

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

226B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 9, 2010

REVIEWED BY EXECUTIVE OFFICE

DATE 9/15/10
Tina Grande

Departmental Concurrence

SUBJECT: CHANGE OF ZONE NO. 7673 / TENTATIVE TRACT MAP NO. 35289 – Mitigated Negative Declaration – Applicant: Cathton Inv. Inc. – Engineer/Representative: MSA Consulting - Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan - Rural: Rural Residential - 2½ Acre Minimum (R:RR) – Location: Northerly of Ramon Road, easterly of Shadow Mountain Lane, westerly of Thousand Palms Canyon Trail – 50 Gross Acres - Zoning: Controlled Development Areas (W-2) – **REQUEST:** The Change of Zone proposes to change the site’s zoning classification from Controlled Development Areas (W-2) to Residential Agriculture – 2½ Acre Minimum (R-A-2½) for the residential lots, and Open Area Combining Zone (R-5) for the remainder lot. The Tentative Tract Map is a Schedule C subdivision of approximately fifty (50) acres into six (6) residential lots totaling twenty-nine (29) gross acres, with a minimum lot size of 2½ acres, ranging in size from 3.5 acres to six (6) acres, and a 19.3 acre remainder parcel for open space.

RECOMMENDED MOTION:

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41989**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **CHANGE OF ZONE NO. 7673**, amending the zoning classification for the

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials:
CSL:dm

(continued on attached page)

- Policy
- Consent
- Policy
- Consent
- Dept't Recomm.:
- Per Exec. Ofc.:

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Buster, Stone, Benoit, and Ashley
Nays: None
Absent: Tavaglione
Date: October 5, 2010
xc: Planning(2), Applicant, Co.Co.

Kecia Harper-Ihem
Clerk of the Board
By: *Kecia Harper-Ihem*
Deputy

Prev. Agn. Ref.

District: Fourth

Agenda Number:

16.5

The Honorable Board of Supervisors

Re: CHANGE OF ZONE NO. 7673 / TENTATIVE TRACT MAP NO. 35289

Page 2 of 2

subject property from Controlled Development Areas (W-2) to Residential Agricultural -2½ Acre Minimum (R-A-2½) and Open Area Combining Zone Residential Developments (R-5) in accordance with Exhibit #3; based upon the findings and conclusions incorporated in the staff report, pending Ordinance adoption by the Board of Supervisors; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 35289**, 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

Planning Department

Carolyn Syms Luna Director

Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

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

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

11/01/10 Date
38686 El Cerrito Road
Palm Desert, California 92211 Initial

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

EA41989 / CZ07673 / TR35289
Project Title/Case Numbers

Judy Deertrack, Planner IV (951) 955-1199
County Contact Person Phone Number

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

Cathton Investment, Inc. 5324 Calgary Tr No. 210, Edmonton AB, Canada, T5H, 4J8
Project Applicant Address

The project is located northerly of Ramon Road, easterly of Shadow Mountain Lane, westerly of Thousand Palms Canyon Trail
Project Location

The Change of Zone proposes to change the zoning classification from Controlled Development Areas (W-2) to Residential Agriculture - 2 1/2 Acre Minimum (R-A-2 1/2) for the residential lots, and Open Area Combining Zone (R-5) for the remainder lot. The Tentative Tract Map is a Schedule C subdivision of approximately 50 acres into six (6) residential lots totaling 29 gross acres, with a minimum lot size of 2 1/2 acres, ranging in size from 3.5 acres to 6 acres, and a 19.3 acre remainder parcel for open space.
Project Description

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

- 1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act \$2,010.25 + \$64.00.
3. Mitigation measures WERE made a condition of the approval of the project.
4. 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.

[Handwritten Signature]

Board Assistant
Title

November 2, 2010
Date

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

Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 8/25/2009
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA41989 ZCFG05338 10.05.10 16.5 11.02.10 2.13

FOR COUNTY CLERK'S USE ONLY

[Empty rectangular box for County Clerk's use]

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Carolyn Syms Luna · Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Change of Zone No. 7673 / Tentative Tract No. 35289

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.

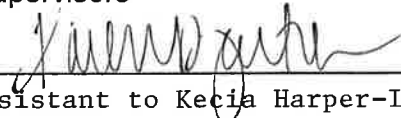
PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Judy Deertrack Title: Project Planner Date: June 16, 2010

Applicant/Project Sponsor: Cathton Inv. Inc. Date Submitted: 07/03/08

ADOPTED BY: Board of Supervisors

Person Verifying Adoption:  Date: November 2, 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 Judy Deertrack at 951-955-1199.

Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA41989 ZCFG05338

10.05.10 16.5 11.02.10 2.13

FOR COUNTY CLERK'S USE ONLY

* VOID * COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * I0801947

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: CATHTON INV INC \$64.00
paid by: CK 001006
paid towards: CFG05338 CALIF FISH & GAME: DOC FEE
CFG FOR EA41989 (TR35289/CZ07673)
at parcel #:
appl type: CFG3

By _____ Jul 03, 2008 16:38
KHAFLIGE posting date Jul 03, 2008

Account Code	Description	Amount
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Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1006416

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: CATHTON INV INC \$17.25
paid by: CK 48911

CFG FOR EA41989 (TR35289/CZ07673)

paid towards: CFG05338 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jun 10, 2010 08:11
SBROSTRO posting date Jun 10, 2010

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * I0901920

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: CATHTON INV INC \$1,993.00
paid by: CK 000011

CFG FOR EA41989 (TR35289/CZ07673)

paid towards: CFG05338 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Aug 11, 2009 10:57
AESTRADA posting date Aug 11, 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
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Carolyn Syms Luna · Director

226B

10.5.10

DATE: September 9, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *D.M.*

SUBJECT: CHANGE OF ZONE NO. 07673 / TENTATIVE TRACT MAP NO. 35289 – Mitigated Negative Declaration

(Charge your time to these case numbers)

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

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

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

Need Director's signature by 9/8/10
Please schedule on the October 5, 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 (CFG5338)

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

**PLANNING COMMISSION
MINUTE ORDER JULY 14, 2010
EASTERN MUNICIPAL WATER DISTRICT**

I. **AGENDA ITEM 8.4: CHANGE OF ZONE NO. 7673 / TENTATIVE TRACT MAP NO. 35289** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Cathton Inv. Inc. – Engineer/Representative: MSA Consulting - Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan - Rural: Rural Residential – 2½ Acre Minimum (R:RR) – Location: Northerly of Ramon Road, easterly of Shadow Mountain Lane, westerly of Thousand Palms Canyon Trail – 50 Gross Acres - Zoning: Controlled Development Areas (W-2)

II. **PROJECT DESCRIPTION**

The Change of Zone proposes to change the zoning classification from Controlled Development Areas (W-2) to Residential Agriculture – 2½ Acre Minimum (R-A-2½) for the residential lots, and Open Area Combining Zone (R-5) for the remainder lot. The Tentative Tract Map is a Schedule C subdivision of approximately fifty (50) acres into six (6) residential lots totaling twenty-nine (29) gross acres, with a minimum lot size of 2½ acres, ranging in size from 3.5 acres to six (6) acres, and a 19.3 acre remainder parcel for open space – APN(s): 651-060-004 & 651-060-005.

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: Judith Deertrack at 951-955-1199 or email jdeertra@rctlma.org.

The following people spoke in favor, of the subject proposal.

Julian De La Torre, Applicant's Representative, Rancho Mirage, CA 92270

Marvin Roos, Applicant's Representative

There were no speakers in neutral position or in opposition of the subject proposal

IV. **CONTROVERSIAL ISSUES**

NONE

V. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0; recommended to the Board of Supervisors;

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41989**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **CHANGE OF ZONE NO. 7673**, amending the zoning classification for the subject property from Controlled Development Areas (W-2) to Residential Agricultural -2½ Acre Minimum (R-A-2½) and Open Area Combining Zone Residential Developments (R-5) in accordance with Exhibit #3; based upon the findings and conclusions incorporated in the staff report, pending Ordinance adoption by the Board of Supervisors; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 35289**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

VI. **CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at dbowie@rctlma.org.

Agenda Item No.: 8.4
Area Plan: Western Coachella Valley
Zoning District: Thousand Palms
Supervisorial District: Fourth
Project Planner: Judy Deertrack
Planning Commission: July 14, 2010

CHANGE OF ZONE NO. 7673
TENTATIVE TRACT MAP NO. 35289
E.A. No. 41989
Applicant: Cathton Inv. Inc.
Engineer/Representative: MSA Consulting

D.M.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Change of Zone proposes to change the zoning classification from Controlled Development Areas (W-2) to Residential Agriculture – 2 ½ Acre Minimum (R-A-2 ½) for the residential lots, and Open Area Combining Zone Residential Developments (R-5) for the remainder parcel. The Tentative Tract Map is a Schedule C subdivision of approximately 50 acres into six (6) residential lots totaling 29 gross acres, ranging in size from 3.5 acres to 6 acres, with a remainder parcel of 19.3 acres, and Street "A" is 1.6 acres. The subdivision has an overall density of 0.2 dwelling units./acres.

The property is located northerly of Ramon Road, easterly of Shadow Mountain Lane, westerly of Thousand Palms Canyon Road.

BACKGROUND:

Ramon Road is designated an Arterial Highway and will be improved with concrete curb and gutter within the 64-foot half-width dedicated right-of-way. On the north side of Ramon Road, a six (6) foot sidewalk will be constructed within the 21-foot parkway together with a ten (10') foot Class I Bike Trail. The six (6) residential units will be accessed by a private "Street A," (cul-de-sac) with dedicated right-of-way, improved to 36' / 56' and maintained by the Lot Owners and Homeowner's Association. This project is within the 100-year flood plain. Four retention basins have been proposed and are to be located alongside "Street A." Pad elevations for the residential homes require an elevation of two to three feet (2'-3') above the anticipated flood water height. The project will require the installation of septic tanks and leach lines. The project has an estimated balanced cut and fill of 20,523 cubic yards.

The project site abuts the Coachella Valley Preserve along its eastern boundary. This subdivision of land will leave a remainder parcel of 19.2 acres, which is to be placed in Open Area Combining (R-5) Zone because of its proximity to the preserve and the fact the remainder lot is intersected by the Devers-Hinds 220 KV Transmission Line and a Southern California Gas pipeline.

ISSUES OF POTENTIAL CONCERN:

There are no issues of potential concern.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Rural: Rural Residential (R:RR) (5 Acre Minimum) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural: Rural Residential (R:RR) (5 Acre Minimum) to the north, west, and south, and Open Space: Conservation Habitat (OS:CH) to the east. |
| 3. Existing Zoning (Ex. #2): | Controlled Development Areas (W-2) |

- | | |
|-----------------------------------|---|
| 4. Proposed Zoning (Ex. #3): | Residential Agricultural (2 ½ Acre Minimum) (R-A-2 ½) for residential lots; Open Area Combining Zone Residential Developments (R-5) for remainder parcel. |
| 5. Surrounding Zoning (Ex. #2): | Controlled Development Areas (W-2) to the immediate north, west, and south, and Natural Assets (N-A) to the east, with Natural Assets (N-A) to the extended north, west, south, and east. |
| 6. Existing Land Use (Ex. #1): | Vacant |
| 7. Surrounding Land Use (Ex. #1): | North: Vacant to the immediate north, with mobile homes to the extended north. West: Scattered residential to the immediate west, with SFR homes to the extended west. South: SFR homes. East: Vacant lands in natural conservation status. |
| 8. Project Data: | Total Acreage: 50 Gross Acres
Total Proposed Lots: Six (6) with remainder lot
Proposed Min. Lot Size: 2 ½ acres
Schedule: C |
| 9. Environmental Concerns: | See EA41989 attached |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41989**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **CHANGE OF ZONE NO. 7673**, amending the zoning classification for the subject property from Controlled Development Areas (W-2) to Residential Agricultural -2½ Acre Minimum (R-A-2½) and Open Area Combining Zone Residential Developments (R-5) in accordance with Exhibit #3; based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 35289**, 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 Rural: Rural Residential (R:RR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed Tentative Tract Map is consistent with the proposed Residential Agricultural – 2½ Acre Minimum – (R-A-2½) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed Tentative Tract Map is consistent with the Schedule C 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 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 is consistent with the Multi-Species Habitat Conservation Plan (MSHCP).
8. The site of the proposed land division is physically suitable for the proposed density of the development.

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 Rural: Rural Residential (5 Acre Minimum) (R:RR) on the Western Coachella Valley Area Plan.
2. The proposed Schedule C subdivision with six (6) residential lots, and open space remainder parcel, with a minimum lot size of 2½ acres for single-family residential use, is a permitted use in the Rural: Rural Residential (R:RR) land use designation. The six (6) residential lots range in size from 3.5 acres to 6 acres, and has an overall density of 0.2 dwelling units per acre.
3. The project site is surrounded by properties which are designated Rural: Rural Residential (5 Acre Minimum) (R:RR) to the north, west, and south, and Open Space: Conservation Habitat (OS:CH) to the east.
4. The current zoning for the subject site is Controlled Development Areas (W-2). The proposed zoning for the project site is Residential Agricultural – 2½ Acre Minimum (R-A-2½), and Open Area Combining Zone Residential Developments (R-5) for the remainder parcel.
5. The proposed subdivision for single-family residential use, is a permitted use, and is consistent with the development standards set forth, in the Residential Agricultural (R-A) zone.
6. The project site is surrounded by properties which are zoned Controlled Development Areas (W-2) to the north, west, and south, and Natural Assets (N-A) to the east; with Natural Assets (N-A) to the extended north, west, south, and east.
7. This project is located outside of the Multi-Species Habitat Conservation Plan, and is not subject to special provisions of the Plan. The project has been conditioned to reduce nighttime glare.
9. The six (6) residential lots that comprise the Tentative Tract Map are served by a private street designated as "Street A." The Planning Department finds that adequate provision has been made for construction and continued maintenance of Street "A;" the welfare of the residential occupants are adequately served by the private street; the maintenance of Street "A" as a private street is not detrimental to the public health, safety, and general welfare; and Street "A" meets the minimum width requirements of Section 3.3 at its required fifty-six (56') foot width. The private street provisions are required by Ordinance 460, Section 3.3. Pursuant to Ordinance 460, Section 3.3 (Private Streets), Street "A" will be offered for dedication to public use, and shall be

maintained through Covenants, Conditions, and Restrictions (CC&R's). Maintenance for Street "A" will be the responsibility of the Lot Owners and a Homeowner's Association (HOA).

8. The remainder parcel with an approximate gross acreage of 19.2 acres is intersected by a major public utility easement and has legal access to Ramon Road through its joint ownership to the residential lots that comprise the Tentative Tract Map. Ordinance 460, Section 3.8 requires lots crossed by major public utility easements to have a net usable area of not less than 3,600 square feet, exclusive of the easement. The remainder lot is consistent with this provision of Section 3.8.
9. The remainder lot has legal access to Ramon Road as required by Ordinance 348, Section 3.10, because it is currently owned in common with the residential lots that comprise the Tentative Tract Map, and the conditions of approval require that legal access be created to the remainder lot through a Conditional Certificate of Compliance (CCOC) prior to recordation of the FINAL MAP, or prior to sale of the property to a third party.
10. The residential subdivision is compatible with the density of surrounding residential subdivisions to the south; scattered residential to the west with mobile homes, vacant lands to the north, and the Coachella Valley Preserve to the east.
11. Environmental Assessment No. 41989 identified the following potentially significant impacts:
 - a. Geology / Soils
 - b. Hydrology / Water Quality
 - c. Recreation
 - d. Transportation / Traffic

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. An airport influence area;
 - c. A Redevelopment Area;
 - d. A County Service Area (CSA)
 - e. The Coachella Valley Multi-Species Habitat Conservation Area.
3. The project site is located within:
 - a. A 100-year flood plain;
 - b. ½ mile of the San Andrea Fault Line;
 - c. Whitewater Watershed;
 - d. The Palm Springs Unified School District.
4. The subject site is currently designated as Assessor's Parcel 651-060-004 & 651-060-005.
5. This project was filed with the Planning Department on July 3, 2008.

