite  
Palm Desert, CA 92261  
PH: (760) 601-3400  
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44138 Monterey Ave., Suite  
Palm Desert, CA 92261  
PH: (760) 601-3400  
FX: (760) 601-3437

## PLOT PLAN NO. 24228

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## SLAG-GYF 001157

IN FUTURE III

- DEPT. OF ENVIRONMENT

1770-1771

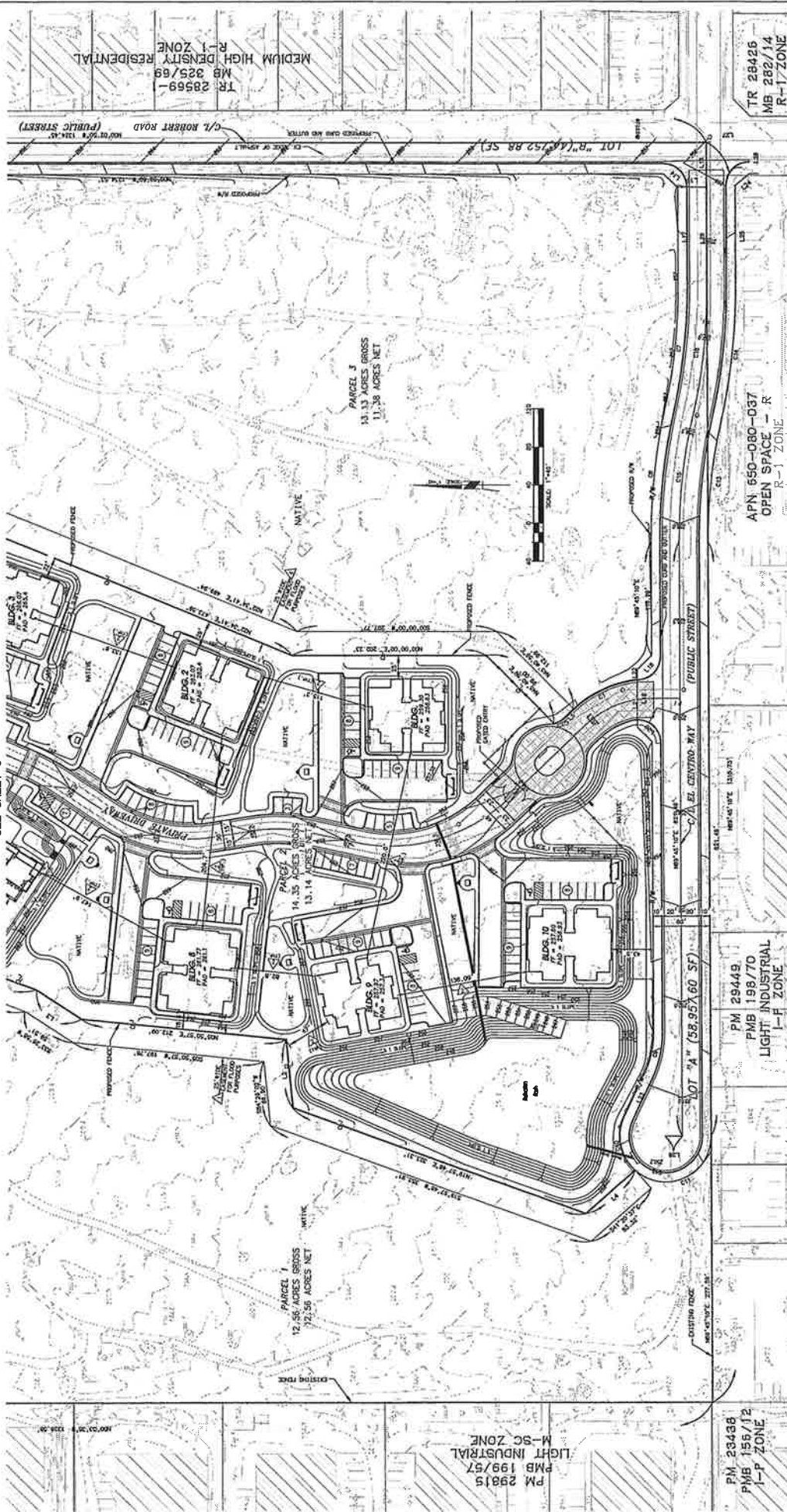
- ...and the ...

- Training**

- 1

NO.	GEOMETRY	DELTA	RADIUS	LENGTH
1	104	55	33	21.33
2	104	55	33	21.33
3	104	55	33	21.33
4	104	55	33	21.33
5	104	55	33	21.33
6	104	55	33	21.33
7	104	55	33	21.33
8	104	55	33	21.33
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18	104	55	33	21.33
19	104	55	33	21.33
20	104	55	33	21.33
21	104	55	33	21.33
22	104	55	33	21.33
23	104	55	33	21.33
24	104	55	33	21.33
25	104	55	33	21.33
26	104	55	33	21.33
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28	104	55	33	21.33
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30	104	55	33	21.33
31	104	55	33	21.33
32	104	55	33	21.33
33	104	55	33	21.33
34	104	55	33	21.33
35	104	55	33	21.33
36	104	55	33	21.33
37	104	55	33	21.33
38	104	55	33	21.33
39	104	55	33	21.33
40	104	55	33	21.33
41	104	55	33	21.33
42	104	55	33	21.33
43	104	55	33	21.33
44	104	55	33	21.33
45	104	55	33	21.33
46	104	55	33	21.33
47	104	55	33	21.33
48	104	55	33	21.33
49	104	55	33	21.33
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56	104	55	33	21.33
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60	104	55	33	21.33
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63	104	55	33	21.33
64	104	55	33	21.33
65	104	55	33	21.33
66	104	55	33	21.33
67	104	55	33	21.33
68	104	55	33	21.33
69	104	55	33	21.33
70	104	55	33	21.33
71	104	55	33	21.33
72	104	55	33	21.33
73	104	55	33	21.33
74	104	55	33	21.33
75	104	55	33	21.33
76	104	55	33	21.33
77	104	55	33	21.33
78	104	55	33	21.33
79	104	55	33	21.33
80	104	55	33	21.33
81	104	55	33	21.33
82	104	55	33	21.33
83	104	55	33	21.33
84	104	55	33	21.33
85	104	55	33	21.33
86	104	55	33	21.33
87	104	55	33	21.33
88	104	55	33	21.33
89	104	55	33	21.33
90	104	55	33	21.33
91	104	55	33	21.33
92	104	55	33	21.33
93	104	55	33	21.33
94	104	55	33	21.33
95	104	55	33	21.33
96	104	55	33	21.33
97	104	55	33	21.33
98	104	55	33	21.33
99	104	55	33	21.33
100	104	55	33	21.33

SEE SHEET 3

[illegible]

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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**PLANNING ■ DESIGN ■ CONSTRUCTION**  
**RBF**  
**CONSULTING**  
 74-16 COUNTRY CLUB DRIVE, SUITE 204  
 FARMINGDALE, CALIFORNIA 94024  
 (415) 461-1511 FAX (415) 461-1512

RESERVED FOR

**PALM DESERT DEVELOPMENT COMPANY**  
44138 Monterey Ave., Suite A  
Palm Desert, CA 92261  
PH: (760) 801-3400  
FX: (760) 801-3437

**COUNTY OF RIVERSIDE**

PLOT PLAN NO.24228

THOUSAND PALMS, CALIFORNIA

SHEET **2** OF **3**

SHINGO CHILDS

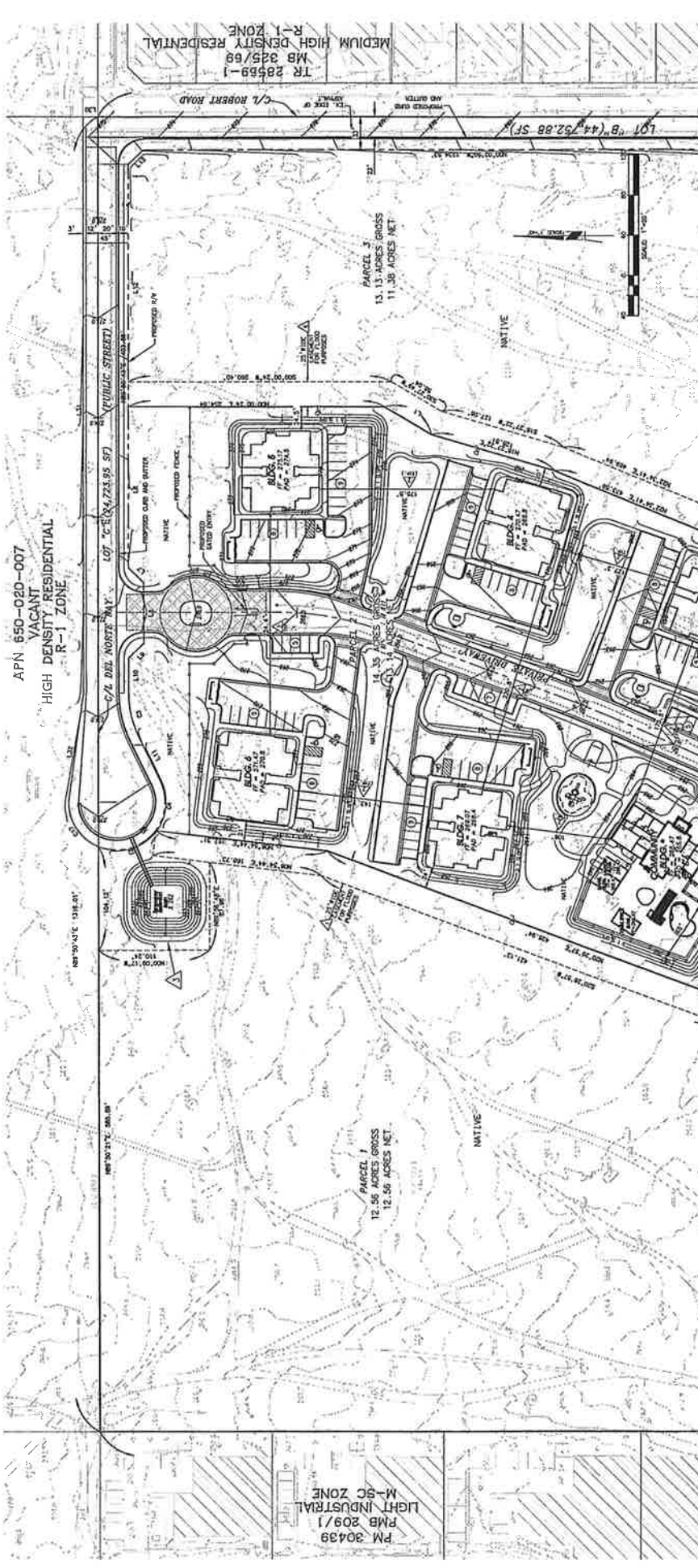
1. AN EASEMENT IN FAVOR OF THE PUBLIC OVER ANY EXISTING ROADS LYING WITHIN THE SAID LAND (NOT PLOTTABLE)
2. RIGHTS-OF-WAY FOR DITCHES AND CANALS RESERVED TO THE UNITED STATES OF AMERICA IN THE PRESENT (NOT PLOTTABLE)
3. AN EASEMENT FOR ROADS AND PIPELINES RESERVED TO THE CARROLLA VALLEY WATER DISTRICT IN A DEED DATED MAY 6, 1940 IN BOOK 462, PAGE 310, O.R. (NOT PLOTTABLE)

PROPOSED 25' HIGH DRAINAGE EXCAVATION FOR OFF-SITE STORMWATER FLOW THROUGH RETAINING WALLS. NO FUNDAMENTAL CONFLICTS, RESTRICTION OF ENCROACHMENTS BY LAND FILLS ARE ALLOWED UNLESS EXPRESSLY PERMITTED BY THE CHANDLER VALLEY WATER DISTRICT EXCEPT FOR THE CONSTRUCTION OF THE RETENTION BASIN AS REQUIRED BY DRAINAGE EXCAVATION 3 HEREON.

