

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

404B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
September 16, 2010

**SUBJECT: CHANGE OF ZONE NO. 6987 / TENTATIVE TRACT MAP NO. 32463** – Intent to Adopt a Mitigated Negative Declaration -- Applicant: SCC Rancho Mirage, LLC – Engineer/Representative: Adkan Engineers – Fourth Supervisorial District – Cathedral City – Palm Desert Zoning District – Western Coachella Valley Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) – Location: Northerly of Ramon Road, easterly of Palm Vista Street, and westerly of Los Alamos Street, extended – 80 Gross Acres – Zoning: Controlled Development Areas – 20 Acre Minimum (W-2-20) – REQUEST: A change of zone for the subject property from Controlled Development Areas – 20 Acre Minimum (W-2-20) to One Family Dwellings (R-1) and a tentative tract map (Schedule A) to divide 80 acres into 206 single family residential lots with separate common open space lots including a well site and two retention basins.

**RECOMMENDED MOTION:**

The Planning Department recommended Approval; and,  
THE PLANNING COMMISSION BY A 5-0 VOTE RECOMMENDS:

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39616**, based on the findings and mitigations incorporated in the initial study and the conclusion that the project, as conditioned, will not have a significant effect on the environment; and,

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 6987**, from Controlled Development Areas – 20 Acre Minimum (W-2-20) to One Family Dwellings (R-1) in accordance with Exhibit

*Carolyn Syms Luna*  
\_\_\_\_\_  
Carolyn Syms Luna  
Planning Director

Initials:  
CSL:jq,m

(continued on attached page)

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, Benoit, and Ashley  
Nays: None  
Absent: Tavaglione and Stone  
Date: November 2, 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:

16.3

REVIEWED BY EXECUTIVE OFFICE

DATE

10/6/10

Tina Grande

Departmental Concurrence

Policy

Policy

Consent

Consent

Dept't Recomm.:

Per Exec. Ofc.:

The Honorable Board of Supervisors

Re: **CHANGE OF ZONE NO. 6987 / TENTATIVE TRACT MAP NO. 32463**

Page 2 of 2

#3; based upon the findings and conclusions incorporated in the staff report; pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

**APPROVAL** of **TENTATIVE TRACT MAP NO. 32463**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**BACKGROUND:** The project was heard by the Planning Commission on July 14, 2010. The change of zone and tentative tract map were recommended to be approved. There have been extensive comments from the City of Rancho Mirage since the site is located within the City of Rancho Mirage Sphere of Influence Policy. Two recent letters from the City dated June 16, 2010 and July 1, 2010 (attached) have raised issues including recommending that a Specific Plan be required for this area and also that the land be annexed into the City prior to any development of the land. The land divider has also responded with two different letters dated July 12, 2010 with one letter addressed to the Planning Commission and one letter addressed to the Planning Staff (attached.) Staff has attempted to address these concerns as there have been numerous meetings with the City and County staff and land divider over an approximate period of six years since this proposed map was first filed with the County in 2006. Staff has also met with County Counsel to address comments received. While the Rancho Mirage Sphere of Influence Policy area recommends a potential Specific Plan, it is not absolutely required to do so and there is also extensive Agua Caliente Tribal Land in the area which may inhibit a potential Specific Plan. The land divider has also demonstrated compliance with City and County residential development standards as indicated by the proposed Design Manual (Exhibit M) including minimum lot size (9,000 – 21,400 square foot lots), project density of 2.58 D.U./Ac., maximum 30% lot coverage, and matching street improvements which are consistent with City standards which supports potential approval of the tentative map.

Staff also has received comments from the Agua Caliente Band of Cahuilla Indians including a letter dated January 11, 2008 referencing the Tribal Habitat Conservation Plan and mitigation fees. As of this writing (7/22/10), in review with County Counsel, the land was verified to be private fee land and would be subject to the County's Coachella Valley Multispecies Habitat Conservation Plan (CVMSHCP) mitigation fees which would not be subject to any tribal mitigation fees.

Staff has mailed the hearing notice to the Palm Springs Unified School District which owns land immediately adjacent to the project site to the west, but no recent comments on the proposed tentative tract map have been received from the school district. An original comment letter dated June 21, 2004 has been included in the Board Packet.

Staff recommends approval of the project based on extensive review and meetings with the City and land divider, plus the proposed tentative map meets or exceeds city and county residential development standards for subdivisions.

# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

### Planning Department

*Carolyn Syms Luna · Director*

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

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

38686 El Cerrito Road  
Palm Desert, California 92211

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

EA39616 Change of Zone No. 6987; Tentative Tract Map No. 32463  
*Project Title/Case Numbers*

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

Jay Olivas  
*County Contact Person*

951-955-3200  
*Phone Number*

1/13/11  
Date

KPD  
Initial

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

SCC Rancho Mirage  
*Project Applicant*

Address

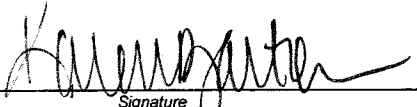
Northerly of Avenue 66, easterly of Jackson Street, southerly of Avenue 62  
*Project Location*

Change of Zone from W-2-20 to R-1, Tentative Tract Map to divide 80 acres into 206 residential lots with common open space.  
*Project Description*

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

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

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

  
*Signature*  
**Karen Barton**

Board Assistant  
*Title*

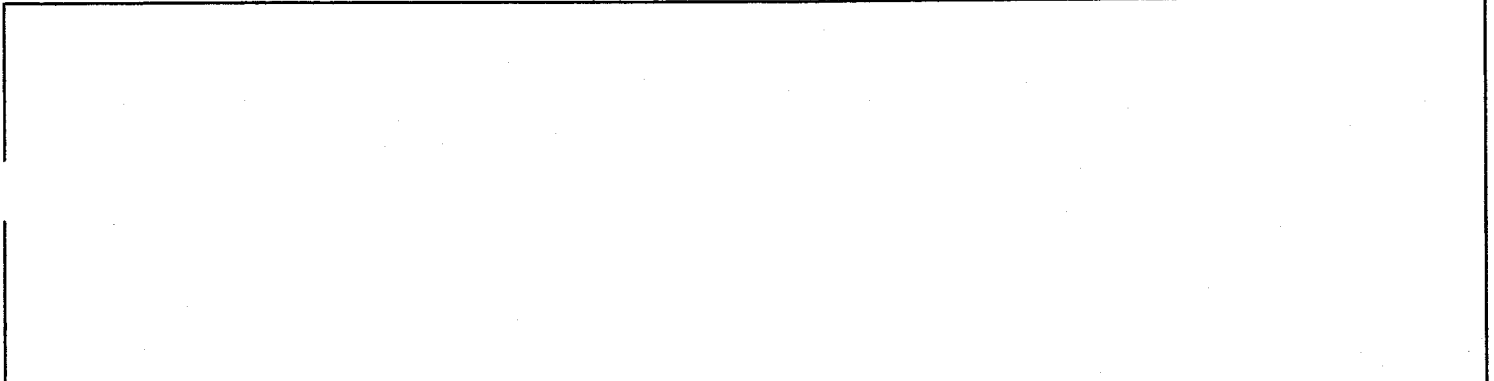
January 11, 2011  
Date

**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#: ZEA39616 ZCFGCFG03094 **FOR COUNTY CLERK'S USE ONLY** 11.02.10 16.3 01.11.11 2.7



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

**MITIGATED NEGATIVE DECLARATION**

Project/Case Number: Change of Zone No. 6987; Tentative Tract Map No. 32463

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: Jay Olivas Title: Project Planner Date: June 10, 2010

Applicant/Project Sponsor: SCC Rancho Mirage Date Submitted: June 7, 2004

**ADOPTED BY:** Board of Supervisors

Person Verifying Adoption:  Date: January 11, 2011

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 Jay Olivas at 951-955-3200.

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

Please charge deposit fee case#: ZEA39616 ZCFG3095

FOR COUNTY CLERK'S USE ONLY 11.02.10 16.3 01.11.11 2.7

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1006388

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: SCC/RANCHO MIRAGE, LLC \$17.25  
paid by: CK 055468  
paid towards: CFG03094 CALIF FISH & GAME: DOC FEE  
CFG FOR EA39616 (TR32463)  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Jun 09, 2010 14:16  
SBROSTRO posting date Jun 09, 2010

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

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

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

Additional info at [www.rctlma.org](http://www.rctlma.org)

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* I0903004

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: SCC/RANCHO MIRAGE, LLC \$1,993.00  
paid by: CK 00003278  
paid towards: CFG03094 CALIF FISH & GAME: DOC FEE  
CFG FOR EA39616 (TR32463)  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Dec 03, 2009 11:17  
JCMITCHE posting date Dec 03, 2009

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

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

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

Additional info at [www.rctlma.org](http://www.rctlma.org)

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* I0402662

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: SCC/RANCHO MIRAGE, LLC \$64.00  
paid by: CK 2001  
paid towards: CFG03094 CALIF FISH & GAME: DOC FEE  
CFG FOR EA39616 (TR32463)  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Jun 07, 2004 10:08  
DARIAS posting date Jun 07, 2004

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

Account Code	Description	Amount
58353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

Additional info at [www.rctlma.org](http://www.rctlma.org)

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

**DATE:** October 6, 2010

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

**FROM:** Planning Department - Riverside Office

**SUBJECT:** Change of Zone No. 6987 / Tentative Tract Map No. 32463  
(Charge your time to these case numbers)

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

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

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

Please schedule on the November 2, 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 (CFG03094)

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

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

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

NOV 02 2010 163



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

**I. AGENDA ITEM 7.2: CHANGE OF ZONE NO. 6987 / TENTATIVE TRACT MAP NO. 32463** - Intent to Adopt a Mitigated Negative Declaration – Applicant: SCC Rancho Mirage, LLC. – Engineer/Representative: Adkan Engineers - Fourth Supervisorial District – Cathedral City – Palm Desert Zoning District – Western Coachella Valley Community Plan: Community Development: Medium Density Residential (CD: MDR) (2 – 5 D.U./Ac.) – Location: Easterly of Da Vall Road, northerly of Ramon Road – 80 Gross Acres – Zoning: Controlled Development Areas – 20 Acre Minimum (W-2-20)- (Quasi-judicial)

**II. PROJECT DESCRIPTION**

The Change of Zone proposes to change from Controlled Development Areas – 20 Acre Minimum (W-2-20) to One Family Dwellings (R-1) and a tentative tract map (Schedule A) which proposes to divide 80 acres into 206 single family residential lots with separate common open space lots. - APN: 670-230-006.

**III. MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: Jay Olivas Phone: 951-955-1195 or e-mail [jolivas@rctlma.org](mailto:jolivas@rctlma.org)

The following person(s) spoke in favor of the subject proposal:

Ed Adkison 6820 Airport Dr. Riverside, CA 92504

Tom Doczi 71780 San Jacinto Dr. Rancho Mirage, CA 92270

There were no speakers in a 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, with modifications, to the Board of Supervisors;

**ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 39616**, based on the findings and mitigations incorporated in the initial study and the conclusion that the project, as conditioned, will not have a significant effect on the environment; and,

**TENTATIVE APPROVAL of CHANGE OF ZONE NO. 6987**, from Controlled Development Areas – 20 Acre Minimum (W-2-20) to One Family Dwellings (R-1) in accordance with Exhibit #3; based upon the findings and conclusions incorporated in the staff report; pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

**APPROVAL of TENTATIVE TRACT MAP NO. 32463**, 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](mailto:dbowie@rctlma.org).