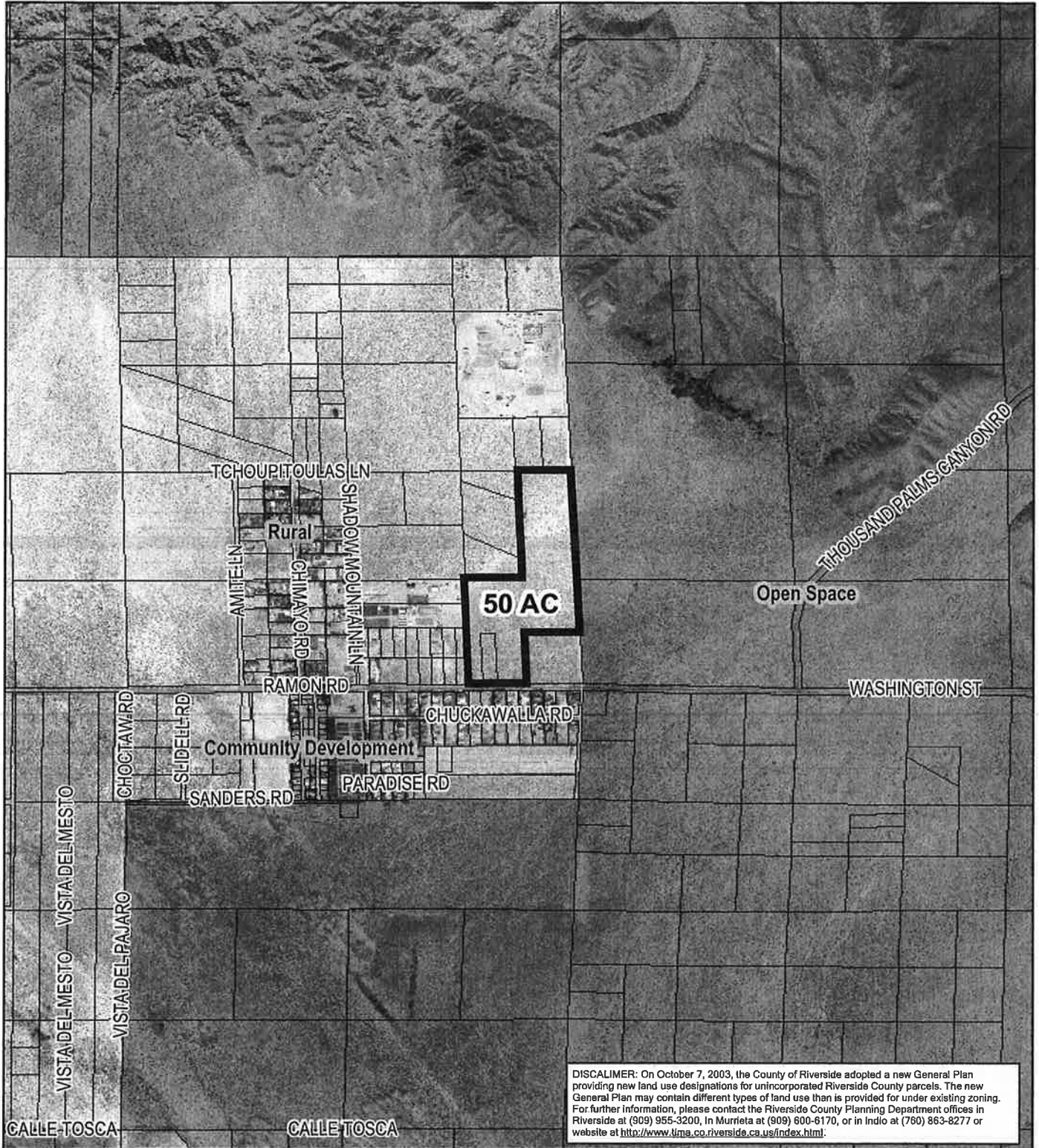
CHANGE OF ZONE NO. 7673
TENTATIVE TRACT MAP NO. 35289
PC Staff Report: July 14, 2010
Page 5 of 5

6. This project was reviewed by the Land Development Committee two times on the following dates August 21, 2008, and September 18, 2008.
7. The Thousand Palms Community Council reviewed this matter on November 12, 2009, and unanimously voted to support the project.
8. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$29,436.00.

Y:\Planning Case Files-Riverside office\TR35289\DH-PC-BOS Hearings\S.R. TR35289 Revised.docx
Date Prepared: 01/01/01
Date Revised: 6/15/10

CZ07673 TR35289

DEVELOPMENT OPPORTUNITY



RIVERSIDE COUNTY PLANNING DEPARTMENT

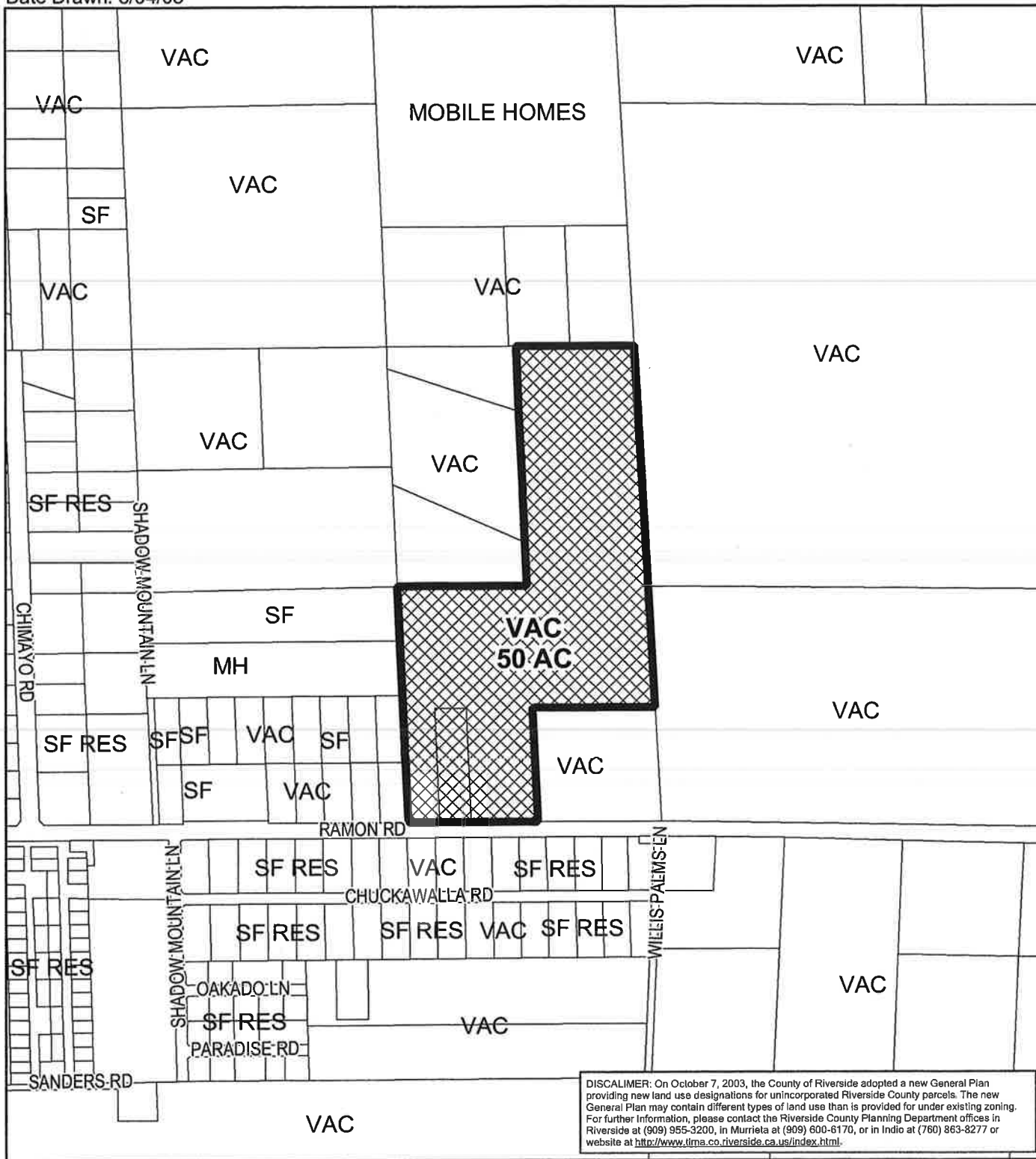
District
Plan: Thousand Palms
Township/Range: T4SR6E
Section: 15



Assessors
Bk. Pg. 651-06
Thomas
Bros. Pg. 789 A2



Land Use



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 (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.ltrm.co.riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: Thousand Palms
 Township/Range: T4SR6E
 Section : 15



Assessors
 Bk. Pg. 651-06
 Thomas
 Bros. Pg. 789 A2

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07673 TR35289

PROPOSED ZONING

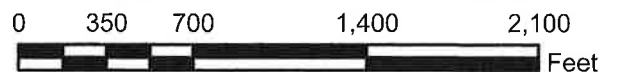
Supervisor Benoit
District 4

Date Drawn: 6/7/2010
Exhibit 3

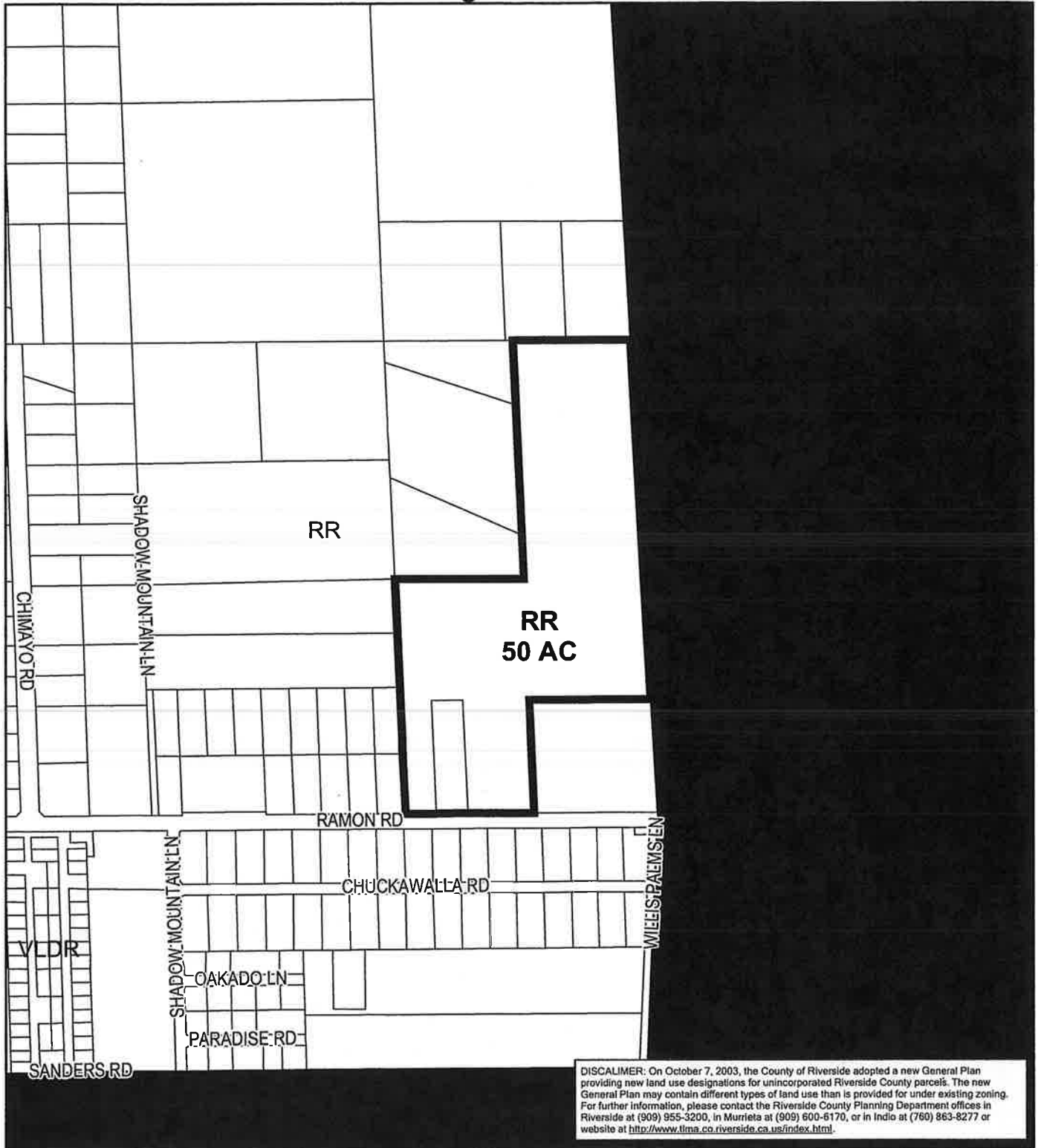


Zoning District: Thousand Palms
Township/Range: T4SR6E
Section: 15

Assessors Bk. Pg. 651-06
Thomas Bros. Pg. 789 A2
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.lima.co.riverside.ca.us/index.html>



Zone
District: Thousand Palms
Township/Range: T4SR6E
Section : 15

RIVERSIDE COUNTY PLANNING DEPARTMENT

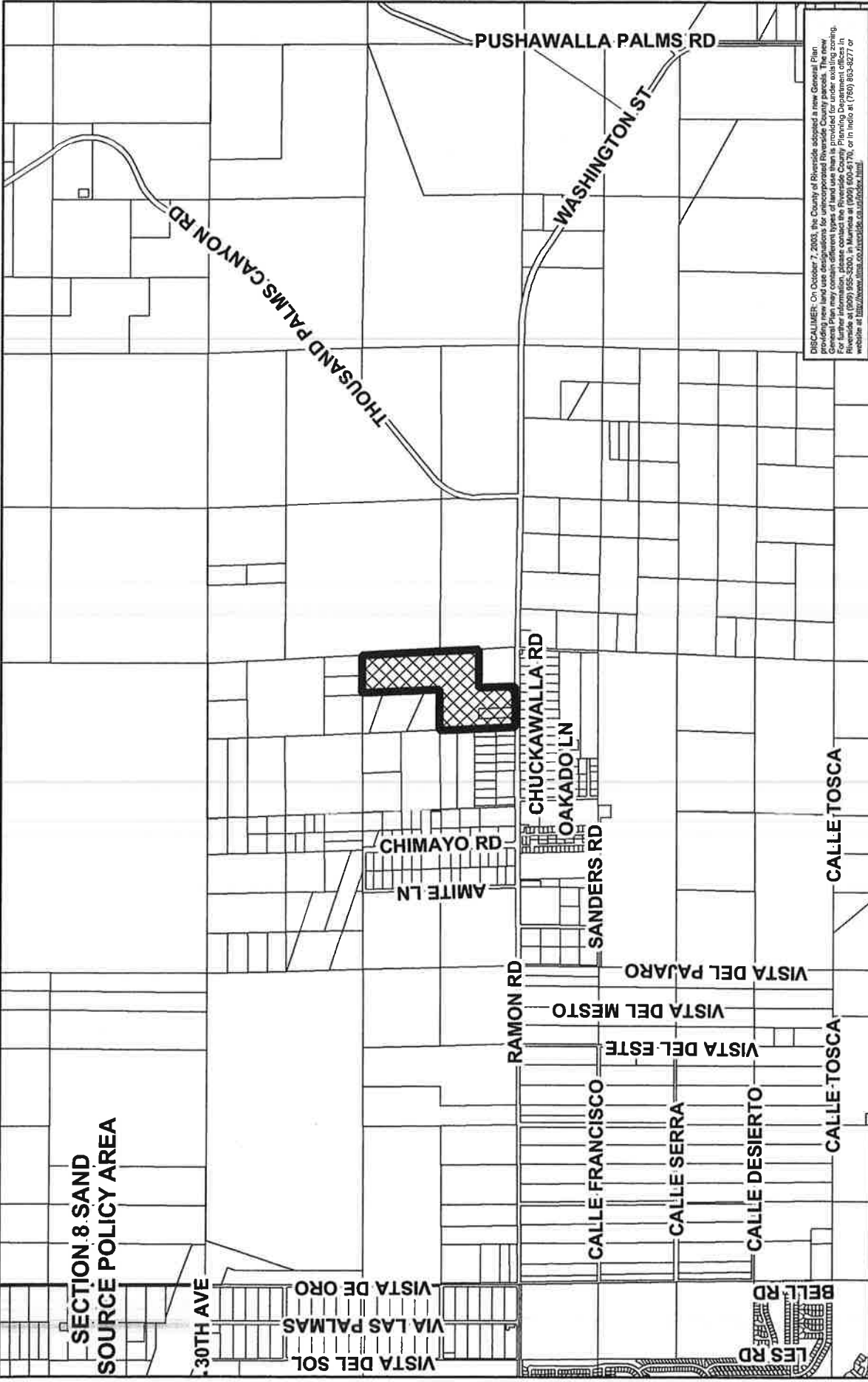
Assessors
Bk.Pg. 651-06
Thomas
Bros. Pg. 789 A2