- OPEN AREAS BETWEEN BUILDINGS AND STREETS, TO REMAIN FREE FROM OBSTRUCTIONS TO OFF-SITE STORMWATER FLOW THROUGH CONTIGUOUS EASEMENT FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE.
- PROPOSED 25' WIDE DRAINAGE EASEMENT FOR OFF-SITE STORMWATER FLOW THROUGH WITHIN PARCEL J OF PARCEL MAP 36217. NO PERMANENT STRUCTURES, OBSTRUCTIONS, OR ENCROACHMENTS BY LANDFILLS ARE ALLOWED UNLESS EXPRESSLY PERMITTED BY THE COACHELLA VALLEY WATER DISTRICT.

No.	DATA TABLE			
	Working/Day	PAID/HR	PAID/HR	LODING
1	30	43	11	10
2	30	43	11	10
3	30	43	11	10
4	30	43	11	10
5	30	43	11	10
6	30	43	11	10
7	30	43	11	10
8	30	43	11	10
9	30	43	11	10
10	30	43	11	10
11	30	43	11	10
12	30	43	11	10
13	30	43	11	10
14	30	43	11	10
15	30	43	11	10
16	30	43	11	10
17	30	43	11	10
18	30	43	11	10
19	30	43	11	10
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22	30	43	11	10
23	30	43	11	10
24	30	43	11	10
25	30	43	11	10
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27	30	43	11	10
28	30	43	11	10
29	30	43	11	10
30	30	43	11	10
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33	30	43	11	10
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35	30	43	11	10
36	30	43	11	10
37	30	43	11	10
38	30	43	11	10
39	30	43	11	10
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43	30	43	11	10
44	30	43	11	10
45	30	43	11	10
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82	30	43	11	10
83	30	43	11	10
84	30	43	11	10
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87	30	43	11	10
88	30	43	11	10
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91	30	43	11	10
92	30	43	11	10
93	30	43	11	10
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95	30	43	11	10
96	30	43	11	10
97	30	43	11	10
98	30	43	11	10
99	30	43	11	10
100	30	43	11	10

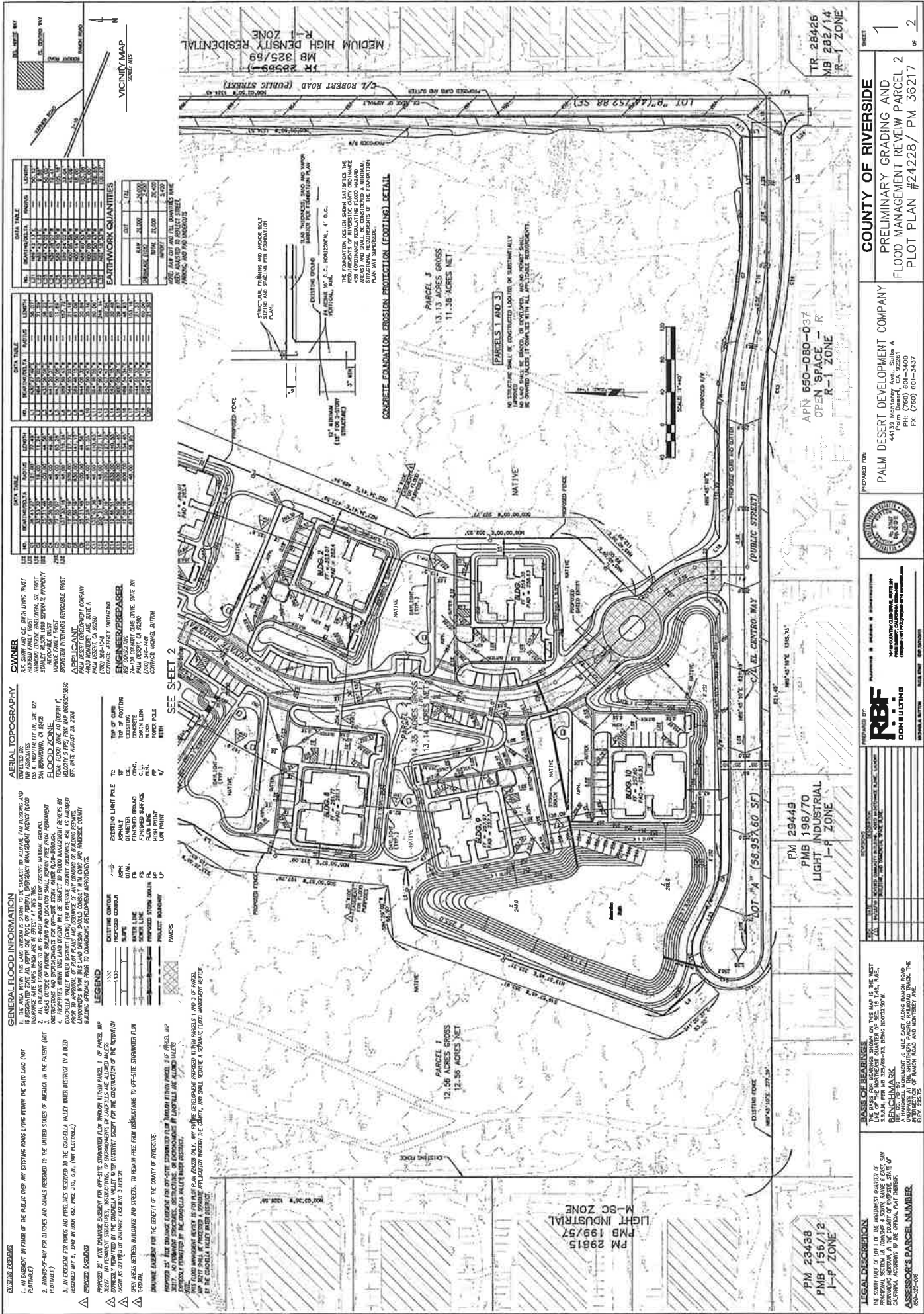
DATA TABLE			
NO.	ROMAN/DIGIT	POUNCE	LENGTH
1	XXXI / 31	---	31
2	XXXII / 32	---	32
3	XXXIII / 33	---	33
4	XXXIV / 34	---	34
5	XXXV / 35	---	35
6	XXXVI / 36	---	36
7	XXXVII / 37	---	37
8	XXXVIII / 38	---	38
9	XXXIX / 39	---	39
10	XXXX / 40	---	40
11	XXXXI / 41	---	41
12	XXXXII / 42	---	42
13	XXXXIII / 43	---	43
14	XXXXIV / 44	---	44
15	XXXXV / 45	---	45
16	XXXXVI / 46	---	46
17	XXXXVII / 47	---	47
18	XXXXVIII / 48	---	48
19	XXXXIX / 49	---	49
20	XXXXX / 50	---	50
21	XXXXXI / 51	---	51
22	XXXXXII / 52	---	52
23	XXXXXIII / 53	---	53
24	XXXXXIV / 54	---	54
25	XXXXXV / 55	---	55
26	XXXXXVI / 56	---	56
27	XXXXXVII / 57	---	57
28	XXXXXVIII / 58	---	58
29	XXXXXIX / 59	---	59
30	XXXXXX / 60	---	60
31	XXXXXXI / 61	---	61
32	XXXXXXII / 62	---	62
33	XXXXXXIII / 63	---	63
34	XXXXXXIV / 64	---	64
35	XXXXXXV / 65	---	65
36	XXXXXXVI / 66	---	66
37	XXXXXXVII / 67	---	67
38	XXXXXXVIII / 68	---	68
39	XXXXXXIX / 69	---	69
40	XXXXXXX / 70	---	70
41	XXXXXXXI / 71	---	71
42	XXXXXXXII / 72	---	72
43	XXXXXXXIII / 73	---	73
44	XXXXXXXIV / 74	---	74
45	XXXXXXXV / 75	---	75
46	XXXXXXXVI / 76	---	76
47	XXXXXXXVII / 77	---	77
48	XXXXXXXVIII / 78	---	78
49	XXXXXXXIX / 79	---	79
50	XXXXXXX / 80	---	80
51	XXXXXXXI / 81	---	81
52	XXXXXXXII / 82	---	82
53	XXXXXXXIII / 83	---	83
54	XXXXXXXIV / 84	---	84
55	XXXXXXXV / 85	---	85
56	XXXXXXXVI / 86	---	86
57	XXXXXXXVII / 87	---	87
58	XXXXXXXVIII / 88	---	88
59	XXXXXXXIX / 89	---	89
60	XXXXXXX / 90	---	90
61	XXXXXXXI / 91	---	91
62	XXXXXXXII / 92	---	92
63	XXXXXXXIII / 93	---	93
64	XXXXXXXIV / 94	---	94
65	XXXXXXXV / 95	---	95
66	XXXXXXXVI / 96	---	96
67	XXXXXXXVII / 97	---	97
68	XXXXXXXVIII / 98	---	98
69	XXXXXXXIX / 99	---	99
70	XXXXXXX / 100	---	100



SEE SHEET NO. 2

<b>LEGAL DESCRIPTION</b> THE SOUTH HALF OF LOT 1 OF THE PORTWORTH QUARTER OF FRACONIAL SECTION 14E, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SAN JUAN COUNTY, COLORADO, BEING THE SOUTHWEST CORNER, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL LAND RECORD.		<b>REMARKS</b> ENCLOSURE		<b>DATE</b> JAN 1997		<b>REVIEWER</b> ENCLOSURE	
<b>ANALYSIS OF RECORDINGS</b> THE 2007 MAP OF THE WEST LINE OF THE PORTWORTH QUARTER OF SEC. 14E, T.4E, R.4E, S.4E,4M, PER SAN 35278-72, BEING 100'X250'.		<b>BENCHMARK</b> A BENCHMARK WAS SET AT THE A. NICHOLSON, A MILE EAST ALONG RAILROAD ROAD (MARKED AS THE SOUTHWEST PACIFIC RAILROAD TRACK, THE CORNER OF A ROAD ROAD AND BATTERY AVE. UTM 252.73		<b>DATE</b> JAN 1997		<b>REVIEWER</b> ENCLOSURE	
<b>ASSIGNOR'S PARCEL NUMBER</b> 000-007-000		<b>ASSIGNOR'S PARCEL NUMBER</b> 000-007-000		<b>DATE</b> JAN 1997		<b>REVIEWER</b> ENCLOSURE	





**GENERAL FLOOD INFORMATION**

1. AN EXISTING FLOOD ZONE IN THE PUBLIC AREAS WITHIN THE SHAD LAND (NOT PLANNED).  
2. FLOOD ZONE FOR THE PURPOSES OF THE FLOOD DAMAGE PREVENTION ACT (FDPA).  
3. AN EXISTING FLOOD ZONE IN THE PUBLIC AREAS WITHIN THE SHAD LAND (NOT PLANNED).  
4. FLOOD ZONE FOR THE PURPOSES OF THE FLOOD DAMAGE PREVENTION ACT (FDPA).  
5. AN EXISTING FLOOD ZONE IN THE PUBLIC AREAS WITHIN THE SHAD LAND (NOT PLANNED).  
6. FLOOD ZONE FOR THE PURPOSES OF THE FLOOD DAMAGE PREVENTION ACT (FDPA).  
7. AN EXISTING FLOOD ZONE IN THE PUBLIC AREAS WITHIN THE SHAD LAND (NOT PLANNED).  
8. FLOOD ZONE FOR THE PURPOSES OF THE FLOOD DAMAGE PREVENTION ACT (FDPA).  
9. AN EXISTING FLOOD ZONE IN THE PUBLIC AREAS WITHIN THE SHAD LAND (NOT PLANNED).  
10. FLOOD ZONE FOR THE PURPOSES OF THE FLOOD DAMAGE PREVENTION ACT (FDPA).