Agenda Item No.: 7.2  
Area Plan: Western Coachella Valley  
Zoning District: Cathedral City/Palm Desert  
Supervisory District: Fourth  
Project Planner: Jay Olivas  
Planning Commission: July 14, 2010

CHANGE OF ZONE NO. 6987  
TENTATIVE TRACT MAP NO. 32463  
E.A. Number: 39616  
Applicant: SCC Rancho Mirage  
Representative: Adkan Engineers

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

**PROJECT DESCRIPTION AND LOCATION:**

The project proposes a zone change from Controlled Development Areas – 20 Acres (W-2-20) to One Family Dwellings (R-1) and includes a Schedule A subdivision to divide 80 acres into 206 single family residential lots with a 0.6 acre well site and two open space/retention basin lots totaling 4.51 acres. Residential lots sizes range from approximately 9,000 square feet to 21,400 square feet with an overall project density of approximately 2.58 dwelling units per gross acre. The project's design manual indicates minimum lot depths of 115 feet, minimum lot widths of 75 feet, 30% maximum lot coverage, and maximum heights of 20 feet (1-story). There are six floor plans ranging in size from 2,300 square feet to 3,400 square feet. The proposed tract map is located within the Sphere of Influence of the City of Rancho Mirage, and is within the within the Rancho Mirage Sphere of Influence Policy Area. Project grading consists of approximately 150,000 cubic yards of cut and fill to be balanced on the site.

The project site is located northerly of Ramon Road, easterly of Palm Vista Street, and westerly of Los Alamos Street. The site is adjacent to the City of Rancho Mirage immediately to the west. The site is approximately 1,600 feet from Interstate 10 to the northeast and approximately 1,800 feet from Ramon Road.

**ISSUES OF POTENTIAL CONCERN:**

Project issues include tract design, street standards, drainage/hydrology, noise, and proposed amounts of recreational open space. Due to the project being located within the sphere of Influence with the City of Rancho Mirage, staff has attempted to coordinate project review with the City including lot sizes and street improvements. In staff's opinion, the land divider has demonstrated compliance with the Countywide Design Standards and Guidelines which included varied home designs, perimeter buffering, and decorative block walls. There is also compliance with many of the major development standards of the City of Rancho Mirage as indicated by the land divider's proposed design manual.

**SUMMARY OF FINDINGS:**

- |    |                                 |   |
|----|---------------------------------|---|
| 1. | Existing General Plan (Ex. #5): | Medium Density Residential (MDR) (2-5 D.U./Ac.)   |
| 2. | Surrounding Land Use (Ex. #5):  | Medium Density Residential (MDR), High Density Residential (HDR) (8-14 D.U./Ac.), Public Facilities (PF), Commercial Tourist (CT) |
| 3. | Existing Zoning (Ex. #3):       | Controlled Development Areas (W-2-20)   |
| 4. | Surrounding Zoning (Ex. #3):    | Controlled Development Areas (W-2-20)   |
| 5. | Existing Land Use: (Ex. #5)     | Vacant desert land  |
| 6. | Project Data:                   | Total Acreage: 80 Acres<br>Total Residential Lots: 206 lots<br>Proposed Lot Sizes: 9,000 SF / 21,400 SF<br>Schedule: "A"          |
| 7. | Environmental Concerns:         | See attached environmental assessment.  |

**RECOMMENDATIONS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39616**, based on the findings and mitigations incorporated in the initial study and the conclusion that the project, as conditioned, will not have a significant effect on the environment; and,

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 6987**, from Controlled Development Areas – 20 Acre Minimum (W-2-20) to One Family Dwellings (R-1) in accordance with Exhibit #3; based upon the findings and conclusions incorporated in the staff report; pending final adoption of the Zoning Ordinance by the Board of Supervisors, and,

**APPROVAL** of **TENTATIVE TRACT MAP NO. 32463, AMENDED MAP NO. 3**, 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 all elements of the Riverside County Comprehensive General Plan.
2. The proposed zone change is highly consistent with the site's General Plan Designation of Medium Density Residential.
3. The proposed tentative tract map is consistent with the proposed One Family Dwelling (R-1) zoning classifications of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
4. The proposed project is consistent with the Schedule A map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
5. The public's health, safety and general welfare are protected through project design.
6. The proposed project is conditionally compatible with the present and future logical development of the area.
7. The proposed project will not have a significant effect on the environment.
8. The proposed project is consistent with the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP).

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

1. The applicant proposes a change of zone from Controlled Development Areas – 20 Acre Minimum (W-2-20) to One Family Dwellings (R-1) and a tentative tract map to divide 80 acres into 206 residential lots located northerly of Ramon Road, easterly of Palm Vista Street and westerly of Los Alamos Street.
2. The project site is currently zoned Controlled Development Areas – 20 Acre Minimum W-2-20. A zone change is proposed to One Family Dwellings (R-1) to accommodate single-family

residential dwellings. The proposed R-1 zone would be compatible on the subject land which allows single-family dwellings on lot sizes ranging from approximately 9,000 square feet up to 21,400 square feet for the detached home lots.

3. Surrounding and nearby land uses consist of vacant desert land, existing single-family dwelling units, and future school site. The proposed tract map would be compatible with these uses in that the project provides adequate buffering with conditioned decorative block walls, landscaping, and street improvements.
4. The proposed tract lots are consistent with the RCIP Noise Element in that the residential lots along Palm Vista Street and Los Alamos Street are conditioned to contain minimum five foot high noise barriers consisting of decorative block walls.
5. The tract has certain unique design with curvilinear streets and land for common open space and recreation. The tract as proposed does comply with the Countywide Design Standards and Guidelines since the proposed units contain varied rooflines and up to six varying floor plans.
6. The project is within the sphere of influence of the City of Rancho Mirage and within the Rancho Mirage Sphere of Influence Policy Area. The project is consistent with or exceeds several City of Rancho Mirage standards, including, minimum lot sizes of 8,000 square feet where the subject tract proposes larger 9,000 square foot minimum lot sizes up to 21,400 square feet and with density where the City recommends 4-5 D.U./Ac. in this area and the actual project's gross density is 2.58 D.U./Ac.
7. The project is adjacent to Palm Vista Street (100' R/W) and Los Alamos Street (110' R/W) which roads are to be improved adjacent to the project. The off-site access portions will be 50' R/W's to the south extending to Ramon Road. The project will provide appropriate street and off-site traffic mitigation, such as, Transportation Uniform Mitigation Fees (TUMF), in compliance with the requirements of the circulation element of the General Plan.
8. Domestic water and sewage disposal is proposed to be provided by the Coachella Valley Water District that shall be provided in conformance with water and sewer land use standards of the Public Facilities and Services Element of the General Plan, including approximate 880 foot sewer extension to the north of the proposed tract.
9. The project is within two miles of a fire station and will provide additional on-site fire protection improvements, such as fire hydrants and a water system, in conformance with the fire services land use standards of the Public Facilities and Services Element of the General Plan.
10. Environmental Assessment No. 39616 identified the following potentially significant impacts:
  - a. Aesthetics
  - b. Geology/Soils
  - c. Hydrology/Water Quality
  - d. Land Use Planning
  - e. Noise
  - f. Population Housing
  - g. Transportation Traffic
  - h. Utilities Service Systems

The 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 (6/10/10), Planning staff has received no letters in support or in opposition from the general public.
2. Staff has received prior comment letters from the City of Rancho Mirage which discusses coordination with City requirements and recommends master planning of this area (see Item 7 below). Comments have also been received from the Agua Caliente Band of Indians regarding standard archaeological monitoring which has been conditioned with the project. No comments have been received recently from the Palm Springs Unified School District regarding the proposed future school site immediately adjacent to the west.
3. The project site is not located within:
  - a.) A Redevelopment Area.
  - b.) County Fault Hazard Zone.
  - c.) An Airport Influence Area.
  - d.) A 100 year flood plain.
4. The project site is located within:
  - a.) Zone C on Federal Flood Insurance rate maps.
  - b.) Liquefaction Potential Zone (moderate).
  - c.) Low Potential for Paleontological Sensitivity.
5. The subject site is currently designated as Assessor's Parcel Number 670-230-006.
6. Deposit Based Fees charged for this project, as of the time of staff report preparation, total approximately \$53,507.
7. Comments received from the City of Rancho Mirage including letter dated January 12, 2010 based on the forwarded county transmittals have recommended adherence to the Rancho Mirage Sphere of Influence Policy Area policies including developing under a Specific Plan (WCVAP 1.3) and the City has recommend a potential EIR and potential annexation of the subject land in order for the City to support the project. While the City has commented, staff and the land divider have met with the City on several occasions and have followed many of the city standards. Therefore, staff is recommending approval.

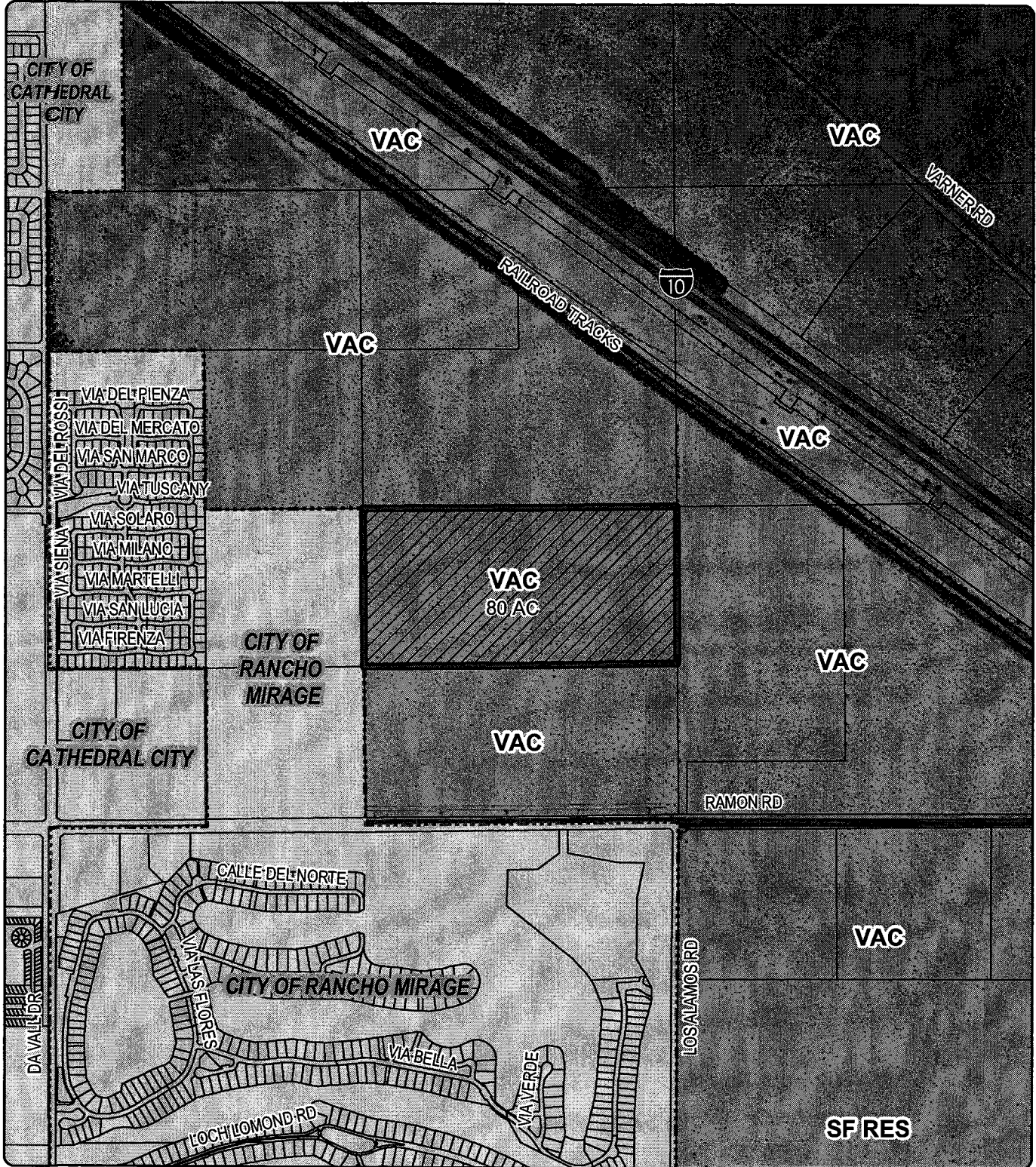
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ06987 TR32463

LAND USE

Supervisor Benoit  
District 4

Date Drawn: 5/27/2010  
Exhibit 1

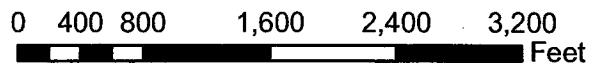


Zoning District: Cathedral City - Palm Desert  
Township/Range: T4SR5E  
Section: 14

Assessors Bk. Pg. 670-23  
Thomas Bros. Pg. 787 J1 & J2  
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) 963-9277 (Eastern County) or website at <http://www.rmc.co.riverside.ca.us/index.html>.