Supervisor Wilson
 District 4
 Date Drawn: 8/04/08

CZ0767 s TR35289
POLICY AREAS

Planner: Maurice Borrows
 Date: 9/17/08
 Exhibit 8



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone: Thousand Palms
 District: Thousand Palms
 Township/Range: T4SR6E
 Section: 15

Assessors: 651-06
 Bk. Pg. Thomas
 Bros. Pg. 789 A2

0 2,250 4,500 9,000 13,500 Feet

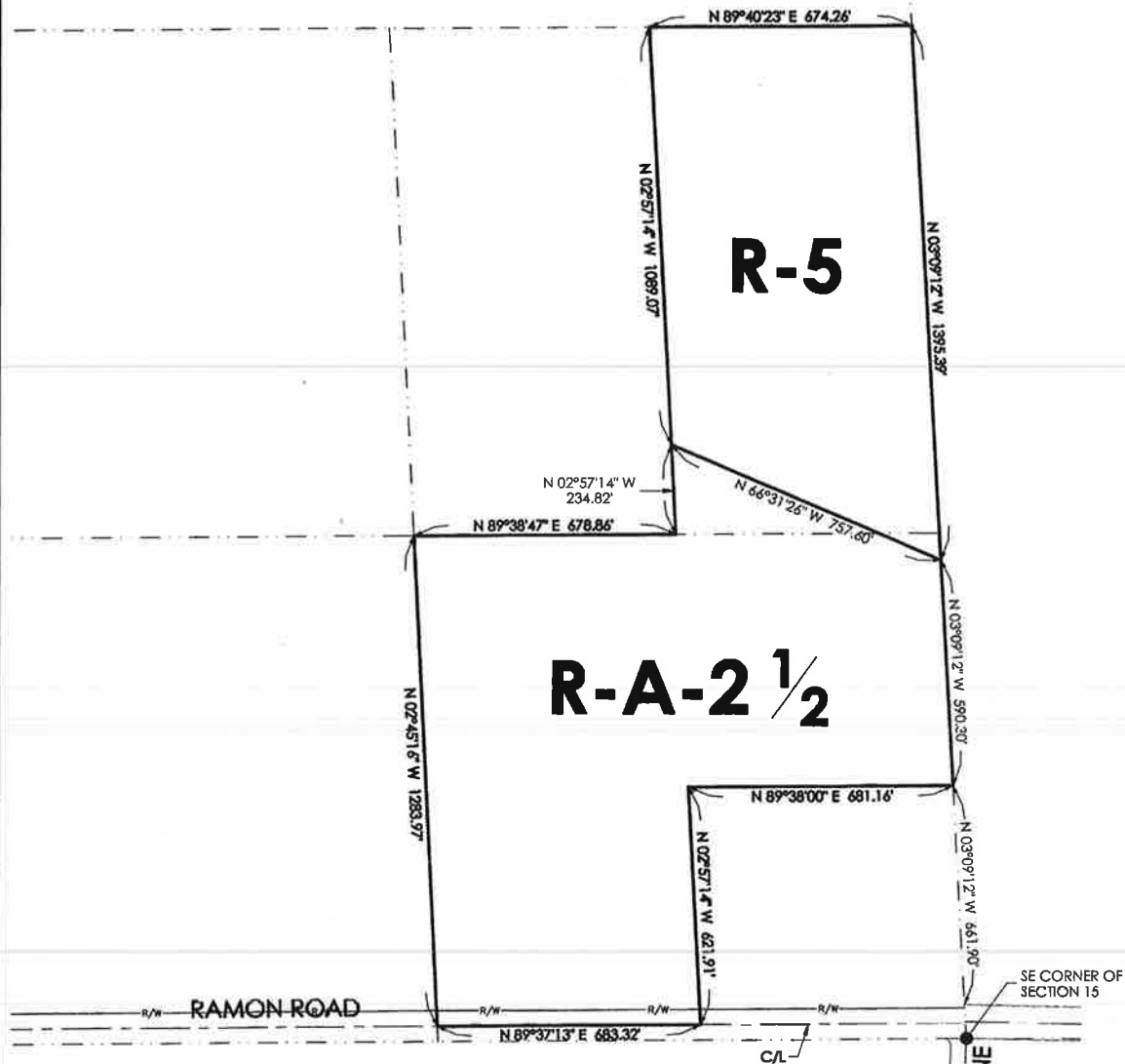
Aerial Photograph Exhibit
CATHTON INVESTMENTS, INC.
IN THE COUNTY OF RIVERSIDE COUNTY

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



Date: 11/08/2008

SECTION 15, TOWNSHIP 4 SOUTH, RANGE 6 EAST, S.B.M.



LEGEND

R-A-2 1/2 / R-5

RESIDENTIAL AGRICULTURE / RESIDENTIAL OPEN AREA

MAP NO. 35289

**CHANGE OF OFFICIAL ZONING PLAN
THOUSAND PALMS ZONING DISTRICT**

CHANGE OF ZONE CASE NO. 07673

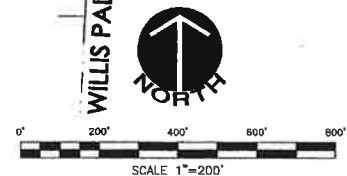
AMENDING ORDINANCE NO.

ADOPTED BY ORDINANCE NO.

DATE:

RIVERSIDE COUNTY BOARD OF SUPERVISORS

APNs: 651-060-004
651-060-005



Legend:

- Detention and Landscaped Areas
- ▨ Private Street "A"

Note:

The HOA will maintain Street "A" in total and the Lot Owners and HOA will have the responsibility for maintaining the detention basins and landscaped areas as shown on this exhibit.

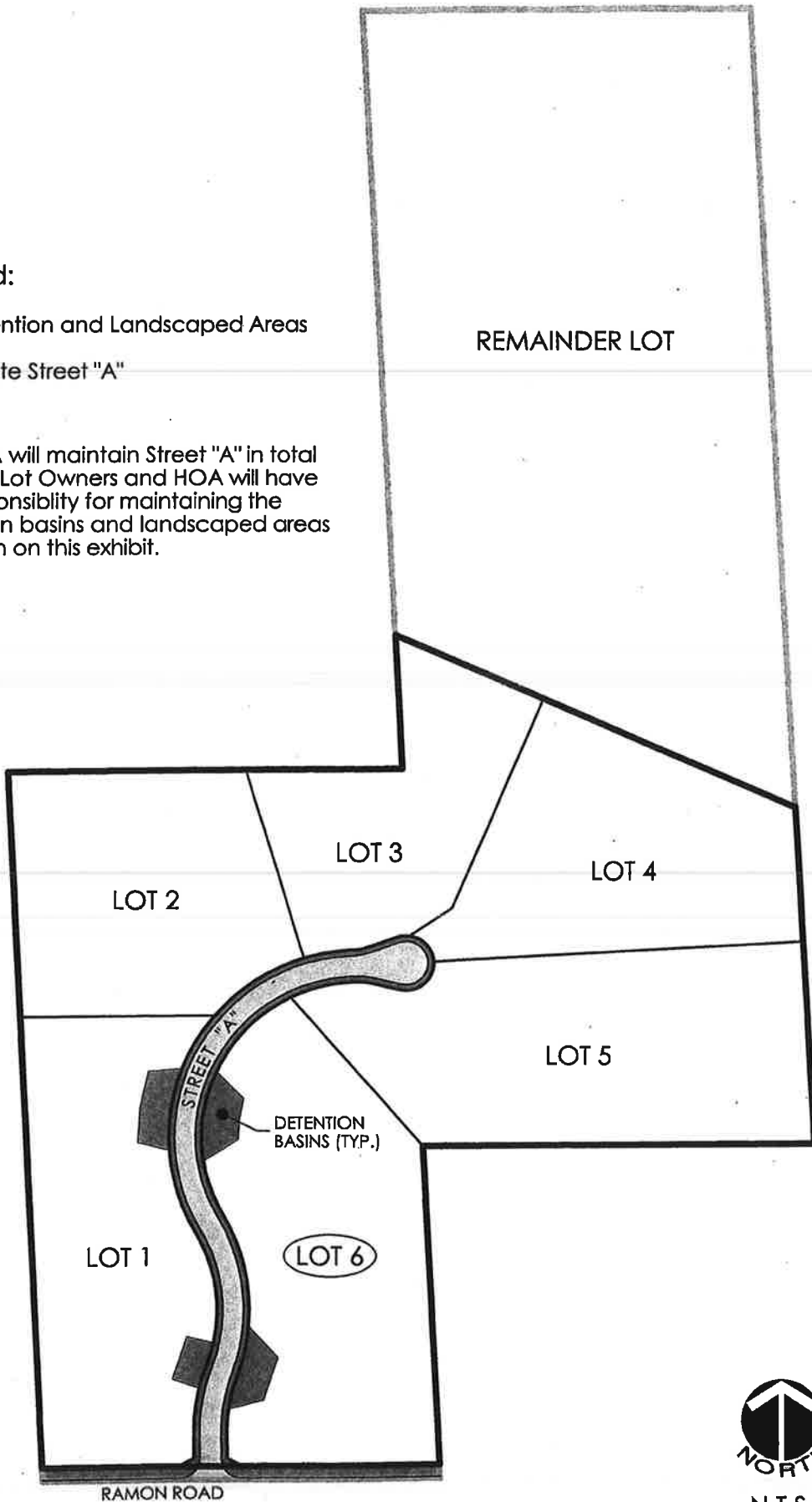


Exhibit Date: 4/08/2010

Exhibit "A" - CC&R's Maintenance Areas

TR 35280

in the County of Riverside

MSA CONSULTING, INC.
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING

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



COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41989

Project Case Type (s) and Number(s): CHANGE OF ZONE NO. 07673 / TENTATIVE TRACT MAP NO. 35289

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Judy Deertrack

Telephone Number: (951) 955 1199

Applicant's Name: Cathton Investment, Inc.

Applicant's Address: 5324 Calgary Tr No. 210, Edmonton AB, Canada, T5H, 4J8

I. PROJECT INFORMATION

A. Project Description: The Change of Zone proposes to change the zoning classification from Controlled Development Areas (W-2) to Residential Agriculture – 2 ½ Acre Minimum (R-A-2 ½) for the residential lots, and Open Area Combining Zone (R-5) for the remainder lot. The Tentative Tract Map proposes a Schedule C subdivision of approximately 50 acres into six (6) residential lots totaling 29 gross acres, with a minimum lot size of 2 ½ acres, ranging in size from 3.5 acres to 6 acres, with an open space remainder parcel on 19.3 acres, and a private internal Street "A" on 1.6 acres, accessing six (6) residential lots and connecting to Ramon Road.

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

C. Total Project Area: 50.3 Gross Acres

Residential Acres: 29	Lots: 6	Units: n/a	Projected No. of Residents: n/a
Commercial Acres: n/a	Lots: n/a	Sq. Ft. of Bldg. Area: n/a	Est. No. of Employees: n/a
Industrial Acres: n/a	Lots: n/a	Sq. Ft. of Bldg. Area: n/a	Est. No. of Employees: n/a
Other: 19.3 acre remainder			

D. Assessor's Parcel No(s): 651-060-004 & 651-060-005

E. Street References: The project lies within the Thousand Palms Zoning District and is located Northerly of Ramon Road, easterly of Shadow Mountain Lane, westerly of Thousand Palms Canyon Trail

F. Section, Township & Range Description or reference/attach a Legal Description: Sections 14 and 15, 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 currently vacant occurring on what appears to be previously undisturbed land, with a desert wash traversing the upper one-third portion in a southwesterly orientation. The project area is bounded on the south by Ramon Road and adjacent single-family residential subdivision homes; scattered residential lots and vacant lands to the west, the Coachella Valley Multi-Species Conservation Habitat Area (Coachella Valley Preserve) to the east; and vacant lands to the north, except for the transection of the Southern California Edison power line and pipeline that runs through the central portion of the project area on southerly end of the proposed remainder parcel. Elevations range between 240 and 295 feet above mean sea level, with a northeasterly incline toward Indio Hills. The soil is predominantly gravelly loam with some dune sand and streamwash, and lies on an

alluvial fan deposit. To the extended north, west, and south, and the immediate east, the project is surrounded by the Coachella Valley Multi-Species Habitat Conservation Area. There are no unique habitats on the project area. Two plant communities exist on the project area: Sonoran Creosote Bush Scrub and Desert Microphyll Woodland. The project does not contain rock outcroppings, watercourses, or unique features.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project site is designated as Rural: Rural Residential, 5 Acre Minimum (R:RR). The proposed project is consistent with the land use designation and is a permitted use under the proposed zoning of Residential Agricultural (2 ½ Acre Minimum) (R-A-2 ½) for residential lots and the Open Area Combining Zone Residential Developments (R-5) for remainder parcel. The project meets all other applicable land use policies.
2. **Circulation:** The proposed project adjoins Ramon Road on its northerly side. Ramon Road is a paved County maintained road designated as an Arterial Highway and shall be improved with 8-inch concrete curb and gutter located 43-feet from centerline, and match up asphalt concrete paving, within the 64-foot half-width dedicated right-of-way. A six (6) foot sidewalk shall be constructed adjacent to the curb line within the 20-foot parkway. The six (6) residential lots will be served by a privately-maintained cul-de-sac designated as "Street A," and shall be improved with 36-foot full-width Portland Cement Concrete (P.C.C.) and 10-foot graded shoulders on each side within the 56-foot full-width dedicated right-of-way.
3. **Multipurpose Open Space:** The project site is not located within the Coachella Valley Multi-Species Habitat Conservation Area (CVMSHCP), although the project site lies adjacent to the CVMSHCP on its easterly boundary, at the site of the Coachella Valley Preserve (CVP). The project is surrounded by the CVMSHCP to the extended north, west, and south. The subdivision of lands will create a remainder parcel to be placed in Open Area Combining Zone Residential Developments (R-5) with the intent to keep an open space designation because of its proximity to the Coachella Valley Preserve together with the on-site Devers-Hinds 220 Kv Transmission Line owned and maintained by Southern California Edison, and the Southern California Gas Company pipeline. The project site does not contain endangered or sensitive species, except for the Coachella Valley ground squirrel, a federal candidate for listing. CVMSHCP and standard open space fees will be paid. The project meets all other applicable open space policies.
4. **Safety:** The project is located within an area that is susceptible to subsidence, has a negligible liquefaction potential and is not in a high fire area. The risks associated with primary surface ground rupture are low. Slope instability is considered low. The project site is within ½ mile of the San Andreas fault, susceptible to moderate to strong seismic shaking. The developer is required to construct on-site flood protection facilities as part of flood management review, which is required for the project area. The proposed project has allowed for sufficient provision of emergency response services. The Fire Department has determined access is sufficient for fire-protection vehicles, and provided for a private, internal cul-de-sac (Street "A") built at with a 56' full-width dedicated right-of-way (36'/56'), and which accesses the six (6) residential lots.