**OWNER**

4419 MONTEREY AVE, SUITE A  
PALM DESERT, CALIFORNIA 92260  
CONTACT: JEFFREY HENDRICKS  
(760) 598-1248

**ENGINEER/DESIGNER**

7430 COUNTY GLEN DRIVE, SUITE 209  
PALM DESERT, CALIFORNIA 92260  
CONTACT: MICHAEL SUTHER  
(760) 562-4114

**LEGEND**

EXISTING FLOOD ZONE  
FLOOD ZONE FOR THE PURPOSES OF THE FLOOD DAMAGE PREVENTION ACT (FDPA)  
FLOOD ZONE FOR THE PURPOSES OF THE FLOOD DAMAGE PREVENTION ACT (FDPA)  
FLOOD ZONE FOR THE PURPOSES OF THE FLOOD DAMAGE PREVENTION ACT (FDPA)  
FLOOD ZONE FOR THE PURPOSES OF THE FLOOD DAMAGE PREVENTION ACT (FDPA)  
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FLOOD ZONE FOR THE PURPOSES OF THE FLOOD DAMAGE PREVENTION ACT (FDPA)  
FLOOD ZONE FOR THE PURPOSES OF THE FLOOD DAMAGE PREVENTION ACT (FDPA)  
FLOOD ZONE FOR THE PURPOSES OF THE FLOOD DAMAGE PREVENTION ACT (FDPA)

**DATA TABLE**

NO.	DESCRIPTION	LENGTH	WIDTH	AREA	VOLUME
1	1.00	1.00	1.00	1.00	1.00
2	2.00	2.00	2.00	2.00	2.00
3	3.00	3.00	3.00	3.00	3.00
4	4.00	4.00	4.00	4.00	4.00
5	5.00	5.00	5.00	5.00	5.00
6	6.00	6.00	6.00	6.00	6.00
7	7.00	7.00	7.00	7.00	7.00
8	8.00	8.00	8.00	8.00	8.00
9	9.00	9.00	9.00	9.00	9.00
10	10.00	10.00	10.00	10.00	10.00

**DATA TABLE**

NO.	DESCRIPTION	LENGTH	WIDTH	AREA	VOLUME
11	11.00	11.00	11.00	11.00	11.00
12	12.00	12.00	12.00	12.00	12.00
13	13.00	13.00	13.00	13.00	13.00
14	14.00	14.00	14.00	14.00	14.00
15	15.00	15.00	15.00	15.00	15.00
16	16.00	16.00	16.00	16.00	16.00
17	17.00	17.00	17.00	17.00	17.00
18	18.00	18.00	18.00	18.00	18.00
19	19.00	19.00	19.00	19.00	19.00
20	20.00	20.00	20.00	20.00	20.00

**DATA TABLE**

NO.	DESCRIPTION	LENGTH	WIDTH	AREA	VOLUME
21	21.00	21.00	21.00	21.00	21.00
22	22.00	22.00	22.00	22.00	22.00
23	23.00	23.00	23.00	23.00	23.00
24	24.00	24.00	24.00	24.00	24.00
25	25.00	25.00	25.00	25.00	25.00
26	26.00	26.00	26.00	26.00	26.00
27	27.00	27.00	27.00	27.00	27.00
28	28.00	28.00	28.00	28.00	28.00
29	29.00	29.00	29.00	29.00	29.00
30	30.00	30.00	30.00	30.00	30.00

**DATA TABLE**

NO.	DESCRIPTION	LENGTH	WIDTH	AREA	VOLUME
31	31.00	31.00	31.00	31.00	31.00
32	32.00	32.00	32.00	32.00	32.00
33	33.00	33.00	33.00	33.00	33.00
34	34.00	34.00	34.00	34.00	34.00
35	35.00	35.00	35.00	35.00	35.00
36	36.00	36.00	36.00	36.00	36.00
37	37.00	37.00	37.00	37.00	37.00
38	38.00	38.00	38.00	38.00	38.00
39	39.00	39.00	39.00	39.00	39.00
40	40.00	40.00	40.00	40.00	40.00

**DATA TABLE**

NO.	DESCRIPTION	LENGTH	WIDTH	AREA	VOLUME
41	41.00	41.00	41.00	41.00	41.00
42	42.00	42.00	42.00	42.00	42.00
43	43.00	43.00	43.00	43.00	43.00
44	44.00	44.00	44.00	44.00	44.00
45	45.00	45.00	45.00	45.00	45.00
46	46.00	46.00	46.00	46.00	46.00
47	47.00	47.00	47.00	47.00	47.00
48	48.00	48.00	48.00	48.00	48.00
49	49.00	49.00	49.00	49.00	49.00
50	50.00	50.00	50.00	50.00	50.00

**DATA TABLE**

NO.	DESCRIPTION	LENGTH	WIDTH	AREA	VOLUME
51	51.00	51.00	51.00	51.00	51.00
52	52.00	52.00	52.00	52.00	52.00
53	53.00	53.00	53.00	53.00	53.00
54	54.00	54.00	54.00	54.00	54.00
55	55.00	55.00	55.00	55.00	55.00
56	56.00	56.00	56.00	56.00	56.00
57	57.00	57.00	57.00	57.00	57.00
58	58.00	58.00	58.00	58.00	58.00
59	59.00	59.00	59.00	59.00	59.00
60	60.00	60.00	60.00	60.00	60.00

**DATA TABLE**

NO.	DESCRIPTION	LENGTH	WIDTH	AREA	VOLUME
61	61.00	61.00	61.00	61.00	61.00
62	62.00	62.00	62.00	62.00	62.00
63	63.00	63.00	63.00	63.00	63.00
64	64.00	64.00	64.00	64.00	64.00
65	65.00	65.00	65.00	65.00	65.00
66	66.00	66.00	66.00	66.00	66.00
67	67.00	67.00	67.00	67.00	67.00
68	68.00	68.00	68.00	68.00	68.00
69	69.00	69.00	69.00	69.00	69.00
70	70.00	70.00	70.00	70.00	70.00

**DATA TABLE**

NO.	DESCRIPTION	LENGTH	WIDTH	AREA	VOLUME
71	71.00	71.00	71.00	71.00	71.00
72	72.00	72.00	72.00	72.00	72.00
73	73.00	73.00	73.00	73.00	73.00
74	74.00	74.00	74.00	74.00	74.00
75	75.00	75.00	75.00	75.00	75.00
76	76.00	76.00	76.00	76.00	76.00
77	77.00	77.00	77.00	77.00	77.00
78	78.00	78.00	78.00	78.00	78.00
79	79.00	79.00	79.00	79.00	79.00
80	80.00	80.00	80.00	80.00	80.00

**DATA TABLE**

NO.	DESCRIPTION	LENGTH	WIDTH	AREA	VOLUME
81	81.00	81.00	81.00	81.00	81.00
82	82.00	82.00	82.00	82.00	82.00
83	83.00	83.00	83.00	83.00	83.00
84	84.00	84.00	84.00	84.00	84.00
85	85.00	85.00	85.00	85.00	85.00
86	86.00	86.00	86.00	86.00	86.00
87	87.00	87.00	87.00	87.00	87.00
88	88.00	88.00	88.00	88.00	88.00
89	89.00	89.00	89.00	89.00	89.00
90	90.00	90.00	90.00	90.00	90.00

**DATA TABLE**

NO.	DESCRIPTION	LENGTH	WIDTH	AREA	VOLUME
91	91.00	91.00	91.00	91.00	91.00
92	92.00	92.00	92.00	92.00	92.00
93	93.00	93.00	93.00	93.00	93.00
94	94.00	94.00	94.00	94.00	94.00
95	95.00	95.00	95.00	95.00	95.00
96	96.00	96.00	96.00	96.00	96.00
97	97.00	97.00	97.00	97.00	97.00
98	98.00	98.00	98.00	98.00	98.00
99	99.00	99.00	99.00	99.00	99.00
100	100.00	100.00	100.00	100.00	100.00

**DATA TABLE**

NO.	DESCRIPTION	LENGTH	WIDTH	AREA	VOLUME
101	101.00	101.00	101.00	101.00	101.00
102	102.00	102.00	102.00	102.00	102.00
103	103.00	103.00	103.00	103.00	103.00
104	104.00	104.00	104.00	104.00	104.00
105	105.00	105.00	105.00	105.00	105.00
106	106.00	106.00	106.00	106.00	106.00
107	107.00	107.00	107.00	107.00	107.00
108	108.00	108.00	108.00	108.00	108.00
109	109.00	109.00	109.00	109.00	109.00
110	110.00	110.00	110.00	110.00	110.00

**DATA TABLE**

NO.	DESCRIPTION	LENGTH	WIDTH	AREA	VOLUME
111	111.00	111.00	111.00	111.00	111.00
112	112.00	112.00	112.00	112.00	112.00
113	113.00	113.00	113.00	113.00	113.00
114	114.00	114.00	114.00	114.00	114.00
115	115.00	115.00	115.00	115.00	115.00
116	116.00	116.00	116.00	116.00	116.00
117	117.00	117.00	117.00	117.00	117.00
118	118.00	118.00	118.00	118.00	118.00
119	119.00	119.00	119.00	119.00	119.00
120	120.00	120.00	120.00	120.00	120.00

**DATA TABLE**

NO.	DESCRIPTION	LENGTH	WIDTH	AREA	VOLUME
121	121.00	121.00	121.00	121.00	121.00
122	122.00	122.00	122.00	122.00	122.00
123	123.00	123.00	123.00	123.00	123.00
124	124.00	124.00	124.00	124.00	124.00
125	125.00	125.00	125.00	125.00	125.00
126	126.00	126.00	126.00	126.00	126.00
127	127.00	127.00	127.00	127.00	127.00
128	128.00	128.00	128.00	128.00	128.00
129	129.00	129.00	129.00	129.00	129.00
130	130.00	130.00	130.00	130.00	130.00

**DATA TABLE**

NO.	DESCRIPTION	LENGTH	WIDTH	AREA	VOLUME
131	131.00	131.00	131.00	131.00	131.00
132	132.00	132.00	132.00	132.00	132.00
133	133.00	133.00	133.00	133.00	133.00
134	134.00	134.00	134.00	134.00	134.00
135	135.00	135.00	135.00	135.00	135.00
136	136.00	136.00	136.00	136.00	136.00
137	137.00	137.00	137.00	137.00	137.00
138	138.00	138.00	138.00	138.00	138.00
139	139.00	139.00	139.00	139.00	139.00
140	140.00	140.00	140.00	140.00	140.00

**DATA TABLE**

NO.	DESCRIPTION	LENGTH	WIDTH	AREA	VOLUME
141	141.00	141.00	141.00	141.00	141.00
142	142.00	142.00	142.00	142.00	142.00
143	143.00	143.00	143.00	143.00	143.00
144	144.00	144.00	144.00	144.00	144.00
145	145.00	145.00	145.00	145.00	145.00
146	146.00	146.00	146.00	146.00	146.00
147	147.00	147.00	147.00	147.00	147.00
148	148.00	148.00	148.00	148.00	148.00
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**DATA TABLE**