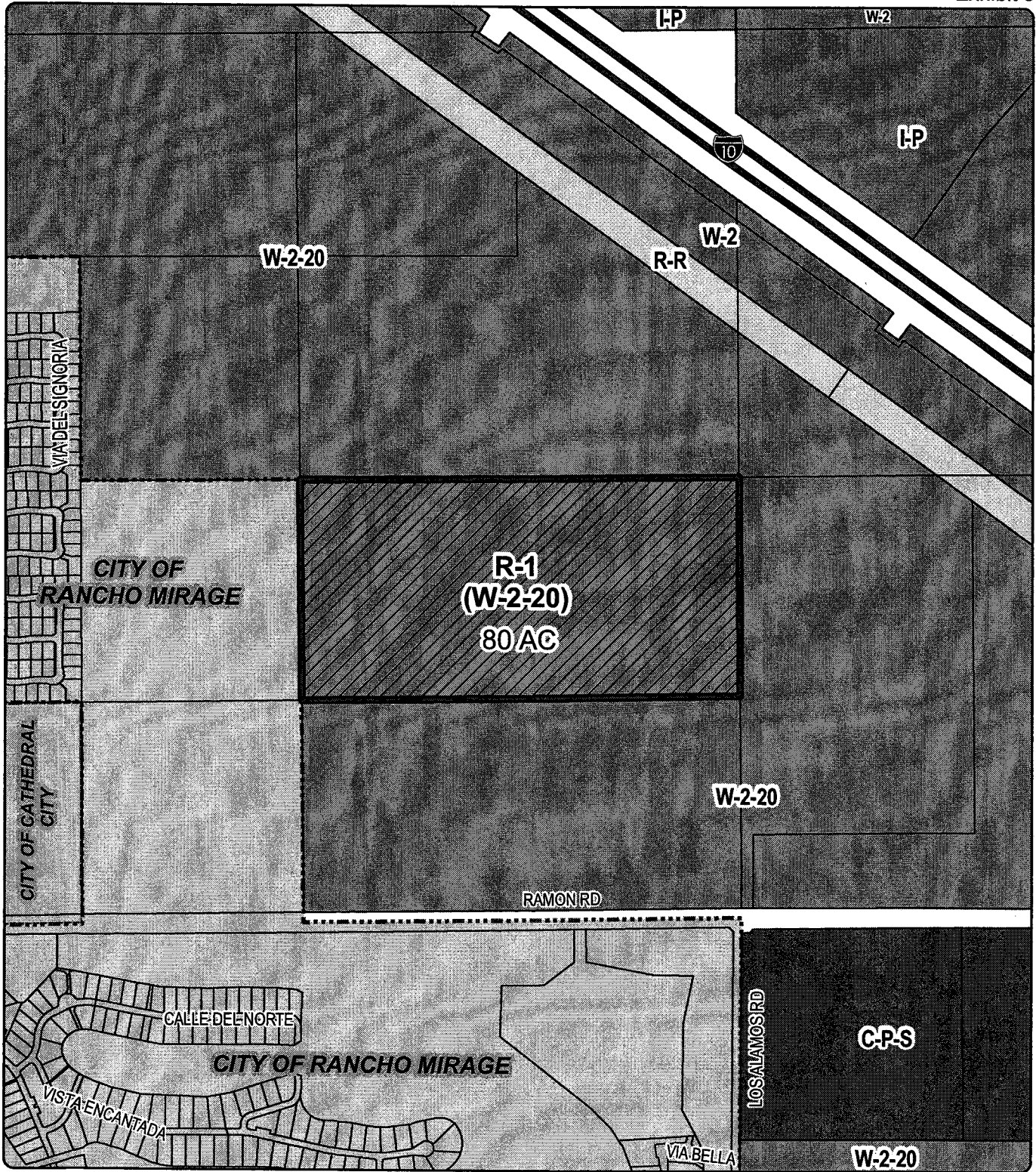
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ06987 TR32463

PROPOSED ZONING

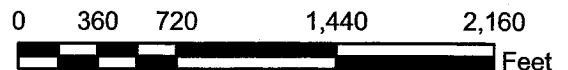
Supervisor Benoit  
District 4

Date Drawn: 5/27/2010  
Exhibit 3



Zoning District: Cathedral City - Palm Desert  
Township/Range: T4SR5E  
Section: 14

Assessors Bk. Pg. 670-23  
Thomas Bros. Pg. 787 J1 & J2  
Edition 2009



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RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ06987 TR23463

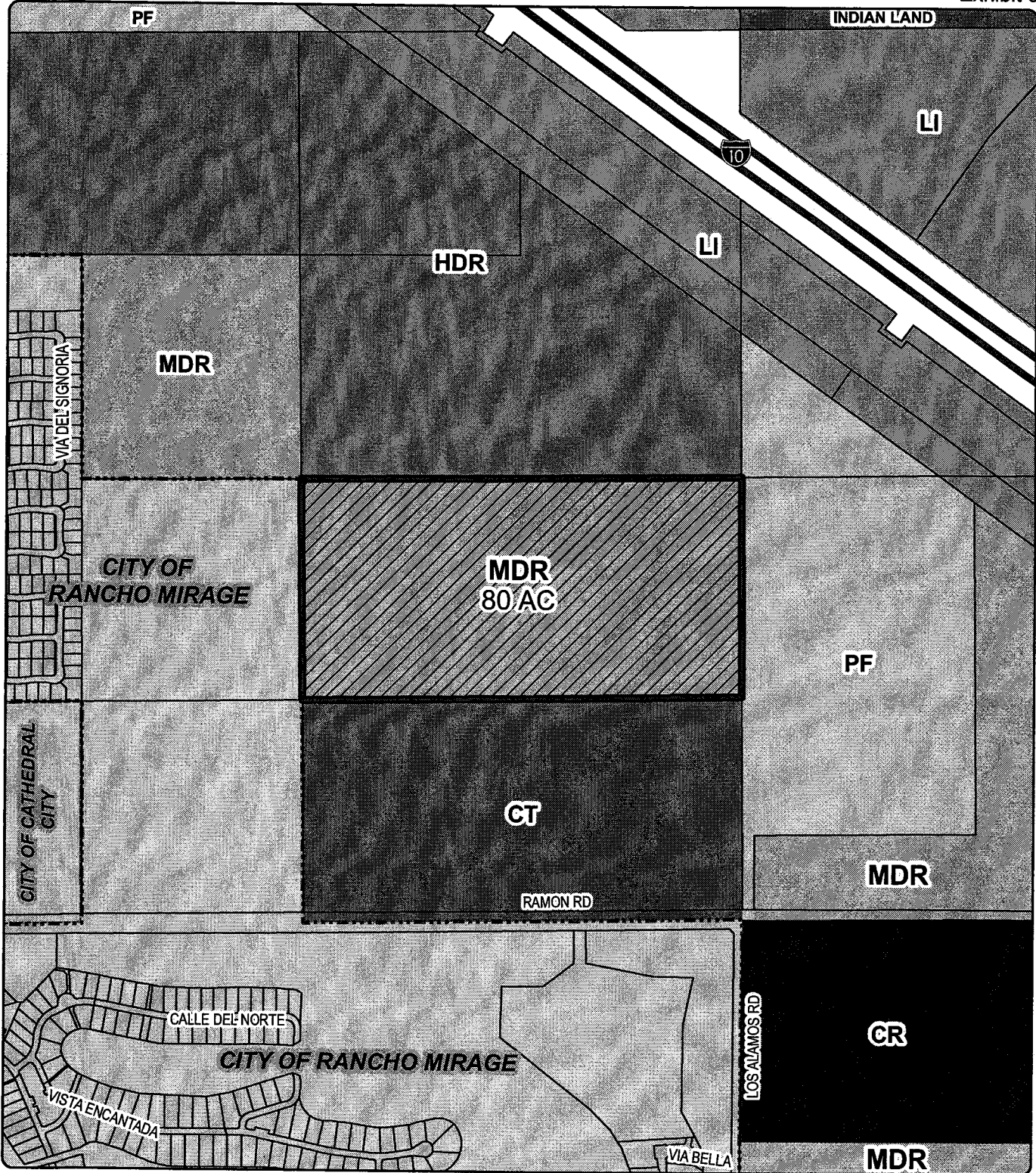
EXISTING GENERAL PLAN

Supervisor Benoit

District: 4

Date Drawn: 5/27/2010

Exhibit 5



Zoning District: Cathedral City - Palm Desert  
Township/Range: T4SR5E  
Section: 14

Assessors Bk. Pg. 670-23  
Thomas Bros. Pg. 787 J1 & J2  
Edition 2009

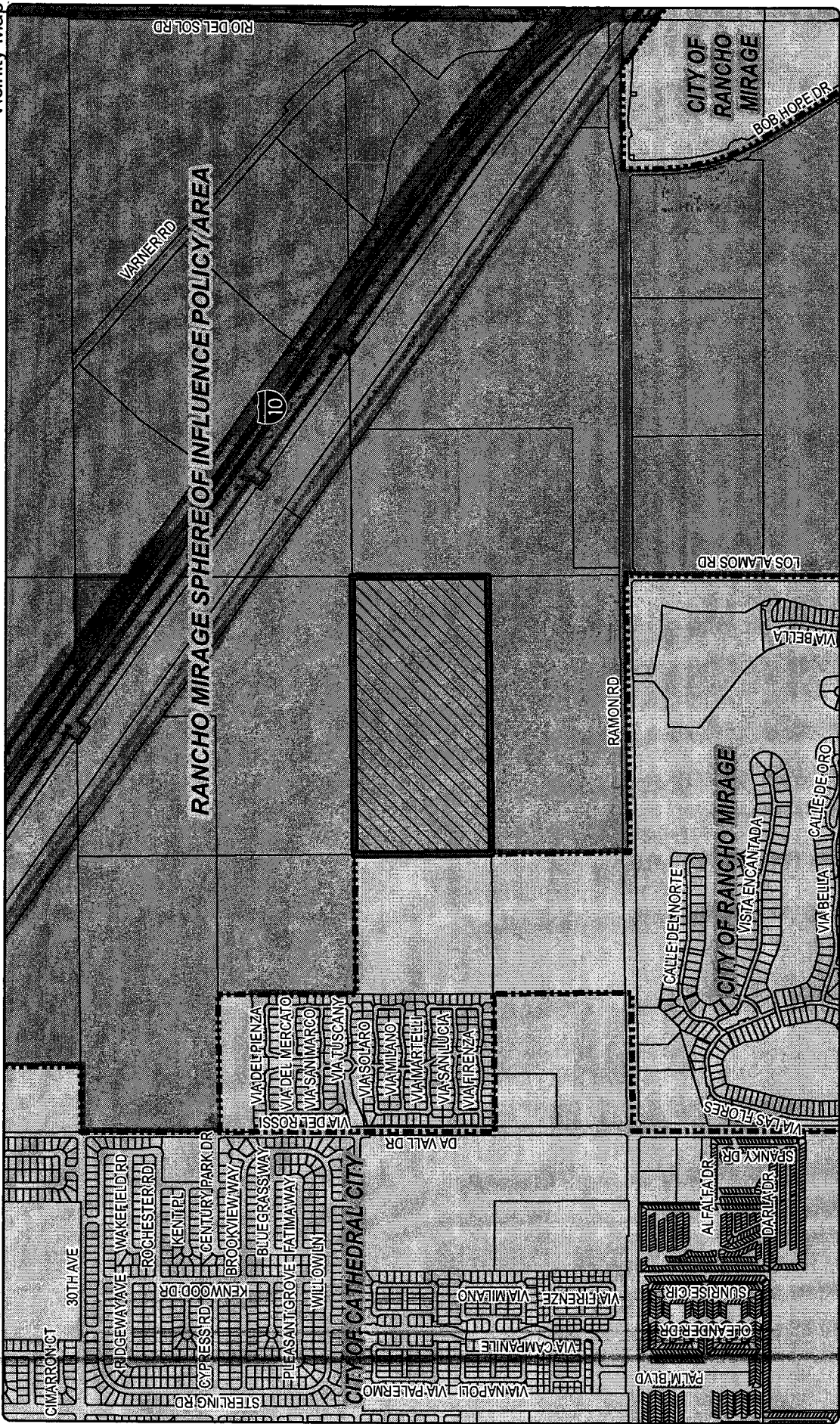


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**RIVERSIDE COUNTY PLANNING DEPARTMENT  
 CZ07692 PM35849  
 VICINITY/POLICY AREAS**