- 5. **Noise:** Potential noise impacts could occur from adjacency to Ramon Road as an arterial highway designed as a 128' full-width dedicated right-of-way. Existing land uses in the project vicinity will not present noise compatibility issues with the proposed project. The project is surrounded by single-family residential to the south, scattered residential to the west, and Coachella Valley Preserve (habitat conservation) to the north and east, and habitat conserved lands in four directions in the extended area. Noise factors are considered negligible.
- 6. **Housing:** The proposed project meets with all applicable Housing element policies, and will consist of six (6) single-family residences.
- 7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

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

C. Foundation Component(s): Rural

D. Land Use Designation(s): Rural Residential, 5 Acre Minimum (RR)

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:

	AREA PLAN	FOUNDATION COMPONENT	LAND USE DESIGNATION	OVERLAY	POLICY AREA
NORTH	WCVAP	Rural (R)	Rural Residential (RR) 5 Acre Minimum	Not Applicable	Not Applicable
EAST	WCVAP	Open Space (OS)	Conservation Habitat (CH)	Not Applicable	Not Applicable
SOUTH	WCVAP	Rural (R)	Rural Residential (RR) 5 Acre Minimum	Not Applicable	Not Applicable
WEST	WCVAP	Rural (R)	Rural Residential (RR) 5 Acre Minimum	Not Applicable	Not Applicable

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: Controlled Development Area (W-2)

J. Proposed Zoning, if any: Residential Agricultural (2 ½ Acre Minimum) (R-A-2 ½) for residential lots; Open Area Combining Zone Residential Developments (R-5) for remainder parcel.

K. Adjacent and Surrounding Zoning: Controlled Development Areas (W-2) to the immediate north, west, and south, and Natural Assets (N-A) to the east, with Natural Assets (N-A) to the extended north, west, south, 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 checked="" 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 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

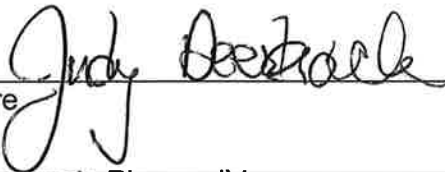
- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions 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 

June 8, 2010
Date

Judy Deertrack, Planner IV
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
AESTHETICS Would the project				
1. Scenic Resources	<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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

1a. The project site is located along Ramon Road which is designated as an arterial highway. The project is on vacant land. Directly to the north is vacant land zoned Controlled Development Area (W-2). Directly to the east is vacant land zoned Natural Assets maintained in open space conservation habitat as part of the Coachella Valley Preserve and Coachella Valley Multi-Species Habitat Conservation Plan. The proposed site will be developed at a relatively low impact to allow six (6) single-family residential homes on lots ranging in size from 3.5 acres to six (6) acres, and a remainder parcel of approximately 20 acres to be maintained in open space natural habitat, transected by the Devers-Hinds 220 Kv Transmission Line and the Southern California Gas Company pipeline. The aesthetic impact is considered less than significant.

1b. The project would not substantially damage scenic resources. No trees, rock outcroppings or unique landmark features exist onsite. Presently, the site can be characterized as vacant and fallow land. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory	<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?				

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

2a. The project site is located 43.86 miles from Mt. Palomar Observatory and within Zone B of Ordinance 655. The project has the potential to interfere with the Observatory. The project is required to comply with Riverside County Ordinance No. 655 which is intended to restrict the use of certain light fixtures emitting light into the night sky that can create undesirable light glow and detrimentally effect astronomical observations and research (COA-10-EPD-1) requires project site lighting to be directed toward the ground and away from natural areas as mitigation under the Land Use Adjacency Guidelines that apply to the Coachella Valley Multi-Species Habitat Conservation Plan, and incidentally act to mitigate potential light pollution. Because this development anticipates six (6) single-family residents, the impact is considered less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3. Other Lighting Issues	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact: Riverside County Ordinance No. 655 is applicable to the project site. Therefore, the project must comply with Ordinance No. 655, including, but not limited to Low-Pressure Sodium Voltage (LPSV) street lights. Pursuant to Ordinance No. 655, the project's onsite lighting will be directed downward or shielded and hooded to avoid shining onto adjacent properties and streets. Furthermore, the amount of lighting will be similar to other residential areas surrounding the site.

The proposed project is not expected to create unacceptable light levels because of conformance with Ordinance No. 655. Therefore, the proposed project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or expose residential property to unacceptable light levels. Impacts would be less than significant. No mitigation measures are required.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

AGRICULTURE RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
4. Agriculture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural use, or a	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?				
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The proposed project is not designated as Prime Farmland, Unique Farmland or Farmland of Statewide importance and therefore will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.
- b) There are no existing agriculture uses on the project site therefore the project will not Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)
- c) There is no agriculturally zoned property within 300 feet of the project site. However, the project site was identified as a suitable site for low-density residential development. Therefore, no impacts to agriculturally zoned properties would occur and a notice to property owners as described in Riverside County Ordinance No. 625 ("Right to Farm") is not required.
- d) The project site has no existing agricultural uses.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project				
5. Air Quality Impacts	<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"/>

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

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: The project will not conflict with or obstruct implementation of the applicable air quality plans. The project proposes to subdivide the project area into six (6) residential lots for single-family residential use, with an approximate 20 acre remainder lot for open space. The applicant must submit a PM10 plan to the Building and Safety Department for review prior to issuance of any grading permit in conjunction with construction of the home and/or improvements with material recommendations that meet the PM10 requirements, signage permits, or future construction of curbs, gutters, or drainage facilities. Compliance is required with the conditions of approval on file in the County Land Management System (LMS), including 60 .BS GRADE. 14 – PM10 Plan Required. This condition is standardized throughout the County of Riverside, and is not project-specific mitigation.

Mitigation: None.

Monitoring: None.

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 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,

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
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; "General Biological Resources Assessment, Cathton Investments 50-Acre Thousand Palms Site," Field Study and Report completed by James W. Cornett, February 13, 2008, for MSA Consultants, Inc.

Findings of Fact: An intensive plant and animal survey was conducted on the approximate 50 acre site located in the community of Thousand Palms, Riverside County, California. No officially listed species were found on or immediately adjacent to the project site. Grading and development of the site are not expected to have significant impacts on biological resources in the region. The Coachella Valley ground squirrel, a federal candidate for listing, was determined to be present at the project site. No unique habitat were found on-site.

The project site is currently vacant occurring on what appears to be previously undisturbed land, with a desert wash traversing the upper one-third portion in a southwesterly orientation. The project area is bounded on its eastern side by the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP), also the site of the and Coachella Valley Preserve. The property is transected by the Southern California Edison power line and Southern California Gas Company pipeline that runs through the central portion of the project area on southerly end of the proposed remainder parcel. Elevations range between 240 and 295 feet above mean sea level, with a northeasterly incline toward Indio Hills. The soil is predominantly gravelly loam with some dune sand and streamwash, and lies on an alluvial fan deposit. To the extended north, west, and south, and the immediate east, the project is surrounded by the Coachella Valley Multi-Species Habitat Conservation Area. Two plant communities exist on the project area: Sonoran Creosote Bush Scrub and Desert Microphyll Woodland. The project does not contain rock outcroppings, watercourses, or unique features.

Approximately 50 acres of moderately disturbed desert habitat is to be impacted by the proposed development. This will eliminate the native plant communities on site. However, these communities are considered widespread to the area, and their loss on the twenty-nine (29) acres reserved for development of the single-family residential homes is not a significant negative impact.

The disposition of the wash habitat on the northwestern corner of the project area is governed by state and federal statutes, and any impacts, minor or major, to this dry wash alignment and may require a federal Section 404 Permit and a state Streambed Alteration Agreement under Section 1603 of the California Department of Fish and Game. The proponent was advised to request an onsite inspection by the California Department of Fish and Game to make this determination.

The Environmental Program Department, County of Riverside, has conditioned that the project use site landscaping with species native to the Coachella Valley. Landscaping within the public road rights-of-way are conditioned by the Transportation Department, County of Riverside, to comply with Transportation Department standard, as indicated in Condition of Approval 50 .TRANS. 8 – Landscaping – Desert. This provision is considered standardized for the County of Riverside, and is not considered mitigation. Accordingly, biological impacts to the site area are considered less than significant.

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

CULTURAL RESOURCES Would the project

7. Historic Resources

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

Source: On-site Inspection, Project Application Materials; "Phase I Archaeological Assessment for Tentative Tract No. 35289 prepared by CRM TECH, Michael Hogan and Bai "Tom" Tang, dated January 2, 2008.

Findings of Fact: In November and December, 2007, CRM TECH performed a Phase I cultural resource study on the 50-acre site of undeveloped land. The purpose of the study is to determine whether the proposed project would cause substantial adverse changes to any historical/archaeological resources that may exist around the project area. Based on the outcome of the study, information, and analysis, CRM TECH concluded that the project will not cause substantial adverse changes to any known "historical resources."

A site within the remainder parcel of the project area contains a 1950's-era power transmission line, but did not appear likely to qualify as an "historical resource," and therefore requires no further study or mitigation.

a-b) No historic sites or resources have been identified within the project boundaries. There is no cause for a substantial adverse change in the significance of a historical resources as defined in California Code of Regulations, Section 15064.5 therefore impacts to historic resources are less than significant.

Mitigation: No mitigation required.
Monitoring: No monitoring required.

8. Archaeological Resources

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: On-site Inspection, Project Application Materials; "Phase I Archaeological Assessment for Tentative Tract No. 35289 prepared by CRM TECH, Michael Hogan and Bai "Tom" Tang, dated January 2, 2008.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: In November and December, 2007, CRM TECH performed a Phase I cultural resource study on the 50-acre site of undeveloped land. The purpose of the study is to determine whether the proposed project would cause substantial adverse changes to any historical/archaeological resources that may exist around the project area. Based on the outcome of the study, information, and analysis, CRM TECH concluded that the project will not cause substantial adverse changes to any known "archaeological resources."

The study determined that two potentially significant prehistoric archaeological sites exist one-half mile above the project site, connected to this project through a dry wash with intermittent drainage that is of a nature often used by prehistoric Native Americans as travel corridors. Accordingly, although there was no surface manifestation of prehistoric human activity, the project area is deemed relatively sensitive for subsurface cultural remains. Therefore, a monitoring program was recommended by the study, and imposed through conditions of approval by the Archaeology Department, County of Riverside. Special interest monitoring was also requested as a result of consultation with the Morongo Band of Mission Indians. (COA 60 .PLANNING. 5 – Cultural Resources Profe and COA 60 .PLANNING. 6 – Special Interest Monitor. Because Special Interest Monitoring is routinely required on sites within Riverside County with potential subsurface cultural resources, the imposition of the requirements is not considered site-specific project mitigation.

- a-b) No archaeological sites or resources have been identified within the project boundaries. There is no cause for a substantial adverse change in the significance of an archaeological resources therefore impacts to archaeological resources are less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

9. Paleontological Resources

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

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

Findings of Fact:

- a) The project site is located within a low potential for paleontological sensitivity area within the Riverside County. Therefore, impacts to directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature is less than significant. Condition of Approval (COA 10 .PLANNING. 16 – Low Paleo), provides for monitoring and removal of fossil remains should fossil remains be encountered during site development.

Mitigation: None.

Monitoring: None.

GEOLOGY AND SOILS Would the project

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 County Geologic Report (GEO) No. 2062, prepared by Sladden Engineering entitled "Geotechnical Investigation, Tentative Tract No. 35289, APN 651-060-004 & 005, Thousand Palms Area, Riverside County, California, Project No. 544-07375," dated December 14, 2007. See also "Response to County of Riverside Review Comments dated August 21, 2008, and Technical Review Comments dated July 19, 2008, County Geologic Report No. 2062," dated October 13, 2008.

Findings of Fact: 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, although it is within 1/2 mile of the San Andreas fault line. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: None.

Monitoring: None.

11. Liquefaction Potential Zone

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction" County Geologic Report (GEO) No. 2062, prepared by Sladden Engineering entitled "Geotechnical Investigation, Tentative Tract No. 35289, APN 651-060-004 & 005, Thousand Palms Area, Riverside County, California, Project No. 544-07375," dated December 14, 2007. See also "Response to County of Riverside Review Comments dated August 21, 2008, and Technical Review Comments dated July 19, 2008, County Geologic Report No. 2062," dated October 13, 2008.

Findings of Fact: According to the Riverside County database, the site is situated within a "moderate" liquefaction hazard zone. No groundwater was encountered on-site to a maximum explored depth of 51 feet bgs. It was concluded that groundwater is in excess of 100 feet below ground surface in the vicinity of the site. Risks associated with liquefaction are accordingly classified as negligible.

Mitigation: None.

Monitoring: None.

12. Ground-shaking Zone

Be subject to strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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) County Geologic Report (GEO)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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No. 2062, prepared by Sladden Engineering entitled "Geotechnical Investigation, Tentative Tract No. 35289, APN 651-060-004 & 005, Thousand Palms Area, Riverside County, California, Project No. 544-07375," dated December 14, 2007. See also "Response to County of Riverside Review Comments dated August 21, 2008, and Technical Review Comments dated July 19, 2008, County Geologic Report No. 2062," dated October 13, 2008.

Findings of Fact: The geological study concluded the site is situated adjacent to the mapped trace of the San Andreas fault. The risks associated with primary surface ground rupture should be considered low. The most significant geologic hazard to the project is the potential for moderate to strong seismic shaking likely to occur during the design life of the project. Accordingly, GEO 02062 recommended areas be cleared from debris prior to grading, areas to receive fill should be cleared of old fill; and overexcavation and recompaction throughout building areas. Reference Condition of Approval (COA 10 .PLANNING. 15 – Map – GEO 02062)

Mitigation: None.

Monitoring: None.

13. Landslide Risk

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

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" County Geologic Report (GEO) No. 2062, prepared by Sladden Engineering entitled "Geotechnical Investigation, Tentative Tract No. 35289, APN 651-060-004 & 005, Thousand Palms Area, Riverside County, California, Project No. 544-07375," dated December 14, 2007. See also "Response to County of Riverside Review Comments dated August 21, 2008, and Technical Review Comments dated July 19, 2008, County Geologic Report No. 2062," dated October 13, 2008.

Findings of Fact:

13a. Due to the relatively flat local topography of the project site and surrounding area, the potential for the site to be affected by secondary seismic hazards such as landslides, rockfall hazards, or collapse is considered low to very low for this site. Therefore, the impact is considered less than significant.

Mitigation: None.

Monitoring: None.

14. Ground Subsidence

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

Source: Resolution No. 94-125; County Geologic Report (GEO) No. 2062, prepared by Sladden Engineering entitled "Geotechnical Investigation, Tentative Tract No. 35289, APN 651-060-004 & 005, Thousand Palms Area, Riverside County, California, Project No. 544-07375," dated December 14,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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2007. See also "Response to County of Riverside Review Comments dated August 21, 2008, and Technical Review Comments dated July 19, 2008, County Geologic Report No. 2062," dated October 13, 2008.

Findings of Fact: Subsidence refers to the sudden sinking or gradual downward settling and compaction of soil and other surface material with little or no horizontal motion. It may be caused by a variety of human and natural activities, including earthquakes. The site is situated within a "Subsidence Susceptible" zone according to the data from Riverside County (RCLIS, 2007). Land subsidence can occur in valleys where aquifer systems have been subjected to extensive groundwater pumping, such that the groundwater pumping exceeds groundwater recharge. No fissures or other surficial evidence of subsidence were observed at or near the subject site. Long term regional subsidence was beyond the scope of the report. The project was deemed feasible provided the recommendations of the report were incorporated into the design of the project and carried out through construction. Those recommendations were incorporated through Condition of Approval (COA) 10 .PLANNING. 15 – Map – GEO02062.

The Transportation Department reviewed this case for erosion and soils compaction stability. All structures are required to have erosion protections around the foundation and must be elevated in accordance with Ordinance 458. At the option of the developer, the entire buildable area may be elevated. For the residential units, finished floors must be elevated a minimum of two (2) and three (3) feet as designated on the Federal Insurance Rate Map. See Condition of Approval (COA) 50 .TRANS. 22 – Elevated Structures ECS.