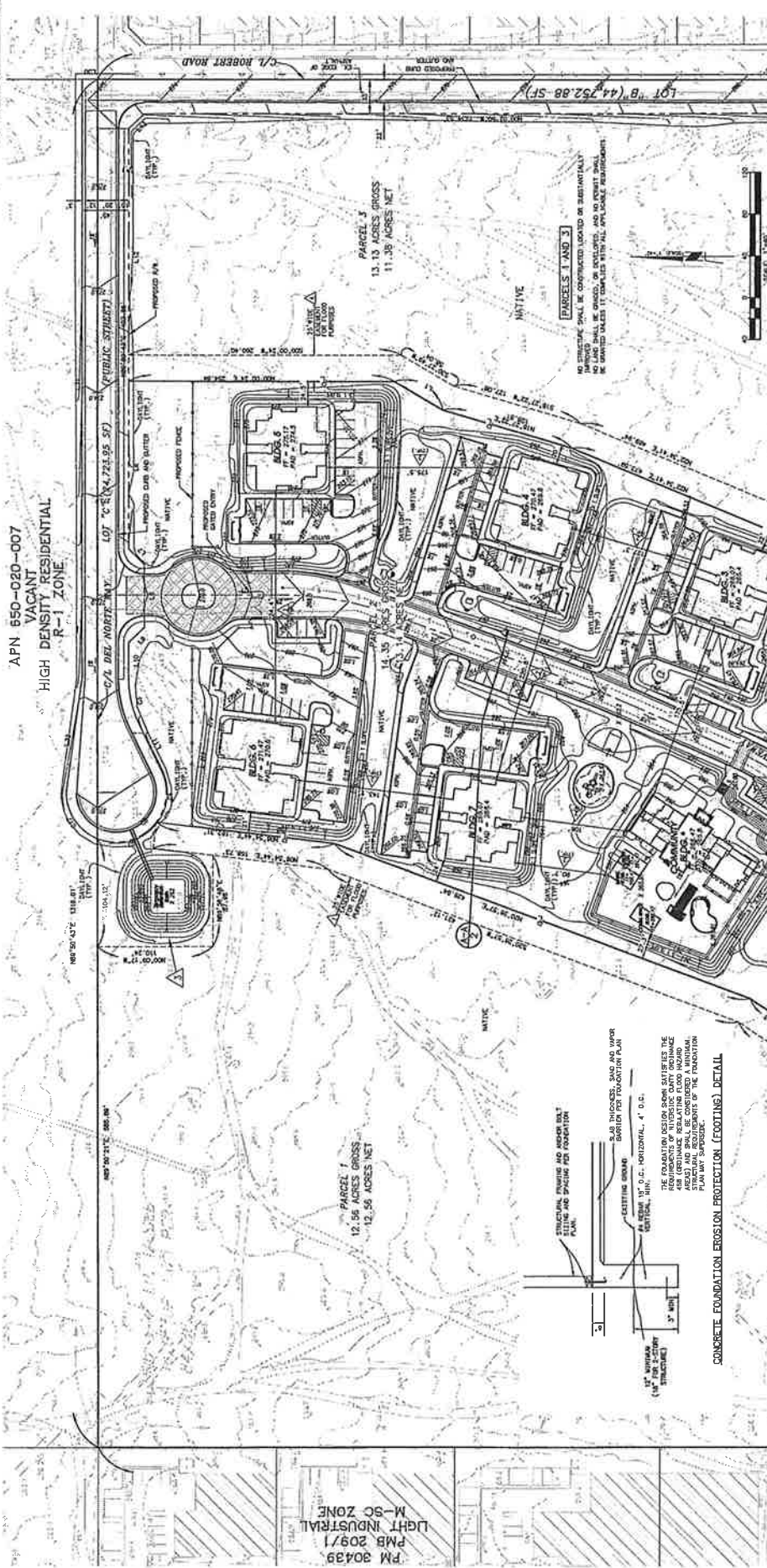
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161	161.00	161.00	161.00	161.00	161.00
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163	163.00	163.00	163.00	163.00	163.00
164	164.00	164.00	164.00	164.00	164.00
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167	167.00	167.00	167.00	167.00	167.00
168	168.00	168.00	168.00	168.00	168.00
169	169.00	169.00	169.00	169.00	169.00
170	170.00	170.00	170.00	170.00	170.00
171	171.00	171.00	171.00	171.00	171.00
172	172.00	172.00	172.00	172.00	172.00
173	173.00	173.00	173.00	173.00	173.00
174	174.00	174.00	174.00	174.00	174.00
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195	195.00	195.00	195.00	195.00	195.00
196	196.00	196.00	196.00	196.00	196.00
197	197.00	197.00	197.00	197.00	197.00
198	198.00	198.00	198.00	198.00	198.00
199	199.00	199.00	199.00	199.00	199.00
200	200.00	200.00	200.00	200.00	200.00

## SUBJECT INDEX

- AN EASEMENT IN FAVOR OF THE PUBLIC OVER ANY EXISTING ROADS LYING WITHIN THE SAID LAND (NOT PLOTTABLE)
- RIGHTS-OF-WAY FOR DITCHES AND CANALS RESERVED TO THE UNITED STATES OF AMERICA IN THE PACIFIC (NOT PLOTTABLE)
- EASEMENT FOR ROADS AND PIPELINES RESERVED TO THE COQUILLA VALLEY WATER DISTRICT IN A DEED RECORDED MAY 8, 1940 IN BOOK 462, PAGE 310, O.R. (NOT PLOTTABLE)

## STUDY DESIGN

- [illegible]



SEE SHEET NO. 1

LEGAL DESCRIPTION

THE SOUTH HALF OF LOT 1 OF THE NORTHWEST QUARTER OF  
FRACTIONAL SECTION 1A, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN  
JOHNSBURGH MEADOWS, IN THE COUNTY OF RIVERSIDE, STATE OF  
CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

ASSESSOR'S PARCEL NUMBER

### BASIS OF READINGS

THE BASIS FOR RECORDS SHOWN ON THIS MAP IS THE WEST  
LINE OF THE NORTHEAST QUARTER OF SEC. 18 T.4S., R.4E.,  
S.B.M. PER MS 225/28-73, BEING NORTH 60° W.

RIV. CO. PG-50  
A HANDELL MONUMENT 1/2 MILE EAST ALONG HANLOW ROAD  
OVERPAYS AT THE SOUTHERN PACIFIC RAILROAD TRACK THE

1000

[illegible][illegible]

STRANDS INC.

**RBF**  
 147 TUDOR CITY PLACE, SUITE 1000  
 NEW YORK, NY 10017  
 TEL: 212 691 1000 FAX: 212 691 1001  
 WWW.RBF.COM

**CONSULTING**

**Summary:**

**PALM DESERT DEVELOPMENT COMPANY**  
44139 Monterey Ave., Suite A

Palm Desert, CA 92261  
PH: (760) 601-3400

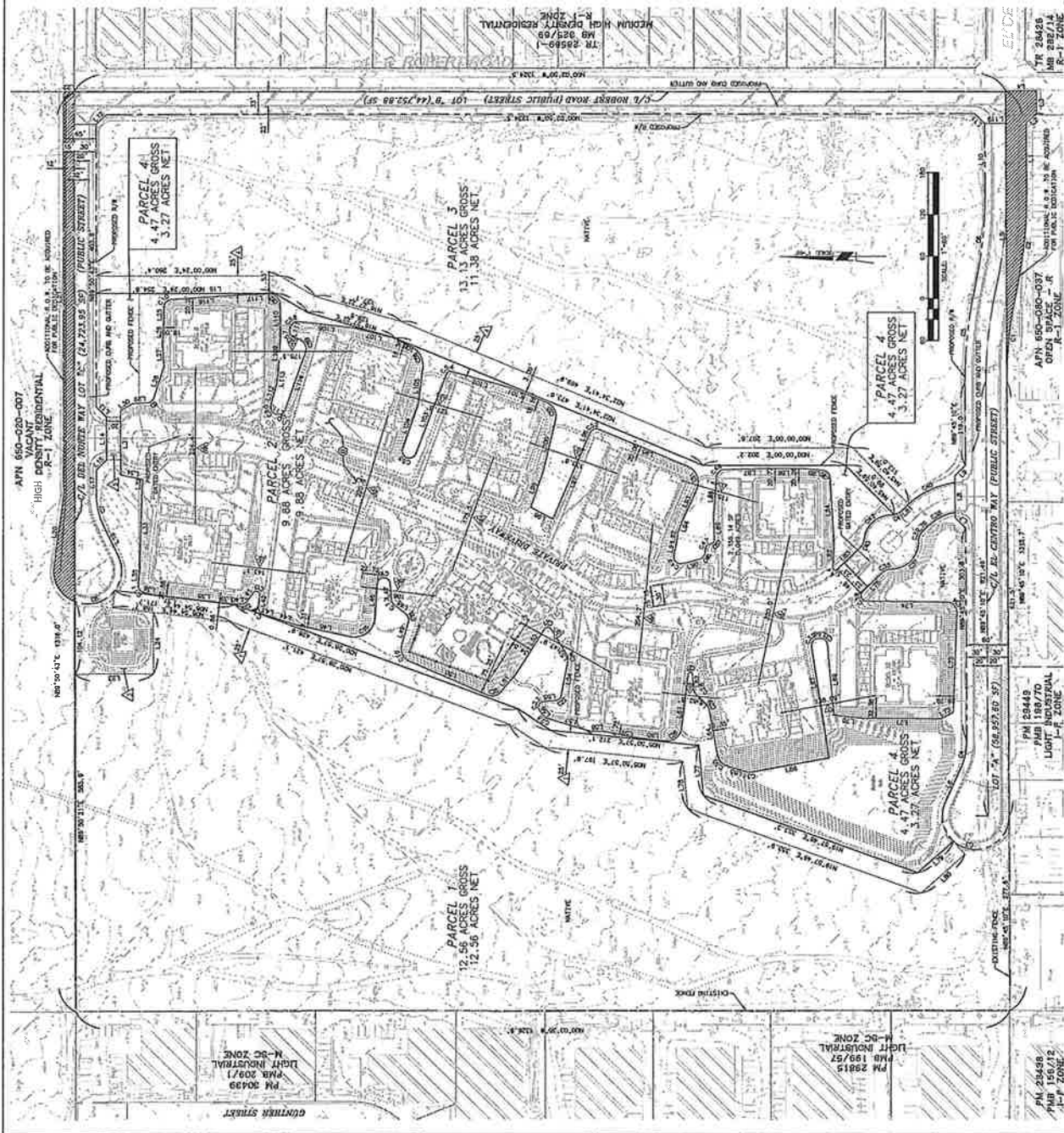
**SECRET**

# COUNTY OF RIVERSIDE

PROJECT MANAGEMENT / REVIEW PARCEL 2  
DOT BLAN 1124238 / BM 36217



## IMPROVEMENT SCHEDULE "H"

[illegible]

DATA TABLE			LEVELS
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99	100	100	100
100	100	100	100

[illegible]

☐ ADDITIONAL R.O.W. TO BE ACQUIRED FOR PUBLIC UTILITIES

**COUNTY OF RIVERSIDE**

TENTATIVE PARCEL MAP, 36217  
IMPROVEMENT SCHEDULE "H"  
THOUSAND PALMS 40 ACRES

2 of 2

SHEET

PREPARED FOR:

**PALM DESERT DEVELOPMENT COMPANY**  
44139 Monterey Ave., Suite A  
Palm Desert, CA 92261  
PH: (760) 601-3400  
FX: (760) 601-3437

REPAIRED BY:

**RBF**

CONSULTING

PLUMBING • HEATING • AIR CONDITIONING

14-02 COUNTRY CLUB DRIVE, SUITE 201  
PALMDALE, CALIFORNIA 93550-4444  
(805) 341-7411 FAX (805) 341-7412 www.rbf.com

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Year	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
Year	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100

**BASIS OF BEARINGS**

THE BASIS FOR BEARINGS SHOWN ON THIS MAP IS THE WEST LINE OF THE NORTHEAST QUARTER OF SEC. 18 T.4S., R.6E., S.W. 1/4 CORNER. PER MB 331/89-71, BEARING NORTH 0° 0' 0" W.