Supervisor Benoit  
 District 4

Date Drawn: 5/27/2010  
 Vicinity Map



Zoning District: Cathedral City - Palm Desert  
 Township/Range: T4SR5E  
 Section: 14

Assessors Bk. Pg. 670-23  
 Thomas Bros. Pg. 787 J1 & J2  
 Edition 2009



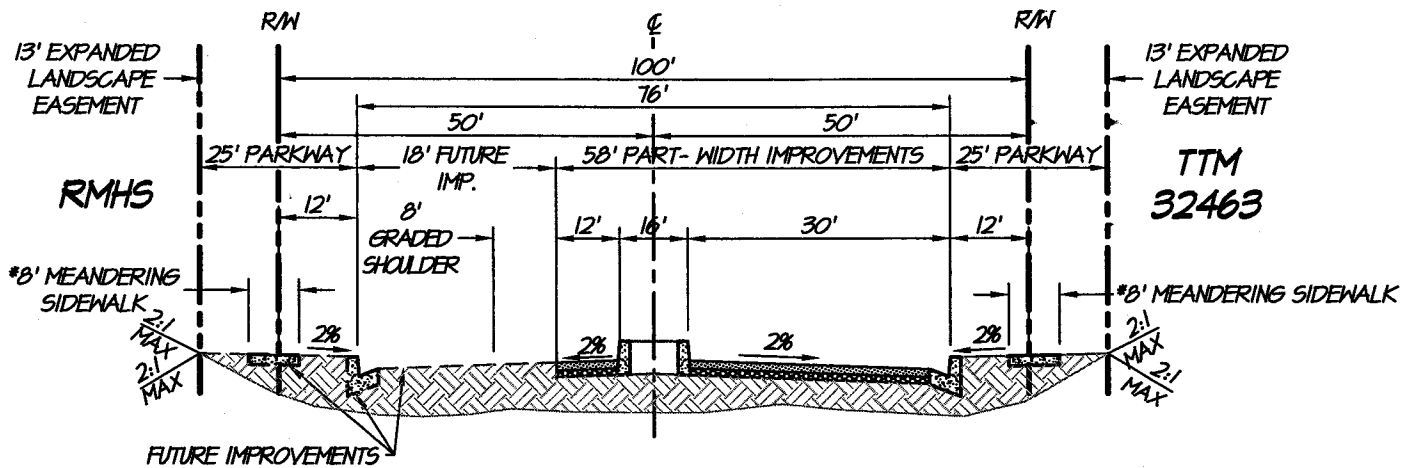
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please 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>





# STREET SECTION EXHIBIT FOR TTM 32463

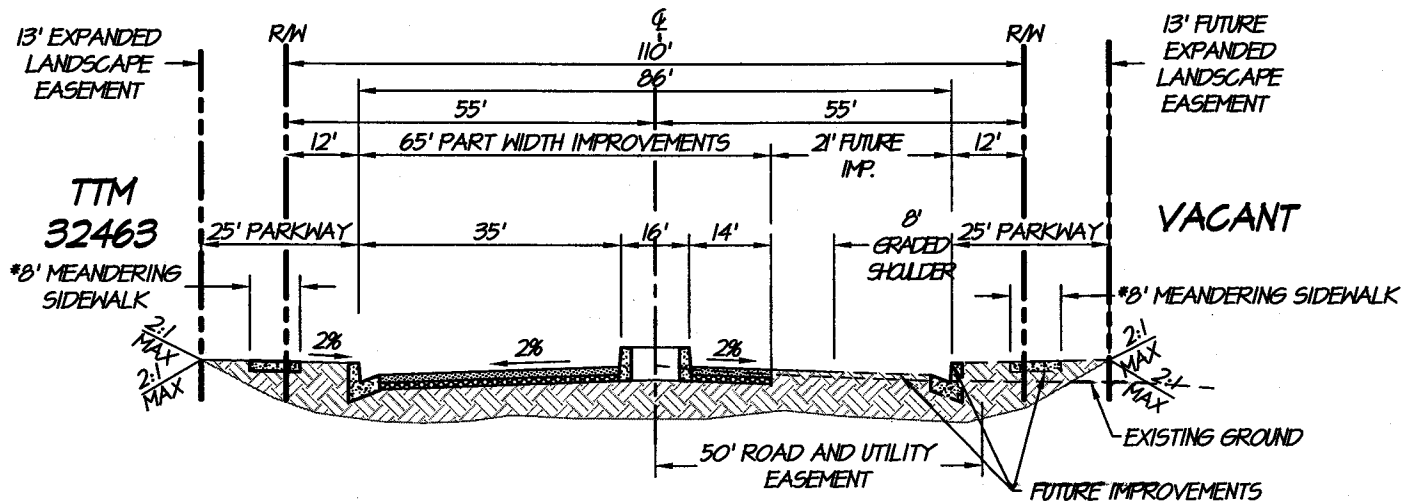
STREET SECTIONS TO BE CONSTRUCTED PER CONDITION OF APPROVAL 50.TRANS. 35



## 100' RIGHT OF WAY PUBLIC

CITY OF RANCHO MIRAGE STD. NO. 103 - MAJOR COLLECTOR  
PALM VISTA STREET - PART WIDTH IMPROVEMENT

\* 8' SIDEWALK MEANDERS THRU 12' PARKWAY AND 13' EXPANDED LANDSCAPE EASEMENT FOR A TOTAL OF 25' COMBINED.  
N.T.S.



## 110' RIGHT OF WAY PUBLIC

CITY OF RANCHO MIRAGE STD. NO. 102 - MINOR ARTERIAL  
LOS ALAMOS

\* 8' SIDEWALK MEANDERS THRU 12' PARKWAY AND 13' EXPANDED LANDSCAPE EASEMENT FOR A TOTAL OF 25' COMBINED.  
N.T.S.

DATE: JUNE 9, 2010

## Olivas, Jay

---

**From:** Edy Adkison [eadkison@adkan.com]  
**Sent:** Tuesday, July 13, 2010 10:41 AM  
**To:** Olivas, Jay  
**Cc:** Mitch Adkison; Charissa Leach  
**Subject:** FW: Rancho Mirage TTM & Design Guidelines  
**Attachments:** STREET SECTION EXHIBIT.pdf

Good Morning Jay

Please update page 7 of the design manual to correct the items in red.

Please update page 19 of the design manual to show the proper street sections for Los Alamos and Palm Vista Drive. The sections comply with the conditions of approval and Rancho Mirage Standards.

Thanks for your help.

<b>Development Standard</b>	<b>County R-1 Zone</b>	<b>City R-M Zone</b>	<b>TTM 32463</b>
Minimum Lot Size	7,200sf	8,000sf	9,000sf
Minimum Lot Depth	100ft.	90ft.	115ft.
Minimum Lot Width	60ft.	70ft.	73ft.
Density	2-5 du/a	4 du/a	2.58 du/gross acre
Private Outdoor Space	NA	500sf	500sf.
Front Yard	20ft.	20ft.	20ft.
Side Yard	10% of lot width with 5ft. min.	10ft.	10ft.
Street Side	10ft.	15ft.	15ft.
Rear Yard	10ft.	25ft.	25ft.
Garage Setback - Front Facing	20ft.	20ft.	20ft.
Garage Setback - Side Facing	NA.	15ft.	15ft.
Maximum Lot Coverage	50%	30%	30%
Min. Distance Between Structures	6ft.-10ft.	20ft.	20ft.
Maximum Height	3-story/40ft. max.	20ft./1-story	20ft./1-story

Ed Adkison, P.L.S.

**President**

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Fax: 951.688.0599  
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## Policy Areas

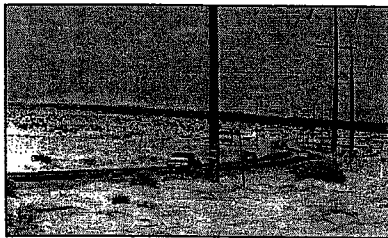
Not all areas within an Area Plan are the same. Distinctiveness is a primary means of avoiding the uniformity that so often plagues conventional suburban development. A Policy Area is a portion of an Area Plan that contains special or unique characteristics that merit detailed attention and focused policies. The location and boundaries of Policy Areas are shown on Figure 4, Policy Areas, and are described in detail below.

### **POLICY AREAS**

Three policy areas have been designated within the Western Coachella Valley Area Plan. In some ways, these policies are even more critical to the sustained character of the Western Coachella Valley than some of the basic land use policies because they reflect deeply held beliefs about the kind of place this is and should remain. Their boundaries are shown on Figure 4, Policy Areas. These boundaries are only approximate and may be interpreted more precisely as decisions are called for in these areas. This flexibility, then, calls for considerable sensitivity in determining where conditions related to the policies actually exist, once a focused analysis is undertaken on a proposed development project.

#### **Rancho Mirage Sphere of Influence Policy Area**

The Rancho Mirage Sphere of Influence Policy Area is generally located in the center of the Western Coachella Valley planning area, on both sides of Interstate 10 at Ramon Road. The area includes the entire Sphere of Influence of the City of Rancho Mirage. Characterized by a series of sloping dunes, hillsides and flat desert terrain, this area consists primarily of large vacant parcels, with some commercial uses near the intersection of Interstate 10 and Ramon Road. South of Interstate 10 in this policy area lies the Agua Caliente Casino. The community of Thousand Palms abuts the eastern edge of the Policy Area.



Undeveloped area west of Bob Hope Dr.

One of the primary goals of this area plan is to contain and concentrate growth in several strategic unincorporated areas while preserving the rural and open space characteristics of the outlying areas. As demand for new development continues, the importance of the areas designated for community development will magnify, as will the need for sound, comprehensive planning.

This policy area, the majority of which is designated for community development, is one of the key components of the Western Coachella Valley Area Plan. Several issues and opportunities underlie the importance of the study area, including:

- Biological and visual values of Indio Hills;
- Supply of affordable housing for future Casino and other employment-generating land uses;
- Adequate public facilities, including transportation, for future development;
- Transit opportunities with direct access to rail and Interstate 10;
- Burgeoning resort and casino industries and regional commercial demand;



- Prominent, centralized location within the Coachella Valley; and
- Abundance of vacant and/or underutilized land, divided among large parcels.

Dealing with these issues and maximizing these opportunities requires meaningful, action-oriented, inter-jurisdictional cooperation.

Though this policy area overlaps areas under the jurisdiction of the County of Riverside, the City of Rancho Mirage, and the Agua Caliente Band of Cahuilla Indians, each shall retain land use authority over properties within their respective boundaries, unless other arrangements are made.