Mitigation: Compliance with the conditions of approval on file in the County Land Management System (LMS), including 50 .TRANS. 22 – Elevated Structures ECS.

Monitoring: Monitoring to be provided by the Building and Safety and Planning Departments and through Ordinance Nos. 348, 457 and 458.

15. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials; County Geologic Report (GEO) No. 2062, prepared by Sladden Engineering entitled "Geotechnical Investigation, Tentative Tract No. 35289, APN 651-060-004 & 005, Thousand Palms Area, Riverside County, California, Project No. 544-07375," dated December 14, 2007. See also "Response to County of Riverside Review Comments dated August 21, 2008, and Technical Review Comments dated July 19, 2008, County Geologic Report No. 2062," dated October 13, 2008.

Findings of Fact: The risks associated with tsunamis and seiches is considered negligible per GEO02062.

Mitigation: None.

Monitoring: None.

16. Slopes

a) Change topography or ground surface relief

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
features?				
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riv. Co. 800 Scale Slope Maps, Project Application Materials; County Geologic Report (GEO) No. 2062, prepared by Sladden Engineering entitled "Geotechnical Investigation, Tentative Tract No. 35289, APN 651-060-004 & 005, Thousand Palms Area, Riverside County, California, Project No. 544-07375," dated December 14, 2007. See also "Response to County of Riverside Review Comments dated August 21, 2008, and Technical Review Comments dated July 19, 2008, County Geologic Report No. 2062," dated October 13, 2008.

Findings of Fact: Elevations at the project site range between 240 and 295 feet above mean sea level, with a northeasterly incline toward Indio Hills. The project has an estimated balanced cut and fill of 20,523 cubic yards, under the recommendations and geological values from Geotechnical Report No. 544-07375, Sladden Engineering. No signs of slope instability in the form of landslides, rock falls, earthflows or slumps were observed at or near the subject site. The site is situated on relatively flat ground and is not immediately adjacent to any slopes or hillsides. As such, risks associated with slope instability should be considered "low." (Sladden GEO Report at page 7).

Mitigation: None.
Monitoring: None.

17. Soils	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection; County Geologic Report (GEO) No. 2062, prepared by Sladden Engineering entitled "Geotechnical Investigation, Tentative Tract No. 35289, APN 651-060-004 & 005, Thousand Palms Area, Riverside County, California, Project No. 544-07375," dated December 14, 2007. See also "Response to County of Riverside Review Comments dated August 21, 2008, and Technical Review Comments dated July 19, 2008, County Geologic Report No. 2062," dated October 13, 2008.

Findings of Fact: The soil at the site consists of sand which lacks any significant concentration of fine-grained constituents (silt and clay). The materials underlying the site are considered non-expansive and the risk of structural damage caused by volumetric changes in subgrade soils is considered negligible. (Sladden GEO Report at page 7.)

Mitigation: None.
Monitoring: None.

18. Erosion	<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) 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys; County Geologic Report (GEO) No. 2062, prepared by Sladden Engineering entitled "Geotechnical Investigation, Tentative Tract No. 35289, APN 651-060-004 & 005, Thousand Palms Area, Riverside County, California, Project No. 544-07375," dated December 14, 2007. See also "Response to County of Riverside Review Comments dated August 21, 2008, and Technical Review Comments dated July 19, 2008, County Geologic Report No. 2062," dated October 13, 2008.

Findings of Fact: The site is situated within a "Zone A-100 Year" flood zone designation, according to the Riverside County Land Information System (RCLIS 2007). Based on the information, risks of flooding and erosion at the site should be considered a potential hazard to the site. (Sladden GEO Report at page 7.)

Under Riverside County Flood Management Review Standards, and the Riverside County General Plan, the land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. Should quantities of flow exceed the street capacity, the subdivider shall provide adequate drainage facilities or easements approved by the Transportation Department. See Condition of Approval (COA) 10 .TRANS. 2 – Drainage 2.

Mitigation measures have been incorporated into the development to require on-site retention of the incremental increase of runoff from the 100-year storm event. See Condition of Approval (COA) 10 .TRANS. 5 – Flood Hazard Report 1. Four flood retention basins have been designed around the perimeter of private internal cul-de-sac (Street "A") to capture sheet flow.

All structures shall incorporate erosion protection around the foundation and be elevated in accordance with Ordinance 458. Finished floors will be elevated a minimum of two (2) and three (3) feet or as designated on the Federal Insurance Rate Map (whichever is greater). See Condition of Approval (COA) 50 .TRANS. 22 – Elevated Structures ECS. Block walls will be permitted only in the ½ acre buildable area per lot. Wrought-iron openings on walls may be required as needed to accommodate flow through the requirements of Coachella Valley Water District (CVWD) letter dated September 7, 2009.

Street "A" and the on-site retention basins will be maintained by the property owner and Home Owner Association under Covenants, Conditions and Restrictions (CC&R's) imposed by Condition of Approval (COA) 50 .PLANNING. 10 – CC&R Res POA Com. Area. Retention basin sizing and calculations are provided in the transportation report presented by Mr. Alan French, dated May 22, 2009, and incorporated into the conditions of approval for Tentative Tract Map No. 35289. See Condition of Approval (COA) 50 .TRANS. 21 – Retention and Storage.

Mitigation: Compliance with the conditions of approval on file in the County Land Management System (LMS), including 10 .TRANS. 5 – Flood Hazard Report 1; 50 .PLANNING. 10 – CC&R Res POA Com. Area; 50 .TRANS. 2 – Sufficient R.O.W; 50 .TRANS. 21 – Retention and Storage; and 50 .TRANS. 22 – Elevated Structures ECS.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Monitoring to be provided by the Building and Safety and Planning Departments and through Ordinance Nos. 348 and 457, and 460.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 19. Wind Erosion and Blowsand from project either on or off site. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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; County Geologic Report (GEO) No. 2062, prepared by Sladden Engineering entitled "Geotechnical Investigation, Tentative Tract No. 35289, APN 651-060-004 & 005, Thousand Palms Area, Riverside County, California, Project No. 544-07375," dated December 14, 2007. See also "Response to County of Riverside Review Comments dated August 21, 2008, and Technical Review Comments dated July 19, 2008, County Geologic Report No. 2062," dated October 13, 2008.

Findings of Fact: 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. No changes will be made on adjacent properties that would increase wind erosion offsite that would impact this project. Current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities. (COA 60.BS GRADE. 14) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.
Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 20. Hazards and Hazardous Materials | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | | | | |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials

Findings of Fact:

- a. The development of six (6) lots ranging in size from 3.5 acres to six (6) acres, with a remainder parcel of approximately 20 acres will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- b. This project will not 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. The project will not impair implementation of or physically interfere with an adopted emergency response or evacuation plan.
- d. The project site is not located within a quarter mile of an existing or proposed school.
- e. The project site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, which could create a significant hazard to the public and/or the environment

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

- a) The project site is not located within the vicinity of any public or private airport, nor is it within an airport influence or compatibility zone; therefore, the project will not result in an inconsistency with an Airport Master Plan.
- b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.
- c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures required.
Monitoring: No monitoring measures required.

22. Hazardous Fire Area

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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

Findings of Fact:

a) According to the General Plan, the proposed project site is not located within a high fire area nor is it within a fire responsibility area. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands.

Mitigation: No mitigation measures required.
Monitoring: No monitoring measures required.

HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

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

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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f) Place within a 100-year flood hazard area structures

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
which would impede or redirect flood flows?				
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition; County Geologic Report (GEO) No. 2062, prepared by Sladden Engineering entitled "Geotechnical Investigation, Tentative Tract No. 35289, APN 651-060-004 & 005, Thousand Palms Area, Riverside County, California, Project No. 544-07375," dated December 14, 2007. See also "Response to County of Riverside Review Comments dated August 21, 2008, and Technical Review Comments dated July 19, 2008, County Geologic Report No. 2062," dated October 13, 2008; "General Biological Resources Assessment, Cathton Investments 50-Acre Thousand Palms Site," Field Study and Report completed by James W. Cornett, February 13, 2008, for MSA Consultants, Inc.

Findings of Fact: The site is situated within a "Zone A-100 Year" flood zone designation, according to the Riverside County Land Information System (RCLIS 2007). Based on the information, risks of flooding and erosion at the site should be considered a potential hazard to the site. (Sladden GEO Report at page 7.)

Under Riverside County Flood Management Review Standards, and the Riverside County General Plan, the land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. Should quantities of flow exceed the street capacity, the subdivider shall provide adequate drainage facilities or easements approved by the Transportation Department. See Condition of Approval (COA) 10 .TRANS. 2 – Drainage 2.

Mitigation measures have been incorporated into the development to require on-site retention of the incremental increase of runoff from the 100-year storm event. See Condition of Approval (COA) 10 .TRANS. 5 – Flood Hazard Report 1. Four flood retention basins have been designed around the perimeter of private internal cul-de-sac (Street "A") to capture sheet flow.

All structures shall incorporate hydrology and flood protection around the foundation and be elevated in accordance with Ordinance 458. Finished floors will be elevated a minimum of two (2) and three (3) feet or as designated on the Federal Insurance Rate Map (whichever is greater). See Condition of Approval (COA) 50 .TRANS. 22 – Elevated Structures ECS. Block walls will be permitted only in the ½ acre buildable area per lot. Wrought-iron openings on walls may be required as needed to accommodate flow through the requirements of Coachella Valley Water District (CVWD) letter dated September 7, 2009.

Street "A" and the on-site retention basins will be maintained by the property owner and Home Owner Association under Covenants, Conditions and Restrictions (CC&R's) imposed by Condition of Approval (COA) 50 .PLANNING. 10 – CC&R Res POA Com. Area. Retention basin sizing and calculations are provided in the transportation report presented by Mr. Alan French, dated May 22, 2009, and incorporated into the conditions of approval for Tentative Tract Map No. 35289. See Condition of Approval (COA) 50 .TRANS. 21 – Retention and Storage.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is currently vacant occurring on what appears to be previously undisturbed land, with a desert wash traversing the upper one-third portion in a southwesterly orientation. The project does not contain rock outcroppings, watercourses, or unique features.

Approximately 50 acres of moderately disturbed desert habitat is to be impacted by the proposed development. The disposition of the wash habitat on the northwestern corner of the project area is governed by state and federal statutes, and any impacts, minor or major, to this dry wash alignment and may require a federal Section 404 Permit and a state Streambed Alteration Agreement under Section 1603 of the California Department of Fish and Game. The risk to the desert wash area was assessed under the biological report prepared by James W. Cornett, February 13, 2008. The project owner was advised to request an onsite inspection by the California Department of Fish and Game to make this determination. Since the impacts to the dry wash alignment are regulated under federal statutory acts, the recommendation is not considered mitigation.

- a) As required by Flood Control Department, mitigation measures will enforce the project to not 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) The creation of six (6) residential lots with a remainder lot of approximately 20 acres for open space use will not violate any water quality standards or waste discharge requirements.
- c) The proposed increase of six (6) residential lots served by Coachella Valley Water District (CVWD) will not have a substantial deplete groundwater supplies or interfere substantially with groundwater recharge. The proposed six (6) lot subdivision with remainder lot of approximately 50 gross acres shall not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.
- d) Elevations at the project site range between 240 and 295 feet above mean sea level, with a northeasterly incline toward Indio Hills. No signs of slope instability in the form of landslides, rock falls, earthflows or slumps were observed at or near the subject site. The site is situated on relatively flat ground and is not immediately adjacent to any slopes or hillsides. The project is designed with retention basins surrounding the private internal "Street A," with pad elevation requirements for the residences, and flow-through requirements for block walls. If development of this site including the construction of six (6) single-family residences creates 10,000 square feet or more of impervious surfaces, a Project Specific Water Quality Management Plan shall be submitted to the District.
- e) Proposed pads are located within a 100-year zone however, as described above, the project has been designed to mitigate a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation maps.
- f) The project will place any structures within a 100-year flood hazard area which would impede or redirect flood flows. As described above, the project has been mitigated to reduce any such impacts below the threshold of significance.
- g) The project will not otherwise substantially degrade water quality.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- h) The project does not 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).

Mitigation: Compliance with the conditions of approval on file in the County Land Management System (LMS), including 10 .TRANS. 5 – Flood Hazard Report 1; 50 .PLANNING. 10 – CC&R Res POA Com. Area; 50 .TRANS. 2 – Sufficient R.O.W; and 50 .TRANS. 21 – Retention and Storage.

Monitoring: Monitoring to be provided by the Building and Safety and Planning Departments and through Ordinance Nos. 348 and 457, and 460.

24. Floodplains

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

NA - Not Applicable <input type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input checked="" type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<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 Flood Control District Flood Hazard Report/Condition, GIS database; County Geologic Report (GEO) No. 2062, prepared by Sladden Engineering entitled “Geotechnical Investigation, Tentative Tract No. 35289, APN 651-060-004 & 005, Thousand Palms Area, Riverside County, California, Project No. 544-07375,” dated December 14, 2007. See also “Response to County of Riverside Review Comments dated August 21, 2008, and Technical Review Comments dated July 19, 2008, County Geologic Report No. 2062,” dated October 13, 2008.

Findings of Fact: The site is situated within a “Zone A-100 Year” flood zone designation, according to the Riverside County Land Information System (RCLIS 2007). Based on the information, risks of flooding and erosion at the site should be considered a potential hazard to the site. (Sladden GEO Report at page 7.)

Under Riverside County Flood Management Review Standards, and the Riverside County General Plan, the land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. Should quantities of flow exceed the street capacity, the subdivider shall provide adequate drainage facilities or easements approved by the Transportation Department. See Condition of Approval (COA) 10 .TRANS. 2 – Drainage 2.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation measures have been incorporated into the development to require on-site retention of the incremental increase of runoff from the 100-year storm event. See Condition of Approval (COA) 10 .TRANS. 5 – Flood Hazard Report 1. Four flood retention basins have been designed around the perimeter of private internal cul-de-sac (Street “A”) to capture sheet flow.

All structures shall incorporate hydrology and flood protection around the foundation and be elevated in accordance with Ordinance 458. Finished floors will be elevated a minimum of two (2) and three (3) feet or as designated on the Federal Insurance Rate Map (whichever is greater). See Condition of Approval (COA) 50 .TRANS. 22 – Elevated Structures ECS. Block walls will be permitted only in the ½ acre buildable area per lot. Wrought-iron openings on walls may be required as needed to accommodate flow through the requirements of Coachella Valley Water District (CVWD) letter dated September 7, 2009.

Street “A” and the on-site retention basins will be maintained by the property owner and Home Owner Association under Covenants, Conditions and Restrictions (CC&R’s) imposed by Condition of Approval (COA) 50 .PLANNING. 10 – CC&R Res POA Com. Area. Retention basin sizing and calculations are provided in the transportation report presented by Mr. Alan French, dated May 22, 2009, and incorporated into the conditions of approval for Tentative Tract Map No. 35289. See Condition of Approval (COA) 50 .TRANS. 21 – Retention and Storage.

The project site is currently vacant occurring on what appears to be previously undisturbed land, with a desert wash traversing the upper one-third portion in a southwesterly orientation. The project does not contain rock outcroppings, watercourses, or unique features.

Approximately 50 acres of moderately disturbed desert habitat is to be impacted by the proposed development. The disposition of the wash habitat on the northwestern corner of the project area is governed by state and federal statutes, and any impacts, minor or major, to this dry wash alignment and may require a federal Section 404 Permit and a state Streambed Alteration Agreement under Section 1603 of the California Department of Fish and Game. The risk to the desert wash area was assessed under the biological report prepared by James W. Cornett, February 13, 2008. The project owner was advised to request an onsite inspection by the California Department of Fish and Game to make this determination. Since the impacts to the dry wash alignment are regulated under federal statutory acts, the recommendation is not considered mitigation.