**BENCHMARK**

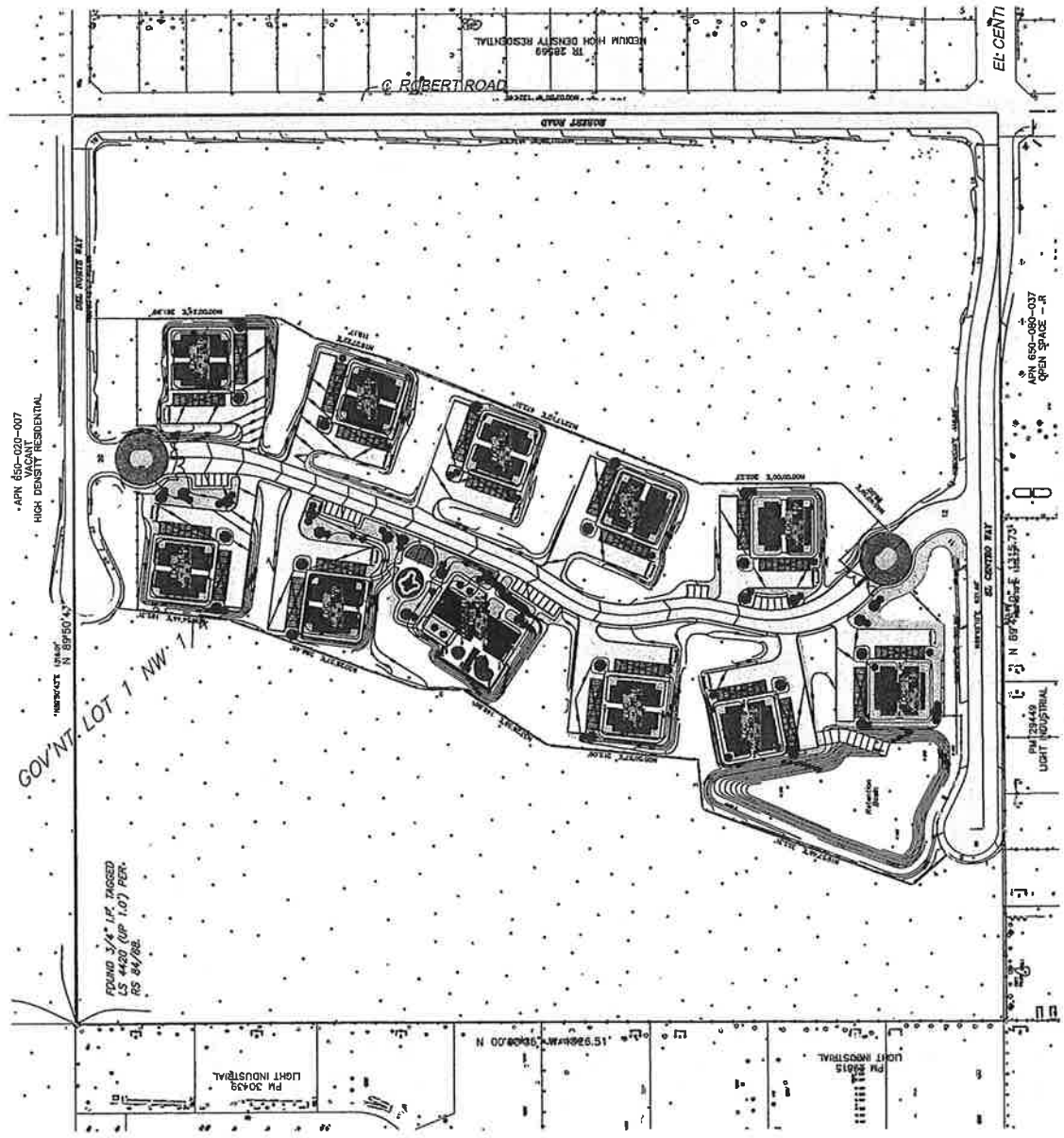
SPR. CO. 13-50

A HAWKUL MONUMENT 0.5 MILE EAST ALONG RAMON ROAD INTERSECTING AT THE SHOUBERTS PACIFIC RAILROAD BRIDGE. THE ELEVATION OF SUCH ROAD AND MONUMENT ARE:

MB 331/89-71

**LEGAL DESCRIPTION**  
THE SOUTH HALF OF LOT 1 OF THE NORTHWEST QUARTER OF  
FRACTIONAL SECTION 18, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SAN  
BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF  
CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

**ASSESSOR'S PARCEL NUMBER**  
650-020-008

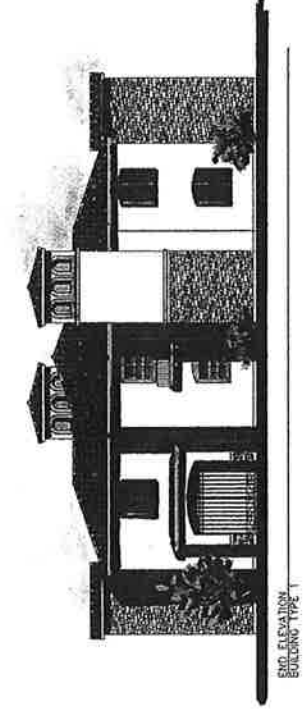
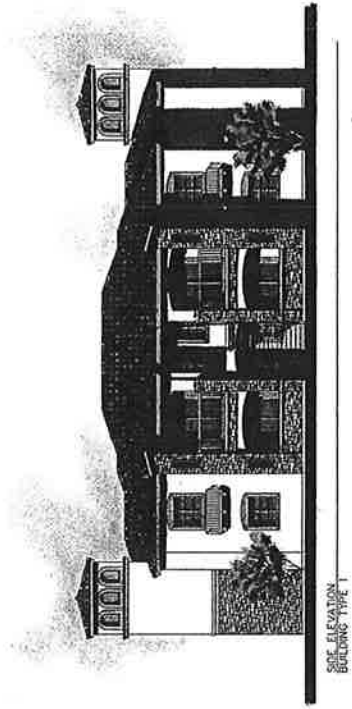
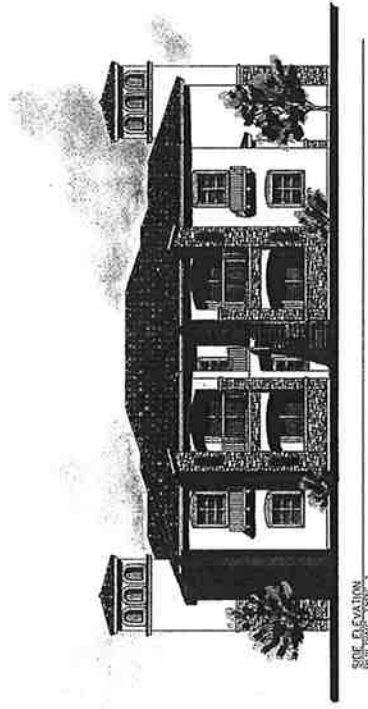
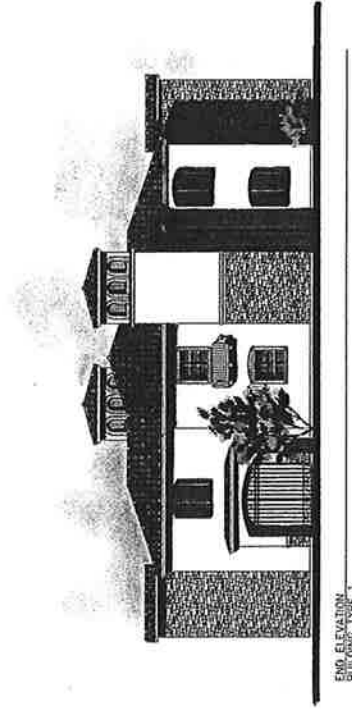


# CONCEPTUAL SITE PLAN THOUSAND PALMS, CALIFORNIA

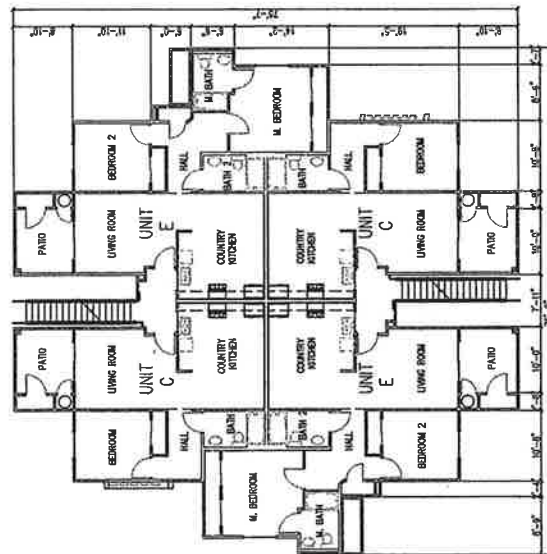


Palm Desert Development Company

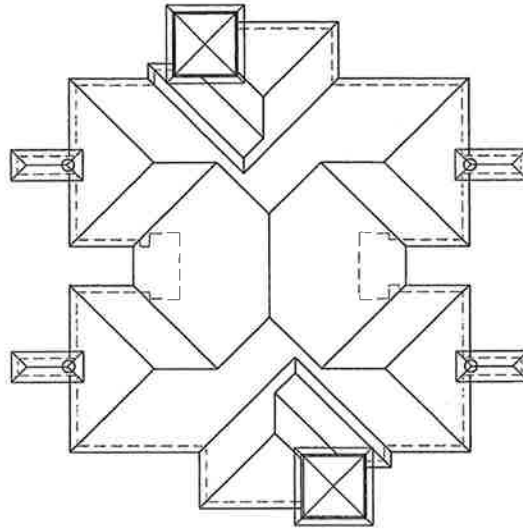




## EXTERIOR ELEVATIONS

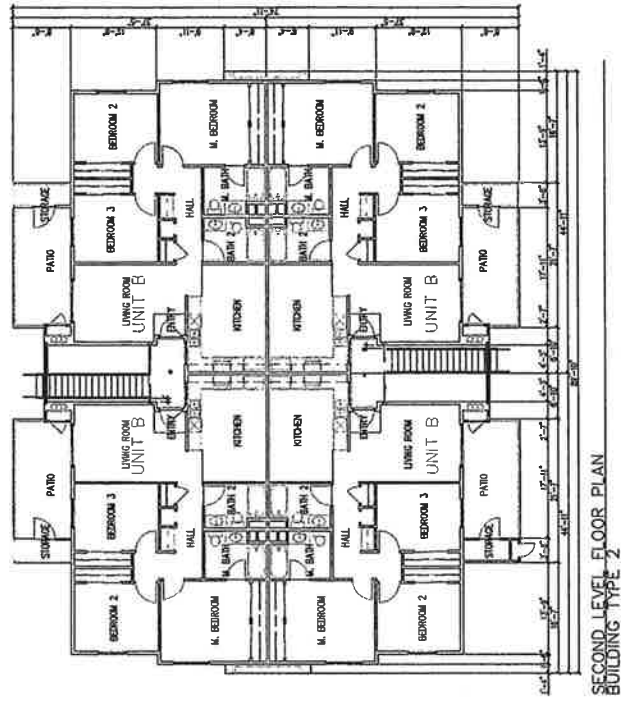
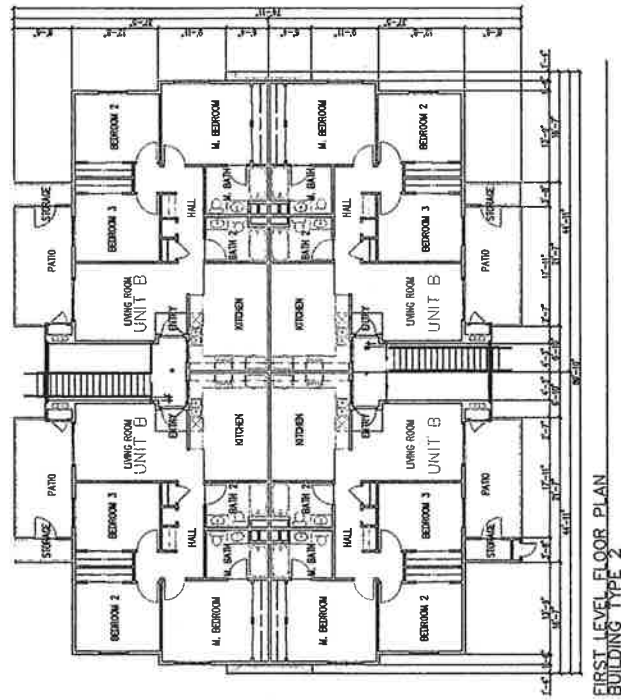