### Policies:



**WCVAP = Western Coachella Valley  
Area Plan Policy**

- WCVAP 1.1 Form a joint planning effort with the City of Rancho Mirage and the Agua Caliente Band of Cahuilla Indians to address land use planning and environmental review of development projects within the Policy Area, as identified on Figure 4, Policy Areas.
- WCVAP 1.2 Coordinate with local agencies to ensure adequate service provision for all development within the Policy Area.
- WCVAP 1.3 Encourage property owners within this policy area to develop their properties under a single Specific Plan application covering the entire area. \*
- WCVAP 1.4 Coordinate development strategies with the Thousand Palms Community Council and the Riverside County Economic Development Agency.
- WCVAP 1.5 Coordinate development strategies with the cities of Palm Desert and Cathedral City to ensure that development within the Policy Area does not adversely impact these cities.
- WCVAP 1.6 Require that development be sensitive to and retain the unique topographical features within and adjacent to the planning area.
- WCVAP 1.7 Ensure a mix of land uses that creates a vital, economically and environmentally healthy area that is supportive of transit and other forms of alternative modes of transportation, promotes walkability and civic life, and provides a variety of housing, civic, employment, and open space opportunities throughout the planning area. General land uses may include a mix of:
- Regional and local-serving commercial uses;
  - Tourist facilities;
  - Residential densities from Medium to High Density Residential;
  - Active and passive open space areas;
  - Mixed use;
  - Cultural, educational, and civic uses;





- Transit facilities;
- Employment-intensive office and business park uses; and
- Light Industrial uses north of Interstate 10.

WCVAP 1.8 Incorporate open space and recreational amenities into the planning area in order to enhance recreational opportunities and community aesthetics.



WCVAP 1.9 Apply the City of Rancho Mirage's adopted standards for median strips along specific roadways as those roadways extend into the City's Sphere of Influence.

### San Gorgonio Pass Wind Energy Policy Area

The San Gorgonio Pass Wind Energy Area (see Figure 4) is considered to be one of the best areas in the nation for the development of wind energy. This is due primarily to the air pressure differences that exist between western Riverside County and the Coachella Valley. As air moves from the high pressure to low pressure area, it is, in effect, "funneled" through the Pass, creating ideal wind energy conditions.



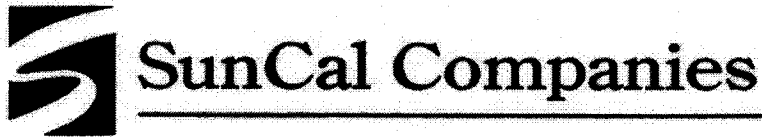
San Gorgonio Pass Wind Energy Area

However, the siting of wind energy facilities can result in impacts to the environment and the general community, including scenic viewsheds, nearby residents, and, increasingly, nearby existing wind energy facilities. The sheer size of the wind turbine structures may block scenic views; noise generated by wind turbines could impact nearby residents; and spinning wind turbine blades could create wake effects, which could adversely affect existing downwind wind turbines.

Wind energy development in the San Gorgonio Pass area was studied through the San Gorgonio Wind Resource Study EIR (1982), a joint environmental document prepared for the U.S. Bureau of Land Management and Riverside County. The document assessed three scenarios for wind energy development in the area. The document also includes criteria for the development of wind energy on both a countywide basis and specifically for the San Gorgonio Pass area. Since the adoption of the San Gorgonio Wind Implementation Monitoring Program (WIMP), reports have been prepared, and substantial wind energy development has occurred. Reflecting the evolution of wind energy over the years, the specific policies for wind energy development in the San Gorgonio Pass are listed below:

#### Policies:

- WCVAP 2.1 Require that wind turbines address through appropriate design the Pacific Crest Trail alignment.
- WCVAP 2.2 Continue to require wind energy development to contribute a fair-share to the Wind Implementation Monitoring Program (WIMP) prior to construction of wind turbines.
- WCVAP 2.3 Except in the area designated Public Facilities on Edom Hill, prohibit the placement of commercial wind turbine arrays east



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July 12, 2010

Mr. Jay Olivas  
Riverside County Planning Department  
38-686 El Cerrito Road  
Palm Desert, California 92211

Re: Planning Commission Agenda Item 7.2, July 14, 2010  
Change of Zone No. 6987; TTM No. 32463  
*Response to Rancho Mirage Letter of June 16, 2010*

Dear Jay:

On behalf of SCC Rancho Mirage, LLC, the applicant for the above-referenced entitlements for consideration before the Riverside County Planning Commission on July 14, 2010, I am writing to provide a response to a letter dated June 16, 2010 that you received from the City of Rancho Mirage. I apologize for the late response, but for whatever reason I only received this letter today. Nothing in the City's letter should prevent the approval of our application. All of the items are easily addressed. For convenience, below is a point-by-point response to the issues raised.

*Opening Paragraph:* The applicant has not been entrenched and inflexible. The City has unreasonably insisted that the applicant master plan approximately 470 acres, most of which is tribal or allottee land. The project is only 80 acres. Our contact with all other property owners showed that nobody would cooperate in such a process with the City. Further, the city's position of requiring annexation before it will work with the applicant has been and remains infeasible. The land is in the County. While it is inside the City's sphere, the appropriate jurisdiction to process the entitlements is the County. The City has refused to participate in a design charrette and to respond to requests for either a pre-annexation agreement or similar MOU. Regardless, the applicant designed the project to meet the City's standards, thus demonstrating its commitment to work cooperatively with the City.

*First Bullet Point:* County WCVP Policy 1.3 is misstated in the City's letter. That policy does not *require* the preparation of a single specific plan. The policy states:

"Encourage property owners within this policy area to develop their properties under a single Specific Plan application covering the entire area."

Unfortunately, with so much of the land tribal and/or allottee, there is not a mechanism to force cooperation. But the policy only "encourages" cooperation. The applicant has previously detailed its attempts to work with neighboring property owners, including lands held by a sovereign tribal nation, but to no avail. Therefore, a single specific plan is impossible and the policy has been met.

*Second Bullet Point:* It is inappropriate to compare the impacts of a regional high school to a typical housing development of this size. The County as lead agency has analyzed the project and determined an EIR is not required. Most projects of this scope do not require an EIR. While the City may disagree with the Initial Study prepared for this project, the applicant and County stand behind the work of the independent consultant hired to prepare the report and the mitigation required.

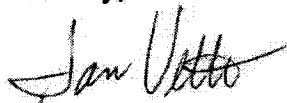
*Third Bullet Point:* Contrary to the City's assertions, the project is not "landlocked." The applicant has enforceable easement rights that follow the alignments of the City's General Plan. The easement information has been shared with the City through the school district planning process. Further, the cooperation with the school district was also a benefit to the City in its attempt to qualify for grant funding for pedestrian improvements.

*Fourth Bullet Point:* Quimby generation factors used by the County equate to approximately 534 residents (2.59 x 206 dwelling units). County services were deemed sufficient. With regards to public services, the County is well equipped to determine if it can provide adequate services for a project of this size. The project site is in the middle of a large portion of unincorporated county area along the I-10 corridor. This is in an area well serviced by the County. Further, the applicant offered in 2008 to enter into an MOU that would require the project be annexed into the City's CFD's and other mechanisms for such services. While the City never responded to this offer, the applicant remains open to discussing these items with the City in any pre-annexation negotiations.

*fifth Bullet Point:* The open space for this project exceeds the Quimby requirement. There is also a relationship with the facilities that will be available at the neighboring high school. These items are best addressed in the County planning process.

I hope this assists in your efforts to evaluate the City's concerns. If you need anything further, please let me know.

Sincerely,



Salvatore Veltri

# CITY OF RANCHO MIRAGE

©

June 16, 2010

**RECEIVED**

**JUN 24 2010**

Mr. Jay Olivas  
Riverside County Planning Department  
38-686 El Cerrito Road  
Palm Desert, CA 92211

Riverside County  
Planning Department  
Desert Office

Re: Large project in our Sphere of Influence  
Tentative Tract Map No. 32463, Amended No. 2  
Applicant: SCC Rancho Mirage

Dear Mr. Olivas:

Rancho Mirage staff has met with various SunCal representatives over the past four years, most recently on May 4, 2010, and has consistently found their representatives to be entrenched and inflexible with respect to a number of issues pertaining to this Tentative Map in the middle of our Sphere of Influence. The story is always the same: "... this map is too far along in the County process and about a month away from a public hearing," and therefore to comply with both the County and City General Plans for a Specific Plan or annexation to the City is not feasible. At this point, we wish to have a number of questions answered before the project goes to Hearing in hopes that the County Planning process properly addresses this project and avoid having to express these comments at the Hearing itself:

- The County cannot make a finding that the zone change is consistent with the County WCVAP as that Plan requires the preparation of a comprehensive specific plan in lieu of piecemeal development (Policy WCVAP 1.3 in the Riverside County Integrated Plan (RCIP). The Subdivision Map Act requires a finding of consistency with the General Plan to approve a map and clearly this project doesn't comply. The City is not aware of any compelling reasons why this County Policy should not be strictly adhered to within our Sphere of Influence. As described below, there are a number of reasons piecemeal development is bad for comprehensive planning.
- The land is virgin desert. The PSUSD found a number of significant environmental impacts in the EIR prepared for the new Rancho Mirage High School, on 60 acres immediately to the west of the proposed 80 acre subdivision. As many as 3 years ago, the City requested that the County require an EIR be prepared for this project. As of this date, we have not

ADMINISTRATION  
Tel. (760) 324-4511  
Fax. (760) 324-8830

COMMUNITY DEVELOPMENT  
Tel. (760) 328-2266  
Fax. (760) 324-9851

FINANCE  
Tel. (760) 770-3207  
Fax. (760) 324-0528

HOUSING AUTHORITY  
Tel. (760) 770-3210  
Fax. (760) 770-3261

PUBLIC LIBRARY  
Tel. (760) 341-7323  
Fax. (760) 341-5213

PUBLIC WORKS  
Tel. (760) 770-3224  
Fax. (760) 770-3261

received a response to this request or been informed of the County's position with any evidence in support of a position. While the developer and perhaps the County may view this as a small infill project, in fact, it is a large subdivision in relation to our City size and is not at all an infill project. The closest road is ¼ mile away. The District's EIR found a number of environmental impacts requiring mitigation measures on a smaller acreage project than this.

- The site is landlocked within an area without a circulation plan. How will the project provide access and be found to be consistent with a master circulation plan?
- Assuming the circulation and master plan issues are resolved, how will the finding be made that adequate police and fire protection is available to address the significant public facility impacts of this large subdivision project? With budget cuts and public service cutbacks all over the County, we do not see how this project can be found to not have a significant impact on public services. Where is the closest County fire station to serve the site? The County is already stretched in respect to ratio of police services to population. How can the County approve a subdivision likely to add at least 1,000 residents to an area with existing inadequate public services? Without annexation and joining the City's various CFD's to pay for services, the City is not in a position to provide public services without mitigation of impacts.
- The open space provided for this tentative development is clearly inadequate to meet the recreational needs of this project.

Findings are required per the Subdivision Map Act and County zoning ordinance, and WCVF. These questions need to be adequately addressed, along with other comments provided in our previous correspondence related to this proposed map; and the project's environmental and public service impacts adequately mitigated to the City and County's satisfaction. Absent evidence to make these Findings the County should deny approval of the map. The City of Rancho Mirage remains opposed to this project and is prepared to actively oppose it unless and until these issues are addressed to our mutual satisfaction.

Please contact me if you have any questions, or call Cathy Isaacson at (760) 328-2266 to schedule a meeting so that we may discuss these issues.