- a. The biological study referenced herein has documented a dry wash area in the northwesterly section of the project. Federal and state statutory requirements regulate impacts to wash habitat and are not considered mitigation measures.
- b. The proposed six (6) lot subdivision of approximately 29 gross acres with an approximate remainder lot of 20 acres does not create changes in absorption rates or the rate and amount of surface runoff with the addition of mitigation measures.
- c. Proposed pads are located within a flood plain but will not expose people or structures to a significant risk of loss, injury or death involving flooding after incorporation of the mitigation measures.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d. The project site will not make changes in the amount of surface water in any water body after incorporation of mitigation measures.

Mitigation: Compliance with the conditions of approval on file in the County Land Management System (LMS), including 10 .TRANS. 5 – Flood Hazard Report 1; 50 .PLANNING. 10 – CC&R Res POA Com. Area; 50 .TRANS. 2 – Sufficient R.O.W; and 50 .TRANS. 21 – Retention and Storage.

Monitoring: Monitoring to be provided by the Building and Safety and Planning Departments and through Ordinance Nos. 348 and 457, and 460.

LAND USE/PLANNING Would the project

25. Land Use	<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:

- The proposed six (6) lot subdivision with a remainder lot of approximately 20 acres for a total of 50 gross acres is consistent with the project site's current and proposed Rural: Rural Residential (5 acre minimum) General Plan Land Use Designation. The development of the site will be under the Rural Agricultural zoning classification, 2 ½ acre minimum (R-A-2 ½) resulting in 2 ½ acre minimum lots, and is compatible with its surroundings, which consist of scattered residential, residential subdivisions, and natural assets conserved lands.
- The project will not affect land use within a city sphere of influence and/or within adjacent city or county boundaries.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

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

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

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's existing zoning is Controlled Development Areas (W-2). The proposed zoning is Residential Agricultural, 2 ½ Acre Minimum (R-A-2 ½). The six (6) lot subdivision with remainder lot consisting of approximately 50 gross acres and a minimum lot size of 2 ½ gross acres for the residential area is consistent with the proposed zoning classification.
- b. The project site is surrounded by properties zoned Controlled Development Areas (W-2) to the immediate north, west, and south, and Natural Assets (N-A) to the immediate east, with Natural Assets (N-A) to the extended north, west, south, and east.
- c. The project is surrounded by vacant lands to the immediate north, with mobile homes to the extended north; scattered residential homes to the immediate west, with single-family residential homes to the extended west, and single-family residential subdivisions to the south.. Lands to the immediate east consist of the Coachella Valley Preserve and CVMSHCP are in natural conservation status.
- d. The project site has a proposed Land Use Designation of Rural: Rural Residential (R:RR) (5 Acre Minimum). The proposed six (6) lot subdivision with remainder lot of approximately 50 gross acres and Rural Agricultural, 2 ½ Acre Minimum (R-A-2 ½) proposed zoning for the residential area, is consistent with the Rural: Rural Residential (R:RR) (5 Acre Minimum) land use designation and with the policies of the Comprehensive General Plan.
- e. The project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
27. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The project site is located in an area where mineral resources have not been studied.
- b) The project is not located within a locally-important mineral resource recovery site designated on a local general plan, specific plan or other land use plan.
- c) The project site is not located adjacent to a State classified or designated area or existing surface mine.
- d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures required.
Monitoring: No monitoring measures 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:

28a. The proposed project site is not located within an airport land use plan; therefore it will not expose people residing or working to excessive noise levels. Therefore, there is no impact.

28b. The proposed project site is not located within the vicinity of a private air strip; therefore it will not expose people residing or working to excessive noise levels. Accordingly, there is no impact.

Mitigation: No mitigation measures are required.
Monitoring: No monitoring measures are required.

29. Railroad Noise

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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NA A B C D

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

Findings of Fact:

29a. The proposed project is not located adjacent to or in the vicinity of a railroad. Therefore, there is no impact.

Mitigation: No mitigation measures are required.
Monitoring: No monitoring measures are required.

30. Highway Noise
 NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

30a. The project is located along Ramon Road which is designated as an Arterial Highway. Noise may be elevated in the project vicinity due to the proximity to this road; however, the six (6) residential lots contain pad areas that are setback from the roadway a substantial distance in what is otherwise a mixture of subdivision homes, scattered residential, and conservation areas. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.
Monitoring: No monitoring measures are required.

31. Other Noise
 NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: No other noise impacts are expected in or immediately surrounding the project area.

Mitigation: No mitigation measures required.
Monitoring: No monitoring measures required.

32. Noise Effects on or by the Project

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

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
existing without the project?				
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- a) The proposed project will result in the increase of permanent existing ambient noise levels due to the vehicle traffic associated with the on-going access to six (6) single-family residential lots. However, due to the minimal number of additional trips generated through implementation of this project, impacts are anticipated to be insignificant.
- b) The proposed project will result in an increase to existing noise levels due to short-term construction activities. Short-term, construction-related noise impacts may occur during project grading and construction. However, the impacts are temporary and considered less than significant.

Time limits on construction involving the operation of powered equipment are established by Riverside County Ordinance 457.90, Section 1G, of the Riverside County Building and Safety Department, states the following: "Whenever a construction site is within one-quarter (.25) a mile of an occupied residence(s), no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m., during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May." Exceptions to these standards shall be allowed only with the written consent of the Riverside County Building Official.

- c) The proposed project also has the potential to result in the exposure of persons to, or generation of, noise levels in excess of standards established in the County of Riverside General Plan or noise ordinance, since the project has proposed six (6) residential pads within the site. Impacts however, will be less than significant, since noise levels in the project vicinity are typical of a low-density residential area.
- d) The proposed project will not expose a person to excessive ground-borne vibration or ground-borne noise levels.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

POPULATION AND HOUSING Would the project

33. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				

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

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

Findings of Fact:

- a) The proposed development is for the subdivision of approximately 50 gross acres into six (6) single-family residential parcels, with a remainder lot of approximately 19.3 acres. Therefore the project will increase the housing within the area, although the number of additional housing units is deemed insignificant..
- b) The proposed project will not have a significant impact related to population and housing in Riverside County. However, future development of single-family homes will increase the number of available housing units and the population in the area.
- c) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing.
- d-f) The proposed project will not affect a County Redevelopment Area, cumulatively exceed official regional or local population projections, or induce substantial population growth in an area directly or indirectly.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures 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:

34. Fire Services

Source: Riverside County General Plan Safety Element

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any potential 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 facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures required
Monitoring: No monitoring measures required.

35. Sheriff Services

Source: RCIP

Findings of Fact: The project area is serviced by the Riverside County Sherrif Department. Any potential 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 facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures required
Monitoring: No monitoring measures required.

36. Schools

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 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 in order to mitigate the potential effects to school services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures required
Monitoring: No monitoring measures required.

37. Libraries

Source: RCIP

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: Library services for existing residences on the project site are provided by the Riverside County Public Library System. Development fees are required by the Riverside County Public Library System. 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 Ordinance No. 659 in order to mitigate the potential effects to library services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Additionally, the project will not 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. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

Mitigation: No mitigation measures required.
Monitoring: No monitoring measures 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 proposed tentative tract map would cause a less than significant 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.

Mitigation: No mitigation measures are required.
Monitoring: No monitoring measures required.

RECREATION

39. Parks and Recreation

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

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

a-b) The trails plan for the Riverside County Regional Park and Open-Space District requires a ten (10') foot wide Class I Bikeway along the north side of Ramon Road. The conditions of approval for Tentative Tract No. 35289 require submission of a Trails Plan showing all topography, cross-sections, grading, fencing, signage, street crossings, and landscaping, prior to grading permit issuance (COA 60 .PARKS. 1 – Trail Plan). The project owner is required to construct a Class I Bikeway as shown on the approved trail plan prior to building permit issuance. (COA 80 .PARKS. 1 – Trail Construction).

The developer is required to pay park fees on all residential units. The developer must create a homeowner's association to fund the maintenance of any streetscape improvements, detention basin or open space lots. Under the conditions of approval imposed upon the project (COA 50 .PLANNING. 10 – CC&R Res POA Com. Area), Exhibit "A" ((CC&R's Maintenance Area), dated June 8, 2010, provides that the common area will consist of four (4) detention basins and a privately maintained internal street (Street "A"), with dedicated right-of-way, to be maintained by a Homeowner's Association (HOA) in total, and the HOA and Lot Owners will have the responsibility of maintaining the detention basins and landscaped areas as shown on the exhibit.

c) The project site is located within the Thousand Palms District. The project has been conditioned for the payment of development impact fees and payment of Quimby fees. (COA 90.PLANNING.1) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: Compliance with the conditions of approval on file in the County Land Management System (LMS), including 50 .PLANNING. 10 – CC&R Res POA Com. Area), Exhibit "A" ((CC&R's Maintenance Area), 10 .PLANNING. 19 – Parks & Rec Agency Ltr; 60 .PARKS. 1 – Trail Plan; and 80 .PARKS. 1 – Trail Construction.

Monitoring: Monitoring to be provided by the Building and Safety and Planning Departments, and Riverside County Regional Parks and Open Space District, and through Ordinance Nos. 348 and 457.

40. Recreational Trails

Source: Riv. Co. 800 Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: The trails plan for the Riverside County Regional Park and Open-Space District requires a ten (10') foot wide Class I Bikeway along the north side of Ramon Road. The conditions of approval for Tentative Tract No. 35289 require submission of a Trails Plan showing all topography, cross-sections, grading, fencing, signage, street crossings, and landscaping, prior to grading permit issuance (COA 60 .PARKS. 1 – Trail Plan). The project owner is required to construct a Class I Bikeway as shown on the approved trail plan prior to building permit issuance. (COA 80 .PARKS. 1 – Trail Construction).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: Compliance with the conditions of approval on file in the County Land Management System (LMS), including 50 .PLANNING. 10 – CC&R Res POA Com. Area), Exhibit “A” ((CC&R’s Maintenance Area), 10 .PLANNING. 19 – Parks & Rec Agency Ltr; 60 .PARKS. 1 – Trail Plan; and 80 .PARKS. 1 – Trail Construction.

Monitoring: Monitoring to be provided by the Building and Safety and Planning Departments, and Riverside County Regional Parks and Open Space District, and through Ordinance Nos. 348 and 457.

TRANSPORTATION/TRAFFIC Would the project

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

Source: RCIP, Transportation Department Review, *Trip Generation*, 8th Edition.

Findings of Fact:

The proposed project adjoins Ramon Road on its northerly side. Ramon Road is a paved County maintained road designated as an Arterial Highway and shall be improved with 8-inch concrete curb and gutter located 43-feet from centerline, and match up asphalt concrete paving, within the 64-foot half-width dedicated right-of-way. See Condition of Approval (COA) 50 .TRANS. 1 – Sufficient ROW, and (COA) 50 .TRANS. 3 – Existing Maintained). A six (6) foot sidewalk shall be constructed adjacent to the curb line within the 21-foot parkway. A ten (10’) Class I Bikeway will be constructed along the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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northerly edge of Ramon Road pursuant to the requirements of the Riverside County Regional Parks and Open Space District, and Riverside County Ordinance requirements.

The six (6) residential lots will be served by a privately-maintained cul-de-sac designated as "Street A." Street "A" and the on-site retention basins will be maintained by the property owner and Home Owner Association under Covenants, Conditions and Restrictions (CC&R's) imposed by Condition of Approval (COA) 50 .PLANNING. 10 – CC&R Res POA Com. Area. Street "A" will be improved with 36-foot full-width Portland Cement Concrete (P.C.C.) and 10-foot graded shoulders on each side within the 56-foot full-width dedicated right-of-way. See Condition of Approval (COA) 50 .TRANS. 1 – Sufficient ROW, and (COA) 50 .TRANS. 2 – Dedication.

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within the map prior to completion of all required transportation improvements. See Condition of Approval (COA) 90 .TRANS. 1 – 80% Completion.

- a) Trip generation surveys conducted by the Institute of Transportation Engineers concluded that the national average rate of daily trip generation for single-family detached housing to be approximately 10 vehicle trips per day. The proposed subdivision will allow for six (6) additional residential lots, contributing an additional 60 trips per day generated from the project site. As such, the proposed project's additional 60 ADT will not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system or result in inadequate parking capacity
- b) The project will not result in inadequate parking capacity nor will it exceed either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highway.
- c-f) Trip generation surveys conducted by the Institute of Transportation Engineers concluded that the national average rate of daily trip generation for single-family detached housing to be approximately 10 vehicle trips per day. The proposed subdivision will allow for six (6) additional residential lots, contributing an additional 60 trips per day generated from the project site. Given that the scope of work for the proposed project is relatively small, the scale of the project's additional 60 ADT will not be substantial enough to exceed a level of service standard established by the county congestion management agency, 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, alter waterborne, rail or air traffic, or substantially increase hazards to a design feature.
- g) The project will result in improvements to the existing arterial highway fronting the project, Ramon Road and the construction of an internal private dedicated right-of-way (Street "A") within the project area.
- h) The project shall not cause an effect upon circulation during the project's construction.
- i) The project shall not result in inadequate emergency access or access to nearby uses.
- j) The project does not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: Compliance with the conditions of approval on file in the County Land Management System (LMS), including 50 .TRANS. 1 – Sufficient ROW; 50 .TRANS. 3 – Existing Maintained; 50 .TRANS. 1 – Sufficient ROW, and (COA) 50 .TRANS. 2 – Dedication; and 50 .PLANNING. 10 – CC&R Res POA Com. Area.

Monitoring: Monitoring to be provided by the Building and Safety, Transportation Department, and Planning Departments and through Ordinance Nos. 348 and 457 and 460.

42. Bike Trails

Source: RCIP

Findings of Fact: The trails plan for the Riverside County Regional Park and Open-Space District requires a ten (10') foot wide Class I Bikeway along the north side of Ramon Road. The conditions of approval for Tentative Tract No. 35289 require submission of a Trails Plan showing all topography, cross-sections, grading, fencing, signage, street crossings, and landscaping, prior to grading permit issuance (COA 60 .PARKS. 1 – Trail Plan). The project owner is required to construct a Class I Bikeway as shown on the approved trail plan prior to building permit issuance. (COA 80 .PARKS. 1 – Trail Construction).

Mitigation: Compliance with the conditions of approval on file in the County Land Management System (LMS), including 10 .PLANNING. 19 – Parks & Rec Agency Ltr; 60 .PARKS. 1 – Trail Plan; and 80 .PARKS. 1 – Trail Construction.

Monitoring: Monitoring to be provided by the Building and Safety and Planning Departments, and Riverside County Regional Parks and Open Space District, and through Ordinance Nos. 348 and 457.

UTILITY AND SERVICE SYSTEMS Would the project

43. Water

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

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The Riverside County Department of Environmental Health has reviewed this project. At this time, the project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. There is a sufficient water supply available to serve the project from existing entitlements and resources. The project area will be served by the Coachella Valley Water District (CVWD) and is subject to its letter of September 7, 2009. See Condition of Approval (COA) 10 .PLANNING.12 – CVWD Agency Letter. All lots under Tentative Tract Map

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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No. 35289 are proposing CVWD potable water service only. It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with CVWD as well as other applicable agencies. See Condition of Approval (COA) 10 .E HEALTH. 5 – CVWD Potable Water Service.

Mitigation: No mitigation measures required.
Monitoring: No monitoring measures required.

44. Sewer

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

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) This project will require the installation of septic tanks and leach lines. However, the installation of six (6) septic tanks will not cause significant environmental effects. The owner is required to submit a set of two detailed plans drawn to scale of the proposed subsurface sewage disposal system and floor plan / plumbing schedule to ensure septic tank sizing prior to building permit issuance. See Condition of Approval (COA) 80 .E HEALTH. 1 – Septic Plans.

Mitigation: No mitigation measures required.
Monitoring: No monitoring measures required.

45. Solid Waste

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)?

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The proposed residential project will generate solid wastes in keeping with this type and size development. The county collects then waste then it is delivered to the Riverside County

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Sanitary Landfill appropriate to this area. Hazardous materials, waste tires, oil and certain other materials considered hazardous are disposed of as required by strict federal, state, and county regulations. Impacts are expected to be less than significant with the proposed project.