FLOOR PLAN 1ST & 2ND LEVEL  
BUILDING TYPE 1

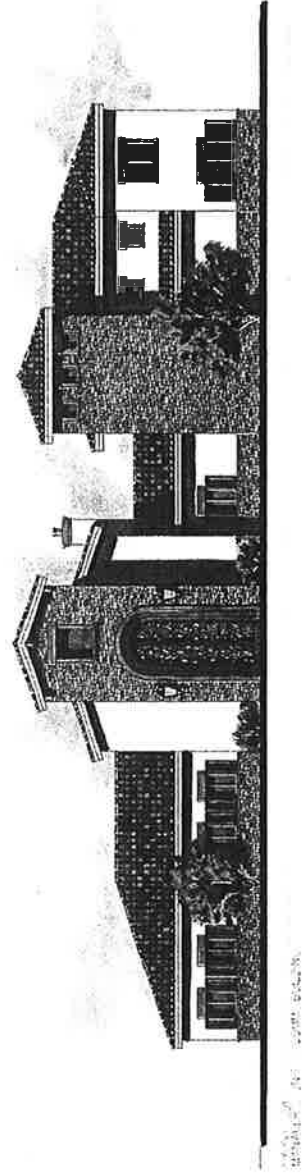
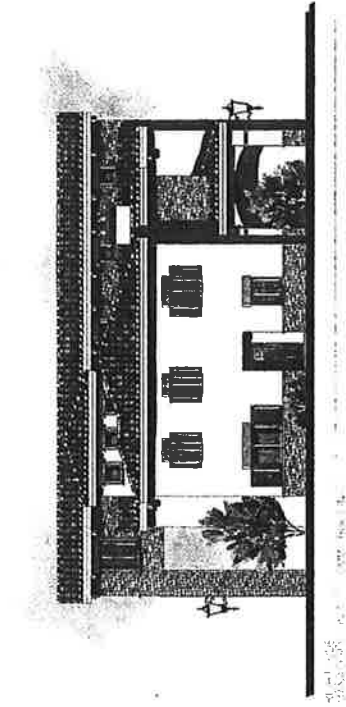
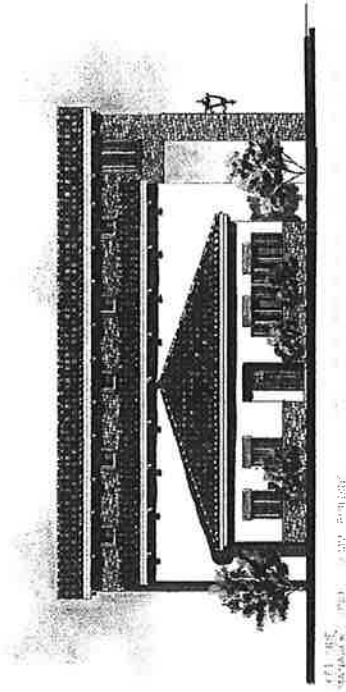
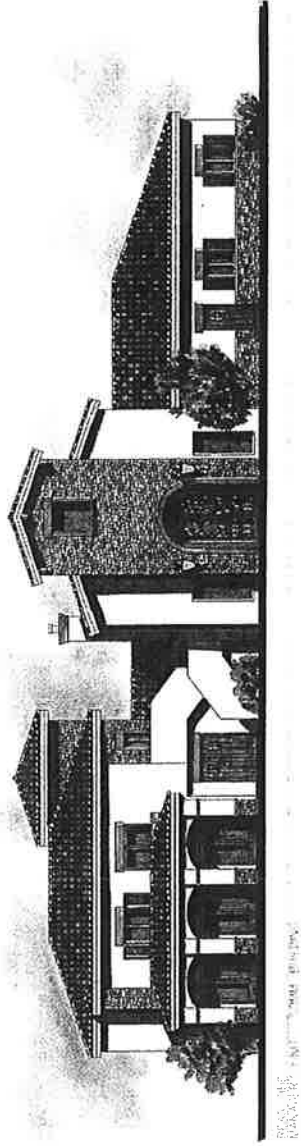


ROOF PLAN  
BUILDING TYPE 1

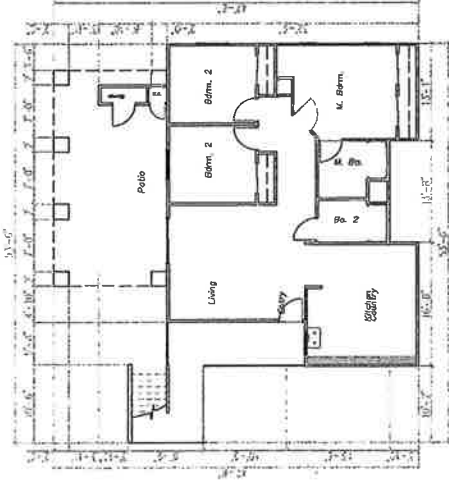
## FLOOR PLANS



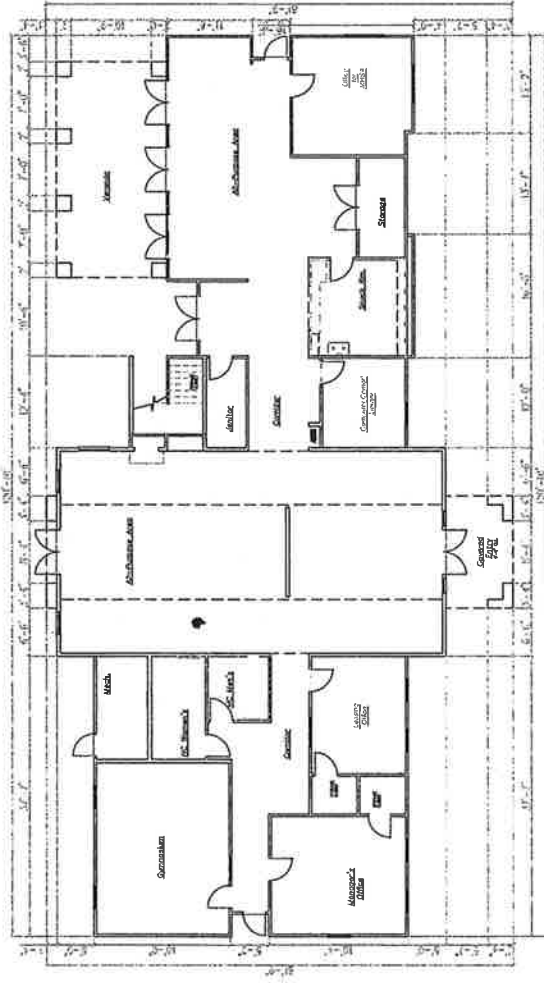
## FLOOR PLANS



# MANAGER'S UNIT / COMM. BUILDING EXTERIOR ELEVATIONS



SECOND LEVEL FLOOR PLAN  
MANAGER'S UNIT = 1,482 SQ.FT.



FIRST LEVEL FLOOR PLAN  
COMMUNITY BUILDING = 5,358 SQ.FT.  
COMMUNITY ROOM = 3,051 SQ.FT.

## FLOOR PLANS

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42201

**Project Case Type (s) and Number(s):** Change of Zone No. 7177, Tentative Parcel Map No. 36217, and Plot Plan No. 24228

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

**Address:** 38686 El Cerrito Road, Palm Desert, CA 92211

**Contact Person:** Matt Straite

**Telephone Number:** 951-955-8631

**Applicant's Name:** Palm Desert Development

**Applicant's Address:** P.O. Box 3958 Palm Desert CA

**Engineer's Name:** RBF Consulting

**Engineer's Address:** 74130 Country Club Drive Suite 201 Palm Desert Ca.

### I. PROJECT INFORMATION

- A. Project Description:** Change of Zone No. 7177 proposes to change the zoning on 14.2 acres (proposed Parcels # 2 and 4) from One-Family Dwellings (R-1) to Multiple-Family Dwellings (R-2).

Tentative Parcel Map No. 36217 is proposing a Schedule H subdivision of 40 acres into 4 parcels, three open space lots and one residential lot intended for high density residential development.

Plot Plan No. 24228 proposes 81 affordable housing apartments within 10 two-story multiple dwelling buildings, one community building and 217 parking spaces on 14.2 acres; all proposed on Parcel # 2, no development is proposed on parcels #1 or 3. Parcel 4 is intended as an open space lot intended to facilitate drainage in and around the structures.

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

- C. Total Project Area:** 20 gross acres

<b>Residential Acres:</b> n/a	<b>Lots:</b> n/a	<b>Units:</b> n/a	<b>Projected No. of Residents:</b> n/a
<b>Commercial Acres:</b> n/a	<b>Lots:</b> n/a	<b>Sq. Ft. of Bldg. Area:</b> n/a	<b>Est. No. of Employees:</b> n/a
<b>Industrial Acres:</b> 20	<b>Lots:</b> 20	<b>Sq. Ft. of Bldg. Area:</b> n/a	<b>Est. No. of Employees:</b> n/a
<b>Other:</b> n/a			

- D. Assessor's Parcel No(s):** 650-020-001

- E. Street References:** Northerly of El Centro Way, southerly of Del Norte Way, westerly of Robert Road.

- F. Section, Township & Range Description or reference/attach a Legal Description:**  
Section 18 north, Township 4 South, Range 6 East

- G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is vacant and the ground surface is covered with scattered desert brush, weeds, and minor debris. The project site has a gentle downward slope to the south. Commercial developments are located west of the project site. The adjacent properties

to the north remain vacant. There are existing underground and overhead utilities along the nearby streets.

## **II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

### **A. General Plan Elements/Policies:**

- 1. Land Use:** 1. The project site is designated Community Development: High Density Residential (HDR) (8 – 14 DU/AC) on the Western Coachella Valley Area Plan. The site features physical constraints including probability of high volume sheet flows. All lots proposed by the Parcel Map and the use are compliant with the General Plan Land Use designation.
- 2. Circulation:** The project will add overall trips to the area. Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** Open space land was required to be preserved within the boundaries of the parcel map and within the Plot Plan. These were intended for flood control purposes, not as designated open space. The proposed project meets all applicable Multipurpose Open Space element policies.
- 4. Safety:** The proposed project area is susceptible to shallow flooding and is designated Zone OA, depth one-foot on Federal Insurance rate maps. The proposed project is located within a moderate liquefaction zone, but does is not located in any other special hazard zone (including high fire hazard area, dam inundation zone, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future tenants of this project. The proposed project meets with all other applicable Safety element policies.
- 5. Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design of the project. The proposed project meets with all other applicable Noise element policies.
- 6. Housing:** The proposed project meets all applicable Housing element policies including addressing the needs for affordable housing.
- 7. Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets with all other applicable Air Quality Element policies.

**B. General Plan Area Plan(s):** Western Coachella Valley

**C. Foundation Component(s):** Community Development (CD)

**D. Land Use Designation(s):** High Density Residential (HDR) (8 – 14 DU/AC)

**E. Overlay(s), if any:** N/A

**F. Policy Area(s), if any:** N/A

**G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** Light Industrial (LI) to the south,

and west, High Density Residential (HDR) to the north, Medium High Density Residential (MHDR) to the east and Open Space- Recreation (OS-R) to the south.

#### H. 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

I. Existing Zoning: One Family Dwelling (R-1)

J. Proposed Zoning, if any: Multiple-Family Dwellings (R-2)

K. Adjacent and Surrounding Zoning: Manufacturing- Service Commercial (M-SC) to the west, Industrial Park (IP) to the south, and One Family Dwellings (R-1) to the south, north, and east.

### 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 type="checkbox"/> Aesthetics               | <input type="checkbox"/> Hazards & Hazardous Materials      | <input type="checkbox"/> Public Services                      |
| <input type="checkbox"/> Agriculture Resources    | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation                           |
| <input type="checkbox"/> Air Quality              | <input type="checkbox"/> Land Use/Planning                  | <input checked="" type="checkbox"/> Transportation/Traffic    |
| <input type="checkbox"/> Biological Resources     | <input type="checkbox"/> Mineral Resources                  | <input checked="" type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Cultural Resources       | <input type="checkbox"/> Noise                              | <input type="checkbox"/> Other                                |
| <input checked="" type="checkbox"/> Geology/Soils | <input 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, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the




environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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

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

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

  
Signature

5/12/10  
Date

Matt Straite  
Printed Name

For Ron Goldman, 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 checked="" type="checkbox"/>	<input type="checkbox"/>
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure C-7 "Scenic Highways"

### Findings of Fact:

a) The project is located within 4,000 feet of Interstate 10 which is a designated Scenic Highway Corridor per Figure 9 of the Western Coachella Valley Area Plan. However, the site's designation is Light Industrial and where house style development is foreseen for the site. The project includes a Design Manual which will insure all future structures on this subdivision are consistent with neighboring structures, thus the impacts will be less than significant.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Due to the nature of the project as a land division, the project will not create visual impacts to the surrounding area.

Mitigation: None required

Monitoring: None required

<b>2. Mt. Palomar Observatory</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a) According to the RCIP, the project site is located within the designated 45-mile (Zone B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With the incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact (Parcel Map COA 50.PLANNING.23). This is not considered mitigation per CEQA as these conditions are standard.

Mitigation: None required

Monitoring: None required

**3. Other Lighting Issues**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Expose residential property to unacceptable light levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The project will not create substantial light or glare which would adversely affect day or nighttime views in the area, or expose residential property to unacceptable levels of light or glare due to the lot size and low density of the project.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a) The project site is not designated as prime, statewide important, unique, or locally important farm land. Therefore, no impacts will occur.

b) The project is not located within or adjacent to an agricultural preserve established pursuant to the Williamson Act. Therefore, no impacts will occur.

c) The project is not located within 300 feet of existing agriculturally zoned property, therefore, no impacts will occur.

d) The project will create a subdivision that will permit uses consistent with the General Plan Land Use designation for the site and will not effect any agricultural lands in the County. Therefore, no impacts will occur.