Sincerely,



Randy Bynder, AICP  
Community Development Director



# SunCal Companies

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July 12, 2010

Honorable Chair and Commission Members  
Riverside County Planning Commission  
County of Riverside Administrative Center  
4080 Lemon Street, 9th Floor  
P.O. Box 1409  
Riverside, CA 92502

Re: Planning Commission Agenda Item 7.2, July 14, 2010  
Change of Zone No. 6987; TTM No. 32463

Dear Honorable Chair and Commission Members:

On behalf of SCC Rancho Mirage, LLC, the applicant for the above-referenced entitlements for consideration before the Riverside County Planning Commission on July 14, 2010, I am writing to provide you with background information concerning the numerous attempts by the applicant to work with the City of Rancho Mirage and keep them informed about this project.

I have attached a detailed timeline of meetings, correspondence and relevant discussions, as well as a number of supporting documents for your review. You will find that Rancho Mirage has been involved in this process for over 6 years beginning in May, 2004, and all the way through the present time. The project was changed substantially as early as 2005 and many times thereafter to comply with Rancho Mirage standards and input. The City was regularly updated, as is reflective of the letters sent by the City. For example:

“Thank you for providing the Rancho Mirage Community Development Department with the opportunity to comment on the above referenced project.” *January 12, 2010 letter from Rancho Mirage*

“We appreciate the opportunity to review this significant project early in the process...” *January 16, 2008 letter from Rancho Mirage*

As late as May of this year, I personally informed the City that these entitlements were finally moving towards hearings through the County planning process and they may again desire to verify all of the development standards. (“The County of Riverside entitlement hearings should begin in the near future

and the City of Rancho Mirage may desire to verify the development standards....” *May 17, 2010 letter to Rancho Mirage*).

Thank you for considering this information in conjunction with the item before you.

Sincerely,

/s/

Salvatore Veltri

**TM 32463 Property Timeline - 7-7-2010**

- 9-03** SunCal Meeting with County Deputy Planning Director (Goldman) Re: Per Goldman, County jurisdiction
- 3-04** SunCal submitted Tract Maps 32620, 32464 (school parcels) and 32463 (80) to County
- 3-29-04** SunCal Meeting with the County Planning Staff (Paul Clark) Re: Environmental Assessment
- 4-21-04** SunCal conference with Tribal Planning Director (Davis) Re: Tribal land
- 5-19-04** SunCal Meeting with County Planning Staff (Olivas) to discuss processing. NOTE: Rancho Mirage was scheduled to attend, but Deputy Planning Director (Bynder) did not show up
- 5-20-04** SunCal meeting at Keith Co. with Rancho Mirage Planning Director and Deputy Planning Director (Brockman and Bynder)
- 7-15-04** County LDC
- 8-4-04** SunCal meeting with County Planning Director (Bob Johnson), Tribal Planning Director (Davis) and Rancho Mirage Deputy Planning Director (Bynder) Re: City issues & charrette
- 9-8-04** County DRT for 32463 & 32464
- 10-4-04** Rancho Mirage (City Council) informs (County) Supervisor Wilson of City's decision to not participate in project design charrette
- 10-7-04** County LDC
- 11-4-04** County LDC
- 11-04** Meeting without SunCal with Supervisor Wilson's Office, County Planning Director (Johnson), Tribal Planning Director (Davis), Rancho Mirage Council members (Meepos and Hobart) Re: incorporation of Rancho Mirage land use standards
- 11-30-04** SunCal meeting with County Planning Director (Bob Johnson) to discuss standards and compliance
- 1-11-05** SunCal meeting with Rancho Mirage Deputy Planning Director (Bynder) re: development standards criteria
- 2-4-05** SunCal meeting with Rancho Mirage Deputy Planning Director (Bynder) re: standards
- 2-15-05** SunCal meeting with Rancho Mirage Council members (Meepos & Hobart) re: Rancho Mirage requested comprehensive re-design
- 2-24-05** SunCal meeting with Rancho Mirage Councilmember (Seaman)
- 3-31-05** SunCal meeting with Rancho Mirage Council members (Meepos & Hobart) to present the comprehensive re-design requested by the City; Rancho Mirage then requested pre-annexation agreement and promised their input
- 5-17-05** SunCal meeting with County Planning Director (Bob Johnson) Re: Continue the County process



- 6-7-05** SunCal letter to Councilmember (Meepos) Re: City's lack of follow-up and input on project and annexation (*See attached Letter dated June 07, 2005*)
- 7-18-05** SunCal discussion with Rancho Mirage Deputy Planning Director (Bynder) Re: Lack of City's input to pre annexation and/or design, as promised
- 8-4-05** SunCal discussion with Rancho Mirage Deputy Planning Director (Bynder) Re: Lack of City's input to pre annexation and/or design, as promised
- 9-7-05** SunCal meeting with Rancho Mirage Deputy Planning Director (Bynder), Councilmember (Kite) and SunCal Re: Rancho Mirage unable to provide guidance; await GP revision in qtr. 1-06 SunCal concern of lack of Ranch Mirage input in the prior two years Rancho Mirage reiterates need 6 mos. to 2 yrs. for a SP for entire area prior to project & Annexation
- 1-06** SunCal begins studies for PSUSD school site acquisition
- 1-17-07** SunCal modifies plans to accommodate PSUSD
- to 2-5-07**
- 11-7-07** Letter from Rancho Mirage Planning Director (Bynder) to SunCal Re: Rancho Mirage will require a 500+/- acre regional master plan then and follow-up with the Annexation (see letter dated Nov. 07/07 attached)
- 11-27-07** SunCal submitted revised TM to County - Accommodated PSUSD
- 12-10-07** SunCal letter to Rancho Mirage Planning Director (Bynder) Re: Revision explanation and offer of post entitlement annexation (*See attached Letter dated December 10, 2007*)
- 1-08 -07** City meeting at Rancho Mirage with County (applicant (SunCal) excluded)
- 1-16-08** Rancho Mirage Planning Director (Bynder) sent a comment letter to Planning Director (Goldman) Re: Revised map, incomplete application, EIR required, Specific Plan necessary, pre-annexation required, "Cursory" review of design details/withholding comment until a meeting with County staff takes place (*See attached Letter dated January 16, 2008*)
- 2-5-08** SunCal meeting with Rancho Mirage (City Manager, Mayor, Council Representative) Re: MOU to address City's regional and design concerns and pre-annexation agreement
- 2-28-08** SunCal meeting with Supervisor Wilson's office Re: Continue County process with Rancho Mirage standards
- 3-28-08** SunCal letter to Rancho Mirage City Manager (Pratt) Re: Using Rancho Mirage standards in County process, request pre-annexation agreement, offer post-entitlement plan processing and offer to participate in Rancho Mirage CFD's (*See attached Letter dated March 28, 2008*)
- 5-28-08** SunCal meeting with Rancho Mirage Planning Director (Bynder) Re: Still no City response to SunCal's MOU/pre-annexation proposal or design standards
- 6-08 to 3-09** Market Conditions impact project timeline

- 3-27-09** SunCal meeting with County Planning Staff (Burrows) Re: Project status
- 4-7-09** SunCal meeting with County Planning Staff (Burrows) re: Restarted County processing
- 5-1-09** SunCal meeting with Supervisor Wilson's Office Re: Project processing update, Supervisor's Office asked that the project continue to be processed in the County but utilizing Rancho Mirage standards and asked that SunCal meet with Rancho Mirage
- 6-2-09** SunCal meeting with Rancho Mirage Planning Director (Bynder) Council members (Meepos, Hobart) and Planning Staff (Kopp) Re: SunCal Resuming County process, SunCal re-offers pre-annexation, Rancho Mirage reiterates regional specific plan prerequisite
- 6-29-09** SunCal discussion with BIA (Byer) Re: Tribe participation in a possible regional master specific plan
- 7-1-09 to 5-1-10** Neighboring property owners declined to participate in a regional master plan (BIA, Aqua Caliente and Martindale)
- 12-18-09** Rancho Mirage received tentative Map from County
- 1-12-10** Rancho Mirage Planning Director (Bynder) letter to county requesting Regional Specific Plan, EIR and Annexation (*See attached Letter dated January 12, 2010*)
- 1-14-10** ALUC Public hearing date, no comment letters received, project approved, with conditions
- 3-17-10** SunCal meeting with County staff, Planning Commissioner (Porras) and a representative from Supervisor Benoit's Office – Re: Continuing the County process and discussing Rancho Mirage street standards
- 3-18-10** SunCal followed-up discussion with and letter to Rancho Mirage Public Works (Bill Enos) Re: Street standards (*See attached Letter dated March 18, 2010*)
- 3-19-10** SunCal meeting with County Planning Director (Ron Goldman) to discuss project Re: Reaffirm that the project designed to Rancho Mirage Standards (*See attached Letter dated March 19, 2010*)
- 5-4-10** SunCal meeting with Rancho Mirage Planning Director (Bynder) and Planning Staff (Kopp) Re: 80% of the landowners within the regional area could not be compelled to participate in a Regional Specific Plan. Delivered matrix & suggested design review
- 5-17-10** SunCal letter to Rancho Mirage to memorialize the May 4/10 meeting and remind City that entitlement hearings are forthcoming and the City may desire to review the development documents (*See attached Letter dated May 17, 2010*)
- 7-01-10** Rancho Mirage Tentative Tract comment letter sent to County (*See attached Letter dated July 1, 2010*)

SCC/Rancho Mirage, LLC  
2392 Morse Avenue  
Irvine, CA 92614-6234  
(949) 777-4058 Fax (949) 777-4258

June 7, 2005

Mr. Ron Meepos-Councilman  
City of Rancho Mirage  
69-825 Highway 111  
Rancho Mirage, CA 92270

Re: Annexation to The City of Rancho Mirage

Dear Mr. Meepos:

Since our meeting of March 31, 2005 we have made several changes to our proposed site plan in response to some of the concerns raised by you and your staff. In particular the parcel which is currently in the city has been redesigned resulting in a decrease in units from 166 to 144 units. The units within this area are now all detached and single story.

As you will recall the original site plan was very symmetrical. The original design was a result of trying to achieve a minimum of five units per acre. In our last meeting Councilman Hobart indicated that he didn't believe that a minimum of five units per acre was required. Not being required to reach 5 dwelling units per acre has allowed us to provide a much more attractive site plan.

The two parcels currently in the County have also been modified slightly to provide better street scenes within those neighborhoods. I have enclosed for your review a new composite site plan showing the three neighborhoods as we would be proposing if the property is annexed.

At our last meeting you requested time to meet internally with other members of the city council prior to any further discussions regarding our project and a possible annexation. It is my understanding that the city has had one meeting and is planning a second meeting. To facilitate your discussions I have listed below the specific items that we are requesting from the City. I have also listed my perceptions of the benefits of annexation to the City.

I hope you find this helpful.

Considerations Requested from City

1. Application of the Transitional Overlay Zone to the entire property, both the County parcels and the City parcel. This may require a rezone of the City parcel to Medium Density or a change to your High Density Zoning ordinance to allow application of the Transitional Overlay Zone.

## 2. Participation in Public Financing District

The net effect of allowing the Transitional Overlay Zone would be to allow the attached site plan to develop with lot sizes ranging from 6250 square feet to approximately 8800 square feet with coverage ratios of 40%.

The total lot count including the county and city parcels is 492 units for an overall density of just over three dwelling units per acre.

### Advantages to City of Annexing this property

1. Approximately \$ 1.5 million in development impact fees paid to City rather than County
2. Planning and Engineering Fees Paid to City estimated at \$ 250,000
3. City controls architectural review
4. Possible Development Agreement Fee ( estimate \$1.0 Million )
5. Larger more expensive homes than under County plan
6. Provide a mix of housing opportunities not currently available in the City
7. Property included in Landscape Maintenance District

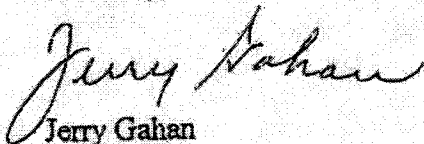
Councilman Meepos, as you are undoubtedly aware, we have a great deal of money and time invested in this project and the project has essentially been on hold since your meeting with Supervisor Wilson last September.