Mitigation: No mitigation measures required
Monitoring: No monitoring measures 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 proposed project will not significantly impact essential utility and public services and will not require the construction of new facilities or the expansion of existing facilities. However, future residential development will create an incremental increase in the demand for these services in the project area.

Mitigation: No mitigation measures required
Monitoring: No monitoring measures required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: None.
Analyses used for purposes of EA41989:

"General Biological Resources Assessment, Cathton Investments 50-Acre Thousand Palms Site," Field Study and Report completed by James W. Cornett, February 13, 2008, for MSA Consultants, Inc.

"Phase I Archaeological Assessment for Tentative Tract No. 35289 prepared by CRM TECH, Michael Hogan and Bai "Tom" Tang, dated January 2, 2008.

County Geologic Report (GEO) No. 2062, prepared by Sladden Engineering entitled "Geotechnical Investigation, Tentative Tract No. 35289, APN 651-060-004 & 005, Thousand Palms Area, Riverside County, California, Project No. 544-07375," dated December 14, 2007. See also "Response to County of Riverside Review Comments dated August 21, 2008, and Technical Review Comments dated July 19, 2008, County Geologic Report No. 2062," dated October 13, 2008.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92505

Y:\Planning Master Forms\EA.doc Revised: 6/9/08

CT MAP Tract #: TR35289

Parcel: 651-060-005

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract] Map No. 35289 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 35289, Amended No. 1, dated August 20, 2009;

Exhibit "A" (CC&R's Maintenance Areas), dated 06/08/10.

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

10. EVERY. 2

MAP - HOLD HARMLESS

RECOMMND

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

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

10. EVERY. 3

MAP - PROJECT DESCRIPTION

RECOMMND

The Tentative Tract Map proposes a Schedule C subdivision of approximately fifty (50) acres into six (6) residential lots totaling 30.62 gross acres, with a minimum lot size of 2 1/2 acres, ranging in size from 3.5 acres to six (6) acres, a remainder parcel of 19.3 acres, and Street "A" on 1.6 acres, located at APN(s): 651-060-004 & 651-060-005.

CT MAP Tract #: TR35289

Parcel: 651-060-005

10. GENERAL CONDITIONS

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION RECOMMND

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

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

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

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

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

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

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

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

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

10.BS GRADE. 6 MAP-G2.8 MINIMUM DRNAGE GRAD RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

ACT MAP Tract #: TR35289

Parcel: 651-060-005

10. GENERAL CONDITIONS

10.BS GRADE. 7 MAP-G2.9DRNAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "Grading."

~~10.BS GRADE. 8 MAP-G2.10-SLOPE-SETBACKS RECOMMND~~

~~Observe slope setbacks from buildings and property lines per the California Building Code - as amended by Ordinance 457.~~

10.BS GRADE. 9 MAP* - NO GRDG & SUBDIVIDING RECOMMND

IF MASS GRADING IS PROPOSED - UNDER A PREVIOUSLY APPROVED SUBDIVISION, AT THE SAME TIME THAT APPLICATION FOR FURTHER SUBDIVISION FOR THAT PARCEL IS BEING MADE, AN EXCEPTION TO ORDINANCE 460 SECTION 4.4.B IS REQUIRED. OBTAIN THE EXCEPTION FROM THE PLANNING DIRECTOR.

10.BS GRADE. 10 MAP-G2.22 PVT RD GDG PMT RECOMMND

Constructing a private road requires a grading permit.

10.BS GRADE. 11 MAP* -PM10 PLAN REQUIRED RECOMMND

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

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

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

10.BS GRADE. 12 MAP*TRANS & CVWD REVIEW REQ'D RECOMMND

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

CT MAP Tract #: TR35289

Parcel: 651-060-005

10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 MAP- WATER INS TO APPR PLAN RECOMMND

The water system shall be installed according to plans and specifications approved by the Water Company.

10.E HEALTH. 2 MAP* - SSD OK BASED ON PERC RECOMMND

The Department of Environmental Health will permit domestic sewage disposal for the individual lots at this sub-division as per a percolation report submitted by Sladden Engineering, as follows: For each 100 gallons of septic tank capacity, 20 sq. ft. of bottom area of leach line.

Please be aware that in accordance with Assembly Bill 885, the State Water Resources Control Board will be adopting, in the near future, regulations or standards for the permitting and operation of all onsite sewage treatment systems, including septic tanks. These regulations or standards may require monitoring for these treatment systems including septic tanks.

10.E HEALTH. 3 MAP - SSD DEPTH & GRADING RECOMMND

When grading is required, the soils engineer must assume theoretical cuts, fills, compaction, etc., and perform the tests and borings at the necessary subsurface sewage depths.

10.E HEALTH. 4 MAP - SEPTIC SIZING RECOMMND

The size of the septic tank and effluent disposal area shall be determined based upon the occupancy of each individual lot or the plumbing fixture units.

Please be aware that in accordance with Assembly Bill 885, the State Water Resources Control Board will be adopting, in the near future, regulations or standards for the permitting and operation of all onsite sewage disposal treatment systems, including septic tanks. These regulations or standards may require monitoring for these treatment systems including septic tanks.

CT MAP Tract #: TR35289

Parcel: 651-060-005

10. GENERAL CONDITIONS

10.E HEALTH. 5 CVWD POTABLE WATER SERVICE RECOMMND

All lots under Tract Map#35289 are proposing Coachella Valley Water District (CVWD) potable water service only. It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with CVWD as well as all other applicable agencies.

EPD DEPARTMENT

10.EPD. 1 EPD - LAND USE ADJACENCY RECOMMND

The site is located directly to the west of a designated and existing conservation area, Thousand Palms Conservation Area, which may result in Edge Effects that would adversely affect biological resources. EPD recommends that Land Use Adjacency Guidelines (LUAG) issues be addressed as described in the Coachella Valley MSHCP, Section 4.5: 1) project site lighting should be directed toward the ground and away from natural areas; 2) site landscaping should use plant species native to the Coachella Valley.

FIRE DEPARTMENT

10.FIRE. 1 USE - ACCESS INEFFECT

ACCESS TO REMAINDER PARCEL WILL BE REQUIRED PRIOR TO FINAL APPROVAL.

10.FIRE. 2 MAP-#50-BLUE DOT REFLECTORS INEFFECT

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

10.FIRE. 3 MAP-#16-HYDRANT/SPACING INEFFECT

Schedule fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 660 feet apart in any direction. With no portion of any lot frontage more than 250 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI.

CT MAP Tract #: TR35289

Parcel: 651-060-005

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - MAP ACT COMPLIANCE RECOMMND

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule C, unless modified by the conditions listed herein.

10.PLANNING. 2 MAP - FINAL MAP PREPARER RECOMMND

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

10.PLANNING. 3 MAP - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 4 MAP - ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Residential Agricultural, 2 1/2 Acre Minimum (R-A-2 1/2) zone.

10.PLANNING. 5 MAP - PROCEDURE FOR PHASING RECOMMND

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

10.PLANNING. 6 MAP - MAINTAIN FLOOD FACILITY RECOMMND

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

CT MAP Tract #: TR35289

Parcel: 651-060-005

10. GENERAL CONDITIONS

10.PLANNING. 6 MAP - MAINTAIN FLOOD FACILITY (cont.) RECOMMND

operated as designed.

10.PLANNING. 7 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

No offsite subdivision signs advertising this land

division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

10.PLANNING. 9 MAP - NPDES COMPLIANCE RECOMMND

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

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 11

MAP - ORD 875 CVMSHCP FEE (1)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection approval, the holder of the construction permit(s) shall comply with the provisions of Riverside County Ordinance No. 875, which requires payment of the appropriate fee set forth in that ordinance. Riverside County Ordinance No. 875 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in the ordinance within the Coachella Valley and surrounding mountains.

The fee shall be paid for each residential unit to be constructed within a residential land division. The amount of the fee for commercial and industrial projects shall be calculated on the bases of "Project Area".

In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 875 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 12

MAP- CVWD AGENCY LETTER

RECOMMND

The land divider, and the land divider's successor in interest, shall remain in compliance with the requirements of the Coachella Valley Water District (CVWD) letter dated September 7, 2009, a copy of which is on file with the Riverside County Planning Department.

10.PLANNING. 15

MAP - GEO02062

RECOMMND

County Geologic Report (GEO) No. 2062, submitted for this project (TR35289) was prepared by Sladden Engineering and is entitled: "Geotechnical Investigation, Tentative Tract No. 35289, APN 651-060-004 & 005, Thousand Palms Area, Riverside County, California, Project No. 544-07375", dated December 14, 2007. In addition, Sladden prepared "Response to County of Riverside Review Comments dated August 21, 2008 and Technical Review Comments dated July 29, 2008; County Geologic Report No. 2062.", dated October 13, 2008. This document is herein incorporated as a part of GEO02062.

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10. GENERAL CONDITIONS

10.PLANNING. 15 MAP - GEO02062 (cont.)

RECOMMND

GEO02062 concluded:

1.The site is situated adjacent to the mapped trace of the San Andreas fault.

2.The risks associated with primary surface ground rupture should be considered low.

3.The most significant geologic hazard to the project is the potential for moderate to strong seismic shaking that is likely to occur during the design life of the project.

4.The risks associated with liquefaction should be considered negligible.

5.Risk associated with tsunamis and seiches is considered negligible.

6.Risks associated with slope instability should be considered low.

GEO02062 recommended:

1.Areas to be graded should be cleared of any existing structures, vegetation, associated root systems and debris.

2.Areas to receive fill should be cleared of old fills and any irreducible matter.

3.Overexcavation and recompaction throughout the building areas.

GEO No. 2062 satisfies the requirement for a Geologic study for Planning /CEQA purposes. GEO No. 2062 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 16 MAP - LOW PALEO

RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological

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10. GENERAL CONDITIONS

10.PLANNING. 16

MAP - LOW PALEO (cont.)

RECOMMND

resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

3.The paleontologist shall determine the significance of the encountered fossil remains.

4.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

5.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

6.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum

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10. GENERAL CONDITIONS

10.PLANNING. 16 MAP - LOW PALEO (cont.) (cont.) RECOMMND

repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

10.PLANNING. 17 GEN - IF HUMAN REMAINS FOUND RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 18 GEN - INADVERTANT ARCHAEO FIND RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to

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10. GENERAL CONDITIONS

10.PLANNING. 18 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1. All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3. Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 19 MAP - PARKS & REC AGENCY LTR RECOMMND

The land divider, and the land divider's successor in interest, shall remain in compliance with the parks and recreation requirements of the Coachella Valley Recreation and Park District letter dated August 20, 2008, a copy of which is on file with the Riverside County Planning Department.

10.PLANNING. 20 MAP - SHERIFF DEPT AGENCY LTR RECOMMND

The land divider, and the land divider's successor in interest, shall remain in compliance with the requirements of the Riverside County Sheriff's Department letter dated July 28, 2008, a copy of which is on file with the Riverside County Planning Department.

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10. GENERAL CONDITIONS

10.PLANNING. 21 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

TRANS DEPARTMENT

10.TRANS. 1 MAP - DRAINAGE 1 RECOMMND

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

10.TRANS. 2 MAP - DRAINAGE 2 RECOMMND

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

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

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

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10. GENERAL CONDITIONS

10.TRANS. 3 MAP - STD INTRO 3 (ORD 460/461) (cont.) RECOMMND

occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 4 MAP - ENCROACHMENT PERMIT RECOMMND

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

10.TRANS. 5 MAP - FLOOD HAZARD REPORT 1 RECOMMND

This is a proposal to divide 31 acres into 6 residential lots (TPM 35289) (APN 651-060-004). The site is located on the west of thousand Palms Canyon Road on the north side of Ramon Road in the unincorporated territory of Thousand Palms, County of Riverside, State of California. The project proponent shall provide mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm event.

Construction of block walls may be in violation of Ordinance 458.12. When the District reviews a project for compliance with Ordinance 458.12, block walls are reviewed carefully and seldom found to be compatible with the goals of Ordinance 458.12. Block walls can cause diversion and concentration of flows onto adjacent properties and thus be in violation of Ordinance 458.12 and California drainage law.

Walls must be constructed in a manner that will not increase the risk of off-site stormwater flows on the adjacent properties. This can be accomplished by constructing open sections in the wall to accommodate flow-through. To achieve this, the District requires that if walls are constructed in a special flood hazard area, at least 50 percent of the total lineal footage of the wall be constructed of wrought iron fencing or similar material that will provide for flow-through of off-site stormwater flows. Construction materials used within the open sections must extend the entire vertical wall height so not to obstruct flow at the finished grade/surface.

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10. GENERAL CONDITIONS

10.TRANS. 6 MAP - FLOOD HAZARD REPORT 2 RECOMMND

This project is located in an area subject to shallow flooding and is designated Zone AO, depth of 2 and 3 feet on panel 06065C1605G on the Federal Flood Insurance Rate Maps which are in effect at this time by the Federal Emergency Management Agency.

10.TRANS. 7 MAP - INCREASED RUNOFF RECOMMND

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

10.TRANS. 8 MAP - RETENTION AND STORAGE RECOMMND

For retention basin sizing and calculations please refer to letter dated May 22, 2009 from Alan French to Majeed Farshad in GENERAL CONDITIONS 10. TRANS MAP-RETENTION AND STORAGE.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 MAP - EXPIRATION DATE RECOMMND

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

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40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1 MAP - LOT ACCESS/UNIT PLANS

RECOMMND

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

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#64-ECS-DRIVEWAY ACCESS

INEFFECT

Ecs map must be stamped by the Riverside County Surveyor with the following note: Driveways exceeding 150' in length, but less than 800' in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800', turnouts shall be provided no more than 400' apart. Turnouts shall be a minimum of 10' wide and 30' in length, with a minimum 25' taper on each end. A approved turnaround shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50' of the building.

50.FIRE. 2 MAP-#73-ECS-DRIVEWAY REQUIR

INEFFECT

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%. (access will not be less than 20 feet in width per the 2001 UFC, Article 9, Section 902.2.2.1) and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

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

INEFFECT

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a

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50. PRIOR TO MAP RECORDATION

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

driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

50.FIRE. 4 MAP-#46-WATER PLANS INEFFECT

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

50.FIRE. 5 MAP-#53-ECS-WTR PRIOR/COMBUS INEFFECT

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

50.FIRE. 6 MAP-#59-ECS-HYDR REQUIR INEFFECT

Ecs map must be stamped by the Riverside County Surveyor with the following note: Should the applicant or developer choose to defer the fire protection requirements, an Environmental Constraint Sheet shall be filed with the final map containing the following: Prior to the issuance of a building permit, the applicant or developer shall provide written certification from the water company that a standard fire hydrant(s) (6"x4"x2 1/2") exist, each 660 feet, as measured along approved vehicular travelways; or that financial arrangements have been made to provide hydrant(s)

PLANNING DEPARTMENT

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

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 1 MAP - PREPARE A FINAL MAP (cont.) RECOMMND

part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, ~~the conditionally approved TENTATIVE MAP, and in accordance~~ with Article IX of County Ordinance No. 460.

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST RECOMMND

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of two and one-half (2 1/2) gross acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the Residential Agriculture (R-A) zone, and with the Riverside County Integrated Project (RCIP).
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- F. The common open space area[s] shall be shown as a numbered lot[s] on the FINAL MAP.

50.PLANNING. 3 MAP - CCOC FOR REMNDR PARCEL RECOMMND

Prior to the recordation of the FINAL MAP, the land divider shall file an application for a Conditional Certificate of Land Division Compliance (CCOC) with the County Planning Department for review and approval, for the "Remainder Parcel" or any parcel shown as "NOT A PART", as delineated on the approved TENTATIVE MAP.

Assessor Parcel No.'s 651-060-004 and 005 underlie Tentative Tract No. 25389, and are currently owned by the same entity and/or owner. Prior to FINAL MAP recordation

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 3 MAP - CCOC FOR REMNDR PARCEL (cont.) RECOMMND

and/or sale of any portion of the project area to another person or entity (whichever is first in time), the project owner shall establish legal access to the remainder lot created pursuant to Tentative Tract No. 25389, and shall further comply with the CCOC provisions herein.