Mitigation: None required

Monitoring: None required

<b>AIR QUALITY</b> Would the project				
<b>5. Air Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:**

a) The project will not conflict with or obstruct implementation of the applicable air quality plans. The project will not have a significant impact to air quality standards, or contribute substantially to an existing or projected air quality violation. The project is for 81 apartment units, Table 6-2 lists a 261 unit threshold for impacts. Therefore, this project would not exceed any SCAQMD standards or air quality management plans.

b-c) Construction and grading fugitive dust resulting from construction of the street improvements will be guided by standard conditions of approval including Plot Plan condition 10.BS GRADE.1 and Parcel Map condition 10.BS GRADE.16, 60.BS GRADE.7 which requires the project applicant control fugitive dust and require a PM10 plan to be created and submitted for review, Plot Plan 60.BS GRADE.3, and Parcel Map condition 60.BS GRADE.9 require PM10 classes to be attended at SCAQMD. These are not considered mitigation as they are standard conditions of approval.

d-e) The closest existing sensitive receptor is over 1500 feet from the project site; however, the project is not considered a point source emitter, will not creating any sensitive receptors, thus no impacts are anticipated.

f) The project proposes only to subdivide the land and construct streets, no objectionable odor will result from either.

**Mitigation:** None required

**Monitoring:** None required

**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?

☐ ☐ ☒ ☐

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)?

☐ ☐ ☐ ☒

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?

☐ ☐ ☐ ☒

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?

☐ ☐ ☐ ☒

e) Have a substantial adverse effect on any riparian

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				
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"/>
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"/>

Source: GIS database, WRCMSHCP, On-site Inspection, EPD Review

Findings of Fact:

a) The Environmental Programs Department has reviewed the project and concluded that it will not conflict with the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP). The project is located in the fee area of the CVMSHCP; payment of mitigation fees will be pursuant to Ordinance No. 875 (Plot Plan COA 80.PLANNING.29 and Parcel Map COA 80.PLANNING.20). This is not considered mitigation for CEQA purposes as it is a standard condition of approval. The project site does not conflict with the provisions of any of the above adopted Habitat Conservation Plans, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Impacts associated with the project are less than significant.

b-c) The County Biologists review did not find that the project will have any impact either directly or through habitat modifications on any listed Title 14, Title 50 or US and CA Fish and Wildlife listed species. Impacts associated with the project are less than significant.

d) The project will have less than a significant impact on any 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. However, the project will have some cumulative impacts to open space and wildlife habitat, and payment of development mitigation fees pursuant to Ordinance No. 659 will off-set any possible cumulative impacts (Plot Plan COA 80.PLANNING.29 and Parcel Map COA 80.PLANNING.9). This is not considered mitigation for CEQA purposes as it is a standard condition of approval.

e-g) The project has no riparian features or distinctive habitat. 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>CULTURAL RESOURCES</b> Would the project				
<b>7. Historic Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials, PDA4601 by Michael Brandman & Associates dated July 6, 2009

Findings of Fact:

a-b) The cultural resources assessment of the project site indicate that the site is currently vacant and does not contain any structures or other features that could be deemed as significant historic resources. The report and Archeologist review concluded that no known potentially significant resources will be adversely impacted by the proposed project. The proposed project would not cause substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5.

The project area has the potential to contained buried cultural resources. In the event of an accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, State Health and Safety Code Section 7050.5 state that no further disturbance shall occur until the County Coroner has made the necessary findings as to the origin and disposition pursuant to Public Resources Code Section 5097.98.

Mitigation: None required

Monitoring: None required

<b>8. Archaeological Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: Project Application Materials, PDA4601 by Michael Brandman & Associates dated July 6, 2009

Findings of Fact:

a-b) Per the archeological study and Archeologists review of the project, no archeological sites are known to exist on or near the site. Therefore, there will be no impacts to any archeological site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c-d) No historic, prehistoric sites or isolated artifacts were detected during the pedestrian survey of the project site, including offsite access. However, the project area has the potential to contained buried cultural resources. Should unanticipated archaeological resources be encountered, work must halt in the immediate vicinity until they can be evaluated by a qualified archaeologist.

Mitigation: None required

Monitoring: None required

## 9. Paleontological Resources

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", Riverside County geologist review.

Findings of Fact:

a) Per the County Geologist Review, as summarized in Condition of Approval Plot Plan COA 10.PLANNING.31 and Parcel Map COA 10.PLANNING.18, the site exhibits relatively flat topography and has a low probability of containing paleontological resources, according to the Riverside County General Plan Figure OS-8 "Paleontological Sensitivity" map. The site is located within the footprints of the ancient Lake Cahuilla and paleontological resources may be found at unknown depth. However, no unique geological feature exists within the surface of 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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, GEO02174 by Soils Southwest, Inc. dated February 26, 2008

Findings of Fact:

a-b) A geological study was created for the project site. The project site is not within an Earthquake Fault-Rupture Hazard Zone (EFRHZ) (formerly an Alquist-Priolo Earthquake Fault Zone) or County of



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Riverside designated fault zone (RCLIS 2006), but is within a seismically active area of Southern California and strong ground shaking from nearby seismic events is likely to impact the site during the anticipated lifetime of the structures. According to the geotechnical report, the most significant geological hazard to the project site will be moderate to strong seismic shaking that is likely to occur during the design life of the project. The proposed site structures should be designed in accordance with the California Building Code.

Mitigation: None required

Monitoring: None required

#### 11. Liquefaction Potential Zone

☐ ☐ ☐ ☒

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction," Geologist Comments, GEO02174 by Soils Southwest, Inc. dated February 26, 2008

#### Findings of Fact:

a) The project is located within a moderate Liquefaction Potential Zone. The study concluded that the liquefaction potential at the site is considered to be unlikely based on the fact that the groundwater is approximately deeper than 100 feet, and the dense nature of the subsurface soils.

Mitigation: None required

Monitoring: None required

#### 12. Ground-shaking Zone

☐ ☒ ☐ ☐

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geologist Comments, GEO02174 by Soils Southwest, Inc. dated February 26, 2008

#### Findings of Fact:

a) There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principle seismic hazard that has the potential to affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California, especially the San Andreas Fault. The Geological study recommended that the project take additional footing precautions to reduce potential for damage (Plot Plan COA 10.PLANNING.33 and Parcel Map COA 10.PLANNING.19)

Uniform Building Code (UBC) and California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As UBC and CBC requirements are applicable to all residential development they are not considered mitigation for

CEQA implementation purposes. As a minimum, structure design should conform to CBC and UBC requirements.

Mitigation: Plot Plan COA 10.PLANNIG.33 and Parcel Map COA 10.PLANNING.19 summarize the geological studies recommendations and include requirements that the project, prior to grading, should be cleared of surface and subsurface obstructions, including vegetation, roots, organic matter, debris, septic tanks, and cesspools, etc.. And second, that the site preparation and grading should include subexcavations, encompassing in minimum, the planned building foot-print areas and 5 feet beyond, to a vertical depth equal to the planned footing embedment + 24 inch, or to minimum 3 to 3.5 feet below the present grade, or to the depth as required to expose underlying moist, dense sandy natural soils as approved by soils engineer, whichever is greater.

Monitoring: Project monitoring will be performed through the standard Building and Safety Plan check process with oversight by the Planning Department Geologist.

### 13. Landslide Risk

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," Geologist Comments, GEO02174 by Soils Southwest, Inc. dated February 26, 2008

#### Findings of Fact:

a) According to the Geo study for the site, the ground surface of the subject site has a gentle descending slope towards the east but is not situated immediately adjacent to any mountains or hillsides. Nor is the site susceptible to liquefaction. As such, the subject site should not be susceptible to slope instability.

Mitigation: None required

Monitoring: None required

### 14. Ground Subsidence

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: Geologist Comments, GEO02174 by Soils Southwest, Inc. dated February 26, 2008

#### Findings of Fact:

a) The project site is not located within an area subject to unstable geologic units or soil, including ground subsidence.

Mitigation: None required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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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Source: On-site Inspection, Project Application Materials, Geologist Comments, GEO02174 by Soils Southwest, Inc. dated February 26, 2008

Findings of Fact:

a) 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Result in grading that affects or negates subsurface sewage disposal systems?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, Geologist Comments, GEO02174 by Soils Southwest, Inc. dated February 26, 2008

Findings of Fact:

a-c) The project is not affected by significant topography, surface features, or slopes. The project site is relatively flat and would have not impact on slopes.

Mitigation: None required

Monitoring: None required

**17. Soils**

a) Result in substantial soil erosion or the loss of topsoil?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Be located on expansive soil, as defined in SECTION 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, On-site Inspection, Geologist Comments, GEO02174 by Soils Southwest, Inc. dated February 26, 2008

Findings of Fact:

a-b) The soil at the site comprises of slightly silty (less than 10% fines) fine-grained sand. The sand is fairly uniformed in composition and contains widely scattered silt layers. The soil type is generally loose near the surface and increases with depth. The project will not cause erosion beyond the existing condition. The project has been designed to address flows through site and flows created by the project to minimize erosion. Condition of Approval 60.PLANNING.22 requires compliance with VVWD's letter dated 4/27/2010 which requires that no structures be built on lots 1 and 3 of the parcel map to assure proper drainage, and subsequently, minimal erosion. With mitigation, this is considered less than significant.

The Riverside County Geologist and the Building and Safety Department – Grading Division will be required to protect the health, safety, and welfare of the public. A Geotechnical soils report is required in order to obtain a grading permit. This report shall be submitted to the Building and Safety 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 Report as approved by Riverside County. This is a standard condition of approval and not considered mitigation for CEQA purposes.

Mitigation: Condition of Approval 60.PLANNING.22 requires compliance with VVWD's letter dated 4/27/2010 which requires that no structures be built on lots 1 and 3 of the parcel map to assure proper drainage, and subsequently, minimal erosion.

Monitoring: Monitoring will be done through the Building and Safety Plan check process with additional monitoring by CVWD.

**18. Erosion**

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

☐ ☐ ☐ ☒

b) Result in any increase in water erosion either on or off site?

☐ ☐ ☐ ☒

Source: County Geologist review

Findings of Fact:

a) No rivers, streams or lakes are located on or adjacent to the project site and no significant impacts are anticipated to affect erosion on or off-site based on the proposed residential project.

b) The project has been designed to address flows through site and flows created by the project to minimize erosion.

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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**19. Wind Erosion and Blowsand from project either on or off site.**

☐ ☐ ☒ ☐

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The project site lies within a moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. 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. Standard conditions of approval regulate PM10.

Mitigation: None required

Monitoring: None required

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**20. Hazards and Hazardous Materials**

☐ ☐ ☐ ☒

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

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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

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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?

☐ ☐ ☐ ☒

Source: Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The proposed project is a residential apartment complex and land subdivision and will not cause routine transport of hazardous materials.
- b) The proposed land division and use will create roads and internal circulation, however, no reasonable upsets are expected.
- c) All streets, even private internal circulation streets are required to build to County standards, additionally the proposed land subdivision is consistent with the existing uses proposed by the Land Use designation, and therefore, there will be no impacts.
- d) The proposed land subdivision and use will emit no waste or hazards within 1 mile of a school.
- e) No known hazardous waste site exists on or near the project site.

Mitigation: None required

Monitoring: None required

## 21. Airports

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

☐ ☐ ☐ ☒

b) Require review by the Airport Land Use Commission?

☐ ☐ ☐ ☒

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?

☐ ☐ ☐ ☒

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?

☐ ☐ ☐ ☒

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact:

a-d) The project is not near an airport or within an airport influence zone of any kind and does not require ALUC review.

Mitigation: None required

Monitoring: None required

## 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

☐ ☐ ☐ ☒



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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residences are intermixed with wildlands?

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) The project is not located within a High Fire Area identified by Ordinance No. 546. Secondary access is shown as part of the project design.

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?

☐ ☒ ☐ ☐

b) Violate any water quality standards or waste discharge requirements?

☐ ☐ ☒ ☐

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)?

☐ ☐ ☐ ☒

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?

☐ ☐ ☐ ☒

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?