While we are very interested in pursuing an agreement with the City, we must begin to move the project forward. With that goal in mind we have revised our tentative tract maps in the county to reflect minimum 8000 square foot lots and we are preparing to resume processing those parcels in the county.

Should the City decide that they wish to pursue further discussions regarding our property we remain committed to working with you and your staff to reach a mutually acceptable outcome.

If you have any questions please feel free to call me at (949) 777-4058.

Sincerely,

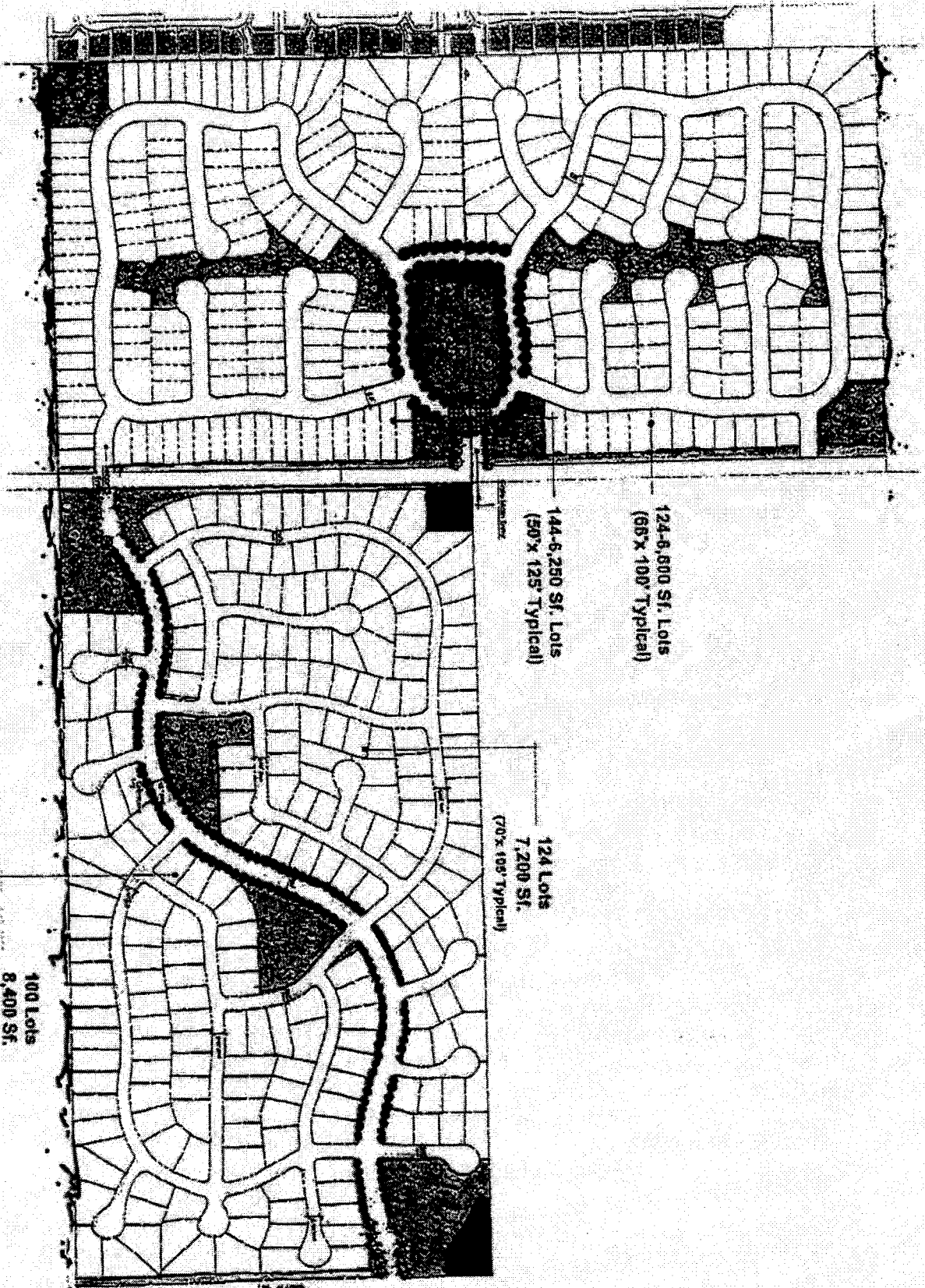


Jerry Gahan  
Project Manager

Cc: Mr. Dana Hobart  
Mr. Alan Seman  
Mr. Robert Johnson-County of Riverside  
Mr. Richard Roemer



Sun Cal  
KING & GARCIA



124-6,600 Sf. Lots  
(66' x 100' Typical)

144-6,250 Sf. Lots  
(50' x 125' Typical)

124 Lots  
7,200 Sf.  
(70' x 100' Typical)

100 Lots  
8,400 Sf.  
(70' x 125' Typical)

CONCEPTUAL SITE PLAN

Rancho Mirage

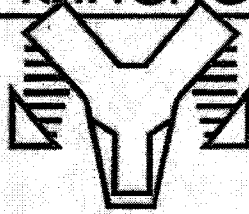
Riverside County

This drawing is for informational purposes only. It is not intended to be used for any other purpose without the express written consent of the architect. The architect's responsibility is limited to the design and construction of the project as shown on this drawing. The architect does not warrant the accuracy of the information provided on this drawing. The architect's liability is limited to the amount of the fee paid to the architect. The architect's office is located at 10000 Wilshire Blvd., Suite 1000, Beverly Hills, CA 90210.



APR 14, 2005 (1)

# CITY OF RANCHO MIRAGE



November 7, 2007

Mr. Adrian Peters, VP Forward Planning  
SunCal Companies  
74130 Country Club Drive, Suite 101  
Palm Desert, CA 92260

Re: Proposed Tentative Tract Maps  
in Rancho Mirage Sphere of Influence

Dear Mr. Peters:

On several occasions over the past four months, Planning Department staff has met with a Council appointed Subcommittee to discuss proposed development within the City's Sphere. Direction was given to staff that annexation should be required, as a prerequisite for staff support, for projects located within the City's Sphere of Influence.

The Subcommittee shared staff's concerns in regard to the number of projects being proposed within the City's Sphere of Influence, and the lack of a comprehensive document to guide their development as required by the City's General Plan and the County's Integrated Plan.

Development of a Specific Plan is becoming increasingly important, in that circumstances north of Ramon Road are rapidly changing with the recent Palm Springs Unified School District (PSUSD) approval of an EIR for the new high school, Bob Hope/I-10 interchange project, Agua Caliente Hotel and Casino Annexation, and other developments currently being discussed with the County including the parcel of land that SunCal is interested in developing within our Sphere. These new projects affect the overall transportation, land use, utility infrastructure, recreational needs and demographic patterns of the City, and need to be addressed in a comprehensive manner.

Absent a comprehensive plan, the City may support annexation of your project site, once we have received a completed application for a Preliminary Development Plan and the issue of circulation has been addressed. Please contact LAFCO for the annexation process and let us know what is required from the City's standpoint to allow the property to be annexed.

Sincerely,

Randal Bynder, AICP  
Community Development Director

RECEIVED

NOV 09 2007

SUNCAL COMPANIES  
COACHELLA VALLEY DIV.

ADMINISTRATION	COMMUNITY DEVELOPMENT	FINANCE	HOUSING AUTHORITY	PUBLIC LIBRARY	PUBLIC WORKS
Tel. (760) 324-4511	Tel. (760) 328-2288	Tel. (760) 770-3207	Tel. (760) 770-3210	Tel. (760) 341-7323	Tel. (760) 770-3224
Fax. (760) 324-8830	Fax. (760) 324-9851	Fax. (760) 324-0528	Fax. (760) 770-3261	Fax. (760) 341-5213	Fax. (760) 770-3261





COACHELLA VALLEY DIVISION  
74-130 COUNTRY CLUB DRIVE, SUITE 101  
PALM DESERT, CA 92260

MAIN 760 601 3400  
FAX 760 601 3437

WWW.SUNCAL.COM

December 10, 2007

Mr. Randal Bynder  
Community Development Director  
City of Rancho Mirage  
69-825 Highway 111  
Rancho Mirage, California 92270

Re: Proposed Tentative Tract Map in Rancho Mirage Sphere of Influence

Dear Mr. Bynder:

Thank you for your November 7, 2007 letter addressed to Mr. Peters regarding subject. Attached for your information is a copy of Tentative Tract Map No. 32463 (TTM 32463). This map was submitted to the County of Riverside for review and approval on November 27, 2007.

SunCal Companies began processing a TTM with the County of Riverside some time ago. Revisions to that map were required to reflect the sale of a portion of the land mapped, resulting in TTM 32463. Because of the prior submittal, SunCal Companies continued processing TTM 32463 with the County of Riverside. City of Rancho Mirage engineering standards have been complied with as shown on the map. Additionally, the proposed land use is consistent with both the existing City of Rancho Mirage and County of Riverside zoning. SunCal Companies has been working continually and diligently with Palm Springs Unified School District (PSUSD) to ensure compatibility of proposed improvements for both projects.

We would welcome the opportunity to meet at this time to discuss annexation of TTM 32463 after it is approved by the County of Riverside. Please contact me at your convenience to schedule a meeting. Please let me know if you have any questions or require further information.

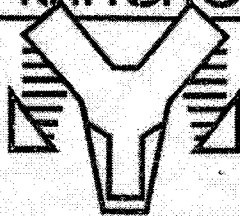
Sincerely,

A handwritten signature in black ink, appearing to read 'Deborah Van Huis', written over a horizontal line.

Deborah Van Huis  
Vice President of Forward Planning

attachment

# CITY OF RANCHO MIRAGE



January 16, 2008

Mr. Ron Goldman, Planning Director  
 County of Riverside Transportation and Land Management Agency  
 P.O. Box 1409  
 Riverside, CA 92502-1409

Re: Tentative Tract Map No. 32463, EA39616 (concurrent cases EA39616, CZ06987)  
 Proposed SunCal Tentative Tract in Rancho Mirage SOI

Dear Mr. Goldman:

The Rancho Mirage Community Development Department received the above referenced project from your Desert Office for review and comment in mid-December 2007. The map is dated November 19, 2007 so it appears the project was routed prior to preparation of an Initial Study and therefore probably before the County has fully reviewed the application for completeness. We appreciate the opportunity to review this significant project early in the process in order to provide our comments for your consideration. Although the transmittal sheet attached to the proposed Tentative Tract Map does not identify a specific comment period, we trust that the following comments will be forwarded to the appropriate County office responsible for processing the applicant's request:

1. The City of Rancho Mirage is requesting that an Environmental Impact Report be prepared for this project. This 206 lot 80 acre subdivision on virgin desert in an area that requires the preparation of a larger Specific Plan by both the County and City General Plans is of great concern to the City. Circumstances for the several hundred acres between Ramon Road and I-10 in our City and SOI are rapidly changing in a piecemeal fashion with the recent Palm Springs Unified School District (PSUSD) certification of an EIR for the new high school, elementary school and maintenance facility, Bob Hope/I-10 interchange project, Agua Caliente 16 story resort hotel and casino annexation, and other developments currently being discussed with the County including a pending application for annexation of a 10-acre parcel approximately ¼ mile northwest of the project site within our Sphere. These new projects affect the overall transportation, safety, land use, utility infrastructure, recreational needs and demographic patterns of the City, and need to be addressed in a comprehensive manner.
2. Policy WCVAP 1.3 in the Riverside County Integrated Plan (RCIP) Rancho Mirage Sphere of Influence Policy Area states in part: "Encourage property owners within this policy area to develop their properties under a single Specific Plan application covering the entire area". We encourage the property owner to meet with the City regarding annexation and recommend development of a Specific Plan along with full compliance with the City General Plan, Zoning Ordinance and Subdivision regulations. This same comment was transmitted to Robert Powell, County Project Planner, when he was processing TR34435 which lead to the applicant withdrawing the application from the County. We are currently processing that map with the applicant, along with an annexation application.

ADMINISTRATION  
 Tel. (760) 324-4511  
 Fax. (760) 324-8830

COMMUNITY DEVELOPMENT  
 Tel. (760) 328-2266  
 Fax. (760) 324-9851

FINANCE  
 Tel. (760) 770-3207  
 Fax. (760) 324-0528

HOUSING AUTHORITY  
 Tel. (760) 770-3210  
 Fax. (760) 770-3261

PUBLIC LIBRARY  
 Tel. (760) 341-7323  
 Fax. (760) 341-5213

PUBLIC WORKS  
 Tel. (760) 770-3224  
 Fax. (760) 770-3261





Page 2

SunCal Tentative Tract 32463

3. Please be advised that the City of Rancho Mirage Community Development Department has on several occasions contacted the property owner of the proposed project and has informed the County that annexation should be required as a prerequisite for staff support for projects located within the City's Sphere of Influence. While we understand that the applicant has agreed to meet the city's standards for lot size in our medium density zone, it is not at all clear that all city standards are being met. Based on a cursory review of the design details of the proposal, I would say there appear to be a number of concerns we wish to discuss with you including open space, setbacks, drainage scheme and street cross sections. For example our front and rear setbacks are 25 feet and the exhibit illustrates 20 feet.
4. The applicant sent us a letter (attached) suggesting annexation after County approval of the map. Assuming we can agree on the final design details of the project (including a possible wholesale design change of the project), there are a number of conditions of approval the city would typically impose to ensure the project contributes at least partially towards the provision of future services, including conditions related to annexation to existing CFD's and other applicable districts. We wish to discuss these issues with you as well.

I spoke with Mr. Borrows the project planner explaining that this letter would be forthcoming and to his credit he quickly set up a meeting for city and county staff to meet and discuss this project. That meeting is scheduled at Rancho Mirage City Hall later this month. Perhaps thereafter we can meet with a project representative.

Again, we appreciate the opportunity to comment on this project so early in the review process. Please contact me or Senior Planner Bud Kopp at 760-328-2266 if you have any questions or would like clarification of our position in this matter.

Sincerely,



Randal K. Bynder, AICP  
Community Development Director

cc: Patrick Pratt, Rancho Mirage City Manager  
Paul Clark, Principle Planner, Riverside County Planning, Desert Office  
Maurice Borrows, Project Planner



COACHELLA VALLEY DIVISION  
1250 CORONA POINTE COURT  
SUITE 210  
CORONA, CA 92879  
MAIN 951 271 3800  
FAX 951 271 3850

WWW.SUNCAL.COM

March 28, 2008

Mr. Pat Pratt  
City Manager  
City of Rancho Mirage  
69-285 Highway 111  
Rancho Mirage, California 92270

Re: Proposed Tentative Tract Map 32463 (TTM 32463) in Rancho Mirage Sphere of Influence

Dear Pat:

Thank you for taking the time to meet with Rob Bernheimer and me earlier this month to discuss our new community. Your insights and contributions will be very helpful in the successful planning of the property.

As you are aware, SunCal has submitted a proposed tentative tract map to the County of Riverside for processing and approval. The map has been designed to be consistent with Rancho Mirage's design and engineering standards. As SunCal continues forward to approval of the tentative tract map, and consistent with the City's interest in seeing the property annexed, we would like to propose that the City and SunCal enter into a Memorandum of Understanding (MOU). The MOU would set forth the conditions precedent, including compliance with the California environmental Quality Act, to the parties' approval and execution of a pre-annexation/development agreement and ultimately to annexation of the property into the City. As part of the MOU, we would ask that the City support the approval of the tentative map by the County of Riverside.

We propose that the MOU attach a form of pre-annexation/development agreement that would include the following terms:

- ♦ The subject property will be annexed into the City's existing Community Facilities District for public safety, the Landscape Lighting District and would be subject to the existing fire tax.

Mr. Pat Pratt  
March 28, 2008  
Page No. 2

- ◆ SunCal and the City will cooperate on the sizing of utilities servicing the property. Should upsizing of any of the public facilities be desired, SunCal and the City of Rancho Mirage will enter into a reimbursement agreement for associated costs, to be reimbursed by neighboring property owners as their benefiting properties are developed.
- ◆ Following the County of Riverside's approval of TTM 32463, SunCal and the City would enter into the pre-annexation/development agreement and would jointly petition LAFCO for annexation of the property into the City of Rancho Mirage. SunCal would also agree to seek completion of annexation prior to issuance of development and/or building permits so that associated fees will be paid to Rancho Mirage, provided that the annexation is timely.
- ◆ The City would commit to approve the final tract map as a ministerial action and without modification provided that the map conformed to the City's general requirements and engineering standards.
- ◆ Performance standards for the review and approval process of the final map and engineering plans and house plans, including timeframes for reviews will be established.
- ◆ The pre-annexation/development agreement will have a term of twenty years and the map would remain in effect until expiration of the agreement.

Please let me know if you have any questions or need any additional information. We and our in-house land use attorneys would like to meet with you and your attorneys as soon as convenient to begin drafting the proposed MOU. We look forward to working with you on this community.

Sincerely,

  
Deborah Van Huis  
Vice President of Forward Planning

cc: Amy Freilich  
Stan Brown  
Lauren Dalessio

# CITY OF RANCHO MIRAGE

©

January 12, 2010

**RECEIVED**

JAN 14 2010

Riverside County  
Planning Department  
Desert Office

Mr. Jay Olivas  
Riverside County Planning Department  
38-686 El Cerrito Road  
Palm Desert, CA 92211

Re: Tentative Tract Map No. 32463, Amended No. 2  
Applicant: SCC Rancho Mirage

Dear Mr. Olivas:

Thank you for providing the Rancho Mirage Community Development Department with the opportunity to comment on the above referenced project. A City Council appointed Sphere of Influence (SOI) subcommittee and staff met with Riverside County Planning on a couple of occasions (most recently in April 2008) and with various representatives of the property owner (SunCal) over the past three years regarding several renditions of a Tentative Map on this 80-acre parcel.

Most recently, on June 2, 2009, we discussed our concerns and comments regarding development of a 206 lot Tentative Map on this 80-acre parcel with Sam Veltri; a representative of SunCal. We followed up our meeting with a letter to Mr. Veltri dated June 26, 2009, which outlined the City of Rancho Mirage's concerns (identical to those discussed in previous correspondence with the County dated January 16, 2008), and never heard back from the property owner/applicant until we received this map from the County on Friday December 18, 2009.

The City's position on developing this parcel has not changed, and to recapitulate our position on the matter, the following is a summary of our comments from previous meetings and correspondence:

Since the property in question is near the center of the Sphere of Influence north of Ramon Road, and only bound by the City on the west side, it is especially important that we understand the backbone infrastructure and circulation as it not only pertains to this site, but to those sites surrounding the property that may be dependent upon the ultimate design of the infrastructure.

ADMINISTRATION	COMMUNITY DEVELOPMENT	FINANCE	HOUSING AUTHORITY	PUBLIC LIBRARY	PUBLIC WORKS
Tel. (760) 324-4511	Tel. (760) 328-2266	Tel. (760) 770-3207	Tel. (760) 770-3210	Tel. (760) 341-7323	Tel. (760) 770-3224
Fax. (760) 324-8830	Fax. (760) 324-9851	Fax. (760) 324-0528	Fax. (760) 770-3261	Fax. (760) 341-5213	Fax. (760) 770-3261

69-825 HIGHWAY 111 / RANCHO MIRAGE, CA 92270  
[www.ci.rancho-mirage.ca.us](http://www.ci.rancho-mirage.ca.us)

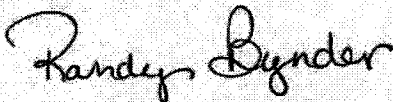
1. Policy WCVAP 1.3 in the Riverside County Integrated Plan (RCIP) Rancho Mirage Sphere of Influence Policy Area states in part: "Encourage property owners within this policy area to develop their properties under a single Specific Plan application covering the entire area". We continue to encourage the property owner to meet with the City regarding annexation and recommend development of a Specific Plan along with full compliance with the City General Plan, Zoning Ordinance and Subdivision regulations. The SOI subcommittee reiterated these concerns to the applicant at the June 2 meeting in regard to projects being proposed within the City's Sphere of Influence, and the lack of a comprehensive document to guide their development as required by the City's General Plan and the County's Integrated Plan.
2. The City of Rancho Mirage is requesting that an Environmental Impact Report be prepared for this project. This 206 lot 80 acre subdivision on virgin desert is in an area that requires the preparation of a larger Specific Plan by both the County and City General Plans is of great concern to the City. Circumstances for the several hundred acres between Ramon Road and I-10 in our City and SOI are rapidly changing in a piecemeal fashion with the recent Palm Springs Unified School District (PSUSD) certification of an EIR for the new high school, elementary school and maintenance facility, Bob Hope/I-10 interchange project, Agua Caliente 16 story resort hotel and casino annexation, and other developments currently being discussed with the County within our Sphere in addition to the ACBCI Tribal land plans for the south side of Ramon Road. These new projects affect the overall transportation, safety, land use, utility infrastructure, recreational needs and demographic patterns of the City, and need to be addressed in a comprehensive manner.
3. The City of Rancho Mirage Community Development Department has discussed with the applicant and the County on several occasions the City's position that annexation should be required as a prerequisite for staff support for projects within the City's Sphere of Influence. While we understand that the applicant may have agreed to meet the City's standards for lot size in our medium density zone, it is not at all clear that all City standards are being met, that infrastructure can serve the site and surrounding sites in the absence of a Specific Plan, or that long term impacts to the City can be mitigated. Although the applicant previously sent us a letter suggesting annexation may occur after County approval of the map, this idea was not well received by the Council appointed SOI subcommittee or staff. At the June 2 meeting direction was given to staff and the applicant that annexation should occur and the City function as the lead agency to process entitlements for the site within the SOI and future City Limits area.

Tentative Tract Map No. 32463, Amended No. 2  
Applicant: SCC Rancho Mirage

Rancho Mirage is opposed to piecemeal development within our City's Sphere, and the need to develop a Specific Plan is becoming increasingly apparent, in that circumstances along Ramon Road are rapidly changing. This project will affect the overall circulation network in the project vicinity, affect adjacent land use patterns, drainage, utility infrastructure, recreational needs and demographic patterns of the City; all of which need to be addressed in a comprehensive manner for satisfactory planning and development to occur.

In summary, the project applicant has not addressed many of the issues that Rancho Mirage has discussed and/or requested either in writing or in previous meetings with the applicant. If the project moves forward in the County at the objection of the City, the Subcommittee has stated that they may consider a recommendation to eliminate this parcel and parcel(s) north of Ramon Road from the City's Sphere of Influence and for the property owner to be advised that in no circumstances should the property be marketed as being in Rancho Mirage. The City's position remains the same as stated in previous meetings and in correspondence with the County and applicant: the City strongly objects to this project within our Sphere of Influence and that the applicant needs to file an application for annexation to the City of Rancho Mirage along with the information we have requested in order to gain City support.

Sincerely,



Randal Bynder, AICP  
Community Development Director

# adkan ENGINEERS

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6820 AIRPORT DRIVE, RIVERSIDE, CA 92504  
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March 19, 2010

County of Riverside  
Transportation Department  
38686 El Cerrito Road  
Palm Desert, Ca 92211  
Attention: MAJEED FARSHAD

RE: Tentative Tract Map 32463

Dear Majeed,

Thank you for taking the time to meet with Sam Veltri and me earlier this week to discuss the street section design for Los Alamos and Palm Vista as shown on Tentative Tract Map No. 32463.

As discussed during our meeting, Palm Vista Street is designated within the County of Riverside General Plan as a Major Highway (118' R/W) and Los Alamos