Any FINAL MAP containing such a parcel shall not be permitted to record until the Planning Department determines that the CCOC will be suitable for recordation within sixty (60) days of the recordation of the FINAL MAP.

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

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

50.PLANNING. 5 MAP - ECS SHALL BE PREPARED RECOMMND

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

50.PLANNING. 6 MAP*- ECS AFFECTED LOTS RECOMMND

The following note shall be placed on the FINAL MAP:
"Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department - Survey Division, in E.C.S. Book ____, Page ____.

50.PLANNING. 7 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

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

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 7 MAP - ECS NOTE MT PALOMAR LIGH (cont.) RECOMMND

be in conformance with County Ordinance No. 655."

50.PLANNING. 8 MAP - FEE BALANCE RECOMMND

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

50.PLANNING. 10 MAP - CC&R RES POA COM. AREA RECOMMND

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

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

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

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

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

06/15/10
10:25

Riverside County LMS
CONDITIONS OF APPROVAL

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 10

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

RECOMMND

and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim:

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

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit "A," (CC&R'S Maintenance Area), dated June 8, 2010, attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest.

The common areas referred to in these provisions are identified in Exhibit "A" in full, and consist of four (4) detention basins and internal "Street A," a privately maintained street with dedicated right-of-way. Under the provisions of "Exhibit A," the Homeowner's Association will maintain "Street A" in total and the Lot Owners and Homeowner's Association will have the responsibility for maintaining the detention basins and landscaped areas as shown on the exhibit.

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

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 10 MAP - CC&R RES POA COM. AREA (cont.) (cont.) RECOMMND

absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'common area' established pursuant to the Declaration.

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

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

TRANS DEPARTMENT

50.TRANS. 1 MAP - SUFFICIENT R-O-W RECOMMND

Sufficient right-of-way along Ramon Road shall be dedicated for public use to provide for a 64-foot half-width right-of-way.

Sufficient right-of-way along Street 'A' shall be dedicated for public use to provide for a 56-foot full-width right-of-way but not accepted for maintenance.

50.TRANS. 2 MAP - DEDICATION RECOMMND

Street 'A' is designated as Local Street and shall be improved with 36-foot full-width Portland Cement Concrete (P.C.C) and 10-foot graded shoulders on each side within the 56-foot full-width dedicated right-of-way in accordance with County Standard No.105, Section B. Modified (36'/ 56') as approved by the Transportation Department but not

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50. PRIOR TO MAP RECORDATION

50.TRANS. 2 MAP - DEDICATION (cont.) RECOMMND

accepted for maintenance.

50.TRANS. 3 MAP - EXISTING MAINTAINED RECOMMND

Ramon Road along project boundary is a paved County maintained road designated as an Arterial Highway and shall improved with 8-inch concrete curb and gutter located 43-feet from centerline, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 64-foot half-width dedicated right-of-way in accordance with County Standard No. 90, pages 1 and 2. (86' / 128')

NOTE: A 6-foot sidewalk shall be constructed adjacent to curb line within the 21-foot parkway.

Additional right-of-way for accomodating turning movements may be required as approved by the Transportation Department.

50.TRANS. 4 MAP - CUL-DE-SAC RECOMMND

Standard Cul-De-Sacs shall be constructed throughout the land division in accordance with County Standard No.800 .

50.TRANS. 5 MAP - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

50.TRANS. 6 MAP - EASEMENT/SUR RECOMMND

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

50.TRANS. 7 MAP - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on Ramon Road and so noted on the final map.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 8

MAP - LANDSCAPING-DESERT

RECOMMND

Landscaping within public road rights-of-way shall comply with Transportation Department standards and require approval by the Transportation Department. The landscape design shall incorporate a desert theme, including the extensive use of native desert and drought tolerant plant species. Irrigation systems shall incorporate the use of drip irrigation to the maximum extent feasible. The use of non-organic landscape elements such as rocks, decorative paving sand and gravel is encouraged. The uses of grass, sod or other water intense ground cover plant materials will not be permitted.

Assurance of continuing maintenance is required by filing an application for annexation into a County Service Area, Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or Assesment District or enter into a continuos landscape maintenance agreement as approved by the Transportation Department.

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be improved within Ramon Road, and Street 'A'.

Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance to be annexed to County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 9

MAP - STREET NAME SIGN

RECOMMND

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 10

MAP - INTERSECTION/50' TANGENT

RECOMMND

All enterline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 11 MAP - LANDSCAPING APP. ANNEX RECOMMND

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

50.TRANS. 12 MAP - ASSESSMENT DIST RECOMMND

Should this project lie within any assessment/benefit district, the applicant shall, prior to recordation, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

50.TRANS. 13 MAP- CORNER CUT-BACK RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

50.TRANS. 14 MAP - UTILITY PLAN GP ROADS RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines located in a General Plan Road shall be designed to be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

50.TRANS. 15 MAP - GRAFFITI ABATEMENT RECOMMND

The project proponent shall file an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road

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50. PRIOR TO MAP RECORDATION

50.TRANS. 15 MAP - GRAFFITI ABATEMENT (cont.) RECOMMND
rights-of-way.

50.TRANS. 16 MAP - TRAFFIC SIGNALS RECOMMND

The project proponent shall comply in accordance with traffic signal requirements within public road rights-of-way, as directed by the Transportation Department. Assurance of traffic signal maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for the required traffic signal(s).

50.TRANS. 17 MAP - STREET SWEEPING RECOMMND

The project proponent shall file an application for annexation into County Service Area 152 (CSA 152) for street sweeping through the CSA Administrator; or enter into a similar mechanism as approved by the Transportation Department.

50.TRANS. 18 MAP - STRIPING PLAN RECOMMND

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

50.TRANS. 19 MAP - FINAL MAP DRAIN EASEMENT RECOMMND

The land divider shall delineate the locations of the retention basins on the final map and record a drainage easement over said area for flood control purposes. A note shall be placed on the final map identifying the easements and stating, "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed." Maintenance will be performed by the individual property owners or Home Owner Association or as agreed to by the Director of Transportation.

50.TRANS. 20 MAP - DRAINAGE SUBMIT PLANS RECOMMND

The developer shall comply with Riverside County Ordinance 458.12 as amended in the preparation of on-site flood protection. The developer shall submit plans for grading,

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50. PRIOR TO MAP RECORDATION

50.TRANS. 20 MAP - DRAINAGE SUBMIT PLANS (cont.) RECOMMND

landscaping, and irrigation systems, any other necessary documentation along with supporting hydrologic and hydraulic calculations to Riverside County Transportation and CVWD for review and approval. The developer shall pay all fees as required by CVWD and Riverside County Transportation Department.

50.TRANS. 21 MAP - RETENTION AND STORAGE RECOMMND

For retention basin sizing and calculations please refer to letter dated May 22, 2009 from Alan French to Majeed Farshad in GENERAL CONDITIONS 10. TRANS MAP-RETENTION AND STORAGE.

50.TRANS. 22 MAP - ELEVATED STRUCTURES ECS RECOMMND

A note shall be placed on the environmental constraint sheet stating, "The resulting approximate 1/2-acre buildable area will be permanently subject to Ordinance 458 review. All structures must have erosion protections around the foundation and be elevated in accordance with Ordinance 458 or at the developer's option, the entire buildable area may be elevated. Finished floors will be elevated a minimum of 2 and 3-foot as designated on the Federal Insurance Rate Map (whichever is greater). Block walls will be permitted only in the 1/2-acre buildable area. Wrought-iron openings may be required as needed to accommodate flow through per the requirement of CVWD in their letter dated July 21, 2008.

50.TRANS. 23 MAP - FLOODWAYS ECS RECOMMND

A note shall be placed on the Environmental Constraint Sheet (ECS) stating: "Prior to the development of each lot within this land division Drainage Easements shall be defined and recorded by separate instrument to the benefit of Riverside County over said areas for flood control purposes. Maintenance of said Drainage Easements will be performed by Property Owners Association or as agreed to by the Director of Transportation".

50.TRANS. 24 MAP - OWNER MAINTENANCE NOTICE RECOMMND

The subdivider shall record sufficient documentation to advise purchasers of any parcel that the owners of individual parcels are responsible for the maintenance of

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50. PRIOR TO MAP RECORDATION

50.TRANS. 24 MAP - OWNER MAINTENANCE NOTICE (cont.) RECOMMND

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

50.TRANS. 25 MAP - CVWD FLOOD MGMNT REVIEW RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

60.BS GRADE. 3 MAP-G2.4GEOTECH/SOILS RPTS RECOMMND

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

60.BS GRADE. 4 MAP-G2.7DRNAGE DESIGN Q100 RECOMMND

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

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

60.BS GRADE. 5 MAP-G2.11DR WAY XING NWC RECOMMND

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

60.BS GRADE. 6 MAP-G2.12SLOPES IN FLOODWAY RECOMMND

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

60.BS GRADE. 7 MAP-G2.14OFFSITE GDG ONUS RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 8 MAP-G2.15NOTRD OFFSITE LTR RECOMMND

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

60.BS GRADE. 9 MAP-G2.16REC'D ESMT REQ'D RECOMMND

A recorded easement is required for off site drainage facilities.

60.BS GRADE. 10 MAP-G2.17LOT TO LOT DRN ESM RECOMMND

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

60.BS GRADE. 11 MAP-G2.21POST & BEAM LOT RECOMMND

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

60.BS GRADE. 12 MAP-G1.4 NPDES/SWPPP RECOMMND

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 13 MAP IMPORT/EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

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

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

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

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

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

PARKS DEPARTMENT

60.PARKS. 1 MAP - TRAIL PLAN RECOMMND

Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval. This trail plan shall show a 10' wide Class I Bikeway along the north side of Ramon Road with all topography, cross-sections, grading, fencing, signage, street crossings, and landscaping. If you have questions contact Dan Nove at (951) 955-6998.

PLANNING DEPARTMENT

60.PLANNING. 3 MAP - FEE BALANCE RECOMMND

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 4 MAP - PM10 MITIGATION PLAN RECOMMND

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5

GEN*- CULTURAL RESOURCES PROFE

RECOMMND

As a result of archaeological investigation PD-A-4509, archaeological monitoring shall be required for this project.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)This agreement shall not modify any condition of approval or mitigation measure.

60.PLANNING. 6

GEN*- SPECIAL INTEREST MONITOR

RECOMMND

As a result of communications with the Morongo Band of Mission Indians, tribal monitoring shall be required for this project.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6

GEN*- SPECIAL INTEREST MONITOR (cont.)

RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor(s) designated by the Morongo Band of Mission Indians. This group shall be known as the Special Interest Monitor (SI Monitor) for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The SI Monitors shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The SI Monitors shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)Special interest monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for all groups interests only.

3)This agreement shall not modify any condition of approval or mitigation measure.

4)The developer/permit holder shall contact the Planning Director for consideration of this condition after

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6 GEN*- SPECIAL INTEREST MONITOR (cont.) (cont.RECOMMND

forty-five (45) days, if an agreement with the special interest groups has not been met.

5)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

TRANS DEPARTMENT

60.TRANS. 1 MAP - TYPICAL SITE GRADING RECOMMND

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

70. PRIOR TO GRADING FINAL INSPECT

TRANS DEPARTMENT

70.TRANS. 1 MAP - EROSION CONTROL RECOMMND

Temporary erosion control measures shall be implemented immediately following site grading to prevent depositions of debris onto downstream properties, public right-of-way, or drainage facilities. Plans showing these measures shall be submitted to Riverside County Transportation Department for review prior to the start of any site grading.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - SEPTIC PLANS RECOMMND

A set of two detailed plans drawn to scale (1" = 20' to 1"=40') of the proposed subsurface sewage disposal system and floor plan/plumbing schedule to ensure septic tank sizing is required.

80.E HEALTH. 2 FLOOR PLANS REQUIRED RECOMMND

The applicant must provide a copy of the floor plans showing all proposed bedrooms and plumbing fixtures to ensure proper septic tank sizing.

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50C-TRACT WATER VERIFICA INEFFECT

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

PARKS DEPARTMENT

80.PARKS. 1 USE - TRAIL CONSTRUCTION RECOMMND

Prior to the issuance of any building permits, the applicant shall build the Class I Bikeway as shown on the approved trail plan. Upon completion of the constructed trail, the applicant shall arrange for an inspection of the trail with the Riverside County Regional Park & Open-Space District. If you have questions contact the County Parks Disrtict at (951) 955-6998.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - SCHOOL MITIGATION RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1 MAP - TUMF RECOMMND

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

80.TRANS. 2 MAP - RETENTION AND STORAGE RECOMMND

For retention basin sizing and calculations please refer to letter dated May 22, 2009 from Alan French to Majeed Farshad in PRIOR TO BUILDING PERMIT ISSUANCE 80. TRANS MAP-RETENTION AND STORAGE.

90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

90.B&S. 1 BP*FEMA FORM APPRVL REQUIRED INEFFECT

Prior to building permit final, a development in FEMA mapped flood zones "A" or "AO" shall provide a FEMA form, filled out, wet stamped and signed by a registered civil engineer or licensed land surveyor, to the Building and Safety Department Grading Division.

The Grading division will transmit the form to the proper flood control district for their review and approval.

Upon receipt of their approval, this condition will be classified as "MET" and the building permit will be eligible for final approval.

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP-G4.1E-CL 4:1 OR STEEPER RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

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

90.BS GRADE. 3 MAP-PRIVATE ROAD INSPECTIONS RECOMMND

The developer/applicant shall be responsible for obtaining, the sub-grade, base and paving inspections required by Ordinance 457 for any portions of the private road not inspected by the Riverside County Transportation Department.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE- E.HEALTH CLEARANCE REQ RECOMMND

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 2 USE-FEE STATUS RECOMMND

Prior to final approval, the Environmental Health Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay any outstanding balances. Contact the accounting section at (951) 955-8982.

FIRE DEPARTMENT

90.FIRE. 1 MAP - ACCESS INEFFECT

Access to REMAINDER PARCEL shall be provided prior to final approval.

90.FIRE. 2 MAP - VERIFICATION INSPECTION INEFFECT

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - QUIMBY FEES (2) RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Aid certification shall be obtained from the Riverside County Recreation and Park District.

90.PLANNING. 2 MAP - ORD 875 CVMSHCP FEE (2) RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider or land developer shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the ordinance. If the land division is a residential development, the amount of the fee will be based on the density of residential development as defined in the ordinance. In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 875 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set for in that ordinance shall be required.

90.PLANNING. 3 GEN - CULTURAL RESOURCES RPT RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

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90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1

MAP - 80% COMPLETION

RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 MAP - STREET SWEEPING RECOMMND

Street sweeping annexation into CSA 152 or similar mechanism as approved by the Transportation Department shall be completed.

90.TRANS. 3 MAP - STREET LIGHTS INSTALL RECOMMND

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

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

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

90.TRANS. 4 MAP - GRAFFITI ABATEMENT RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

90.TRANS. 5 MAP - TRAFFIC SIGNAL RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for maintenance of traffic signals within public road rights-of-way for the required traffic signal(s).

90.TRANS. 7 MAP - UTILITY INSTALL GP ROADS RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines in a General Plan Road shall be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each

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Parcel: 651-060-005

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7 MAP - UTILITY INSTALL GP ROADS (cont.) RECOMMND

direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 8 MAP - DRAINAGE IMPROV COMPLETE RECOMMND

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

90.TRANS. 9 MAP - OWNER MAINTENANCE NOTICE RECOMMND

The subdivider shall record sufficient documentation to advise purchasers of any parcel that the owners of individual parcels are responsible for the maintenance of the drainage facility (including the retention basins). A viable maintenance mechanism acceptable to Riverside County should be provided for the retention basins and drainage systems. The subdivider shall prepare the CC&R and obtain approval from Riverside County Transportation Department regarding the maintenance of the retention systems. The CC&R shall include the language that each individual owner will inspect the systems a minimum two times a year and also remove debris from the basins two times a year. These maintenance wordings shall be shown on the title sheet of improvement plans.