☐ ☒ ☐ ☐

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

☐ ☒ ☐ ☐

g) Otherwise substantially degrade water quality?

☐ ☐ ☒ ☐

h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?

☐ ☒ ☐ ☐

Source: Riverside County Transportation Flood Hazard Report/Condition, Coachella Valley Water District letter dated April 27, 2010

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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#### Findings of Fact:

a, e, and f) The existing drainage patterns ~~may impact the~~ proposed project. To address this, the project has been designed to accommodate all offsite flows that enter the project in such a way that no substantial erosion or siltation will occur on site or offsite. Conditions of Approval Plot Plan 10.TRANS.15 and 80.TRANS.21 and Parcel Map 10.TRANS.2 and 90.TRANS.1 require on site retention of incremental increase from the 100-year storm event. Maintenance of detention features is required in Condition of Approval Parcel Map 90.TRANS.1. Additionally, Condition of Approval Parcel Map 60.PLANNING.22 requires that all requirements from the Coachella Valley Water District be satisfied prior to the issuance of grading permits. Adherence to County Ordinance 458 and the notation that parcels 1 and 3 are to be maintained as open space until a levee has been constructed are required (COA Parcel Map 60.PLANNING.22.). With these mitigations the project impacts will be less than significant.

b and g, h) Building and Safety requires all projects larger than 1 acre of grading to submit a National Pollutant Discharge Elimination System permit from the State Water Resource Control Board prior to issuance of any grading permits per Condition of Approval 60.BS Grade.4; however, this is a standard condition of approval and not considered mitigation. With this Condition of Approval the project will not degrade water quality. The operation of these features, with regular required maintenance, will not impact odors or vectors. Maintenance of detention features is required in Condition of approval 50.Trans.36.

c) The project will not require water service as the project is only a land subdivision and road construction.

d) The project would create an incremental increase in the runoff, however, previously mentioned mitigation will mitigate the impact.

Mitigation: COA Plot Plan 10.TRANS.15 and 80.TRANS.21 and Parcel Map 10.TRANS.2 and 90.TRANS.1 require on site retention of incremental increase from the 100-year storm event. Maintenance of detention features is required in COA Parcel Map 90.TRANS.1. COA Parcel Map 60.PLANNING.22 requires that all requirements from the Coachella Valley Water District be satisfied prior to the issuance of grading permits. COA Parcel Map 60.PLANNING.22 requires adherence to County Ordinance 458 and the notation that parcels 1 and 3 are to be maintained as open space until a levee has been constructed.

Monitoring: Monitoring shall be done by Riverside County Building and Safety Department as part of the plan check process, by CVWD and other responsible agencies.

#### **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?

☐ ☐ ☒ ☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Transportation Flood Hazard Report/Condition

Findings of Fact:

a) The project will slightly alter the existing drainage pattern of the site or area, but will not alter 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 as proposed. The site currently features a sheet flow pattern that will be interrupted by the paving of streets and drainage features. However, the design will mitigate any impacts.

b) The project will increase the amount of impermeable surfaces slightly altering the existing drainage pattern of the site or area; however, the design will mitigate any impacts. The proposed retention basin has the capacity to accommodate the increase in 100 year flow capacity created by the project design.

c-d) The project is not proposing any structures, is not in a dam inundation area and will not impact the surface water in any water body.

Mitigation: None required

Monitoring: None required

**LAND USE/PLANNING** Would the project

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

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

a) The proposed project will not result in a substantial alteration of the present or planned land use for the area. The zoning for the site being revised to be consistent with the General Plan Land Use designation for the site. The proposed project is consistent with the General Plan Land Use designation for the site.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project is not located with a sphere of influence of any city.

Mitigation: None required

Monitoring: None required

## 26. Planning

a) Be consistent with the site's existing or proposed zoning?

☐ ☐ ☐ ☒

b) Be compatible with existing surrounding zoning?

☐ ☐ ☐ ☒

c) Be compatible with existing and planned surrounding land uses?

☐ ☐ ☐ ☒

d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?

☐ ☐ ☐ ☒

e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

☐ ☐ ☐ ☒

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

### Findings of Fact:

a) The site is zoned One Family Dwelling (R-1), the project is proposing a Change of Zone to bring the designation into conformance with the designation of the General Plan. The project is proposing to re-zone the site Multiple Family Dwelling (R-2). In addition, the proposed land subdivision is consistent with the requirements of the proposed zone.

b) The property is surrounded by Manufacturing- Service Commercial (M-SC) to the west, Industrial Park (IP) to the south, and One Family Dwellings (R-1) to the south, north, and east. The project will transition the single family development to the light industrial to the west.

c) The General Plan Land Use designation for the site is High Density Residential (HDR). The site is surrounded by Light Industrial (LI) to the south, and west, High Density Residential (HDR) to the north, Medium High Density Residential (MHDR) to the east and Open Space- Recreation (OS-R) to the south. The proposed project is compatible with these designations.

e) The project site is currently vacant and will not disrupt any existing uses.

Mitigation: None required

Monitoring: None required

## **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

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-d) The project site is not designated as a mineral resource zone or contains potential mineral resources; the project is not located adjacent to an existing or abandoned mine or quarry.

Mitigation: None required

Monitoring: None required

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**28. Airport Noise**

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

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

Findings of Fact:

a-b) The project site is not near or within any airport influence zone.

Mitigation: None required

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

### 29. Railroad Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

#### Findings of Fact:

The project site is not near any existing railroad facilities larger than a collector.

Mitigation: None required

Monitoring: None required

### 30. Highway Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☒ ☐

Source: On-site Inspection, Project Application Materials

#### Findings of Fact:

The project site is within about 3,000 feet of Interstate 10. Some road noise will be audible from the site. Riverside County regulates minimum standards for noise acceptability within structures, which would apply to the site.

Mitigation: None required

Monitoring: None required

### 31. Other Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

Source: Project Application Materials, GIS database

#### Findings of Fact:

The project is located near existing light industrial uses to the west. However, Parcel 1 of the proposed map separates the proposed apartment uses from the light industrial uses effectively buffering the potential noise. Parcel 1 is not permitted to build out at this time due to floodway restrictions. In addition, the light industrial uses are still limited to the noise levels they can produce, by existing County ordinances. They will not impact the proposed project substantially.

Mitigation: None required



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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project Application Materials

#### Findings of Fact:

a-d) The project will create a less than significant increase in ambient noise in the area. The land subdivision and proposed high density residential use will include the use of outdoor recreational activities and typical residential noise levels. The project site contains a park to the south, vacant land to the north, existing single family dwellings to the east, and light industrial uses to the west. The proposed use will be consistent with the surrounding uses. It will have minimal noise during construction of roads, however operating hours are required by ordinance which will mitigate all impacts.

Mitigation: None required

Monitoring: None required

### POPULATION AND HOUSING Would the project

#### 33. Housing

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Affect a County Redevelopment Project Area?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Cumulatively exceed official regional or local population projections?

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

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a-c) The proposed project is a land subdivision and high density residential uses and the site is currently vacant.

d) The site is not located in a County Redevelopment Area. The Thousand Palms Redevelopment area is located contiguous to the south, however, the proposed project is consistent with the redevelopment goals of the area.

e-f) The project is proposing housing and a land subdivision. The project is consistent with the Land Use designation and therefore all growth resulting from the project was accounted for in the General Plan and demographic projections.

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact:

The project area is serviced by the Riverside County Fire Department. Any significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to fire services, see COA Plot Plan 90.PLANNING.32 and Parcel Map COA 10.PLANNING.12. This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

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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### 35. Sheriff Services

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

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to sheriff services, see COA Plot Plan 90.PLANNING.32 and Parcel Map COA 10.PLANNING.12.

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: Palm Springs Unified School District correspondence, GIS database

Findings of Fact:

The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the boundary of the Palm Springs Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees per County Ordinance 659 in order to mitigate the potential effects to school services, see COA Plot Plan 80.PLANNING.24 and Parcel Map COA 80.PLANNING.7.

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:

The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Development fees required by the Riverside County Ordinance No. 659 may be used at the County's discretion to provide additional library facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Ordinance No. 659 in order to mitigate the potential effects to library services, see COA Plot Plan 90.PLANNING.32 and Parcel Map COA 10.PLANNING.12.

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:

The use of the approximately 20-acre site would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The presence of medical communities generally corresponds with the increase in population associated with the new development. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. Ordinance 659 addresses emergency medical services, see COA Plot Plan 90.PLANNING.32 and Parcel Map COA 10.PLANNING.12.

Mitigation: None required

Monitoring: None required

## RECREATION

### 39. Parks and Recreation

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

#### Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-c) The project will include recreational features including a pool and child's play area. An existing County park in contiguous to the project on the south. Park Quimby fees will be provided through the development that can be used to offset any potential impact that may result from the implementation of the development.

Mitigation: None required

Monitoring: None required

#### 40. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: General Plan, Eastern Coachella Valley Area Plan Figure 7

#### Findings of Fact:

No County trails are required or proposed on the site.

Mitigation: None required

Monitoring: None required

#### TRANSPORTATION/TRAFFIC Would the project

##### 41. Circulation

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
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c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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e) Alter waterborne, rail or air traffic?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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h) Cause an effect upon circulation during the project's construction?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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i) Result in inadequate emergency access or access to nearby uses?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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j) Conflict with adopted policies supporting alternative

<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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transportation (e.g. bus turnouts, bicycle racks)?

Source: RCIP

Findings of Fact:

a and c) The project will generate traffic to the area and have regional cumulative transportation system impacts that will be mitigated using standard payments of TUMF and DIF fees, see COA Plot Plan 90.PLANNING.32 and Parcel Map COA 10.PLANNING.12. The project is not anticipated to have any significant traffic or circulation impacts.

b) The proposed residential project is consistent with the parking requirements of the project per section 18.12 of Ordinance 348, and will therefore have a less than significant impact to parking.

d-e) The project will not result in any airborne or rail traffic changes. There will be no impacts.

f) All streets have been designed to not create any substantial design hazards. There will be no impacts.

g and i) Street improvements have been required by Plot Plan COA 80.TRANS.15 and 90.TRANS.12 and Parcel Map COA 50.TRANS.30 for Del Norte Way and Robert Road along the project boundary.

h) Construction of the internal, external and offsite roads will not result in the temporary closure of any critical transportation facilities.

j) The project is a land subdivision and will not conflict with any adopted policies.

Mitigation: Street improvements have been required by Plot Plan COA 80.TRANS.15 and 90.TRANS.12 and Parcel Map COA 50.TRANS.30 for Del Norte Way and Robert Road along the project boundary to mitigate the projects impacts.

Monitoring: Monitoring will be administered through the standard Building and Safety plan check process and by the Department of Transportation.

#### 42. Bike Trails

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

Findings of Fact:

No trials are required or proposed by the project.

Mitigation: None required

Monitoring: None required

#### UTILITY AND SERVICE SYSTEMS Would the project



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>43. Water</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project is an industrial land subdivision. Services exist to the site boundaries due to neighboring development and will not 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. The project will have an impact on the water supplies available to, but less than significant impact with incorporated mitigation.

Mitigation: None required

Monitoring: None required

<b>44. Sewer</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) CVWD has indicated that sewer service exists at the site. Minor modifications may be required for connection. CVWD clearance is required per Condition of Approval 80.EHEALTH.1.

Mitigation: CVWD clearance is required per Condition of Approval 80.EHEALTH.1.

Monitoring: Monitoring will be administered through the standard Building and Safety plan check process and by the Coachella Valley Water District.

<b>45. Solid Waste</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Is the project served by a landfill with sufficient 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: None required

Monitoring: None required

**46. Utilities**

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

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP

Findings of Fact:

a-h) The project plans were transmitted to utility providers in the area without a response. Similar project uses have been constructed in the area, this project will not impact these utilities in an adverse way.

Mitigation: None required

Monitoring: None required

**MANDATORY FINDINGS OF SIGNIFICANCE**

47. Does the project have the potential to substantially	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project 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.

48. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of other current projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

49. 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"/>
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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:

GEO02174 by Soils Southwest, Inc. dated February 26, 2008

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PDA4601 by Michael Brandman & Associates dated July 6, 2009

Coachella Valley Water District letter dated April 27, 2010

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

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

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Revised: 6/9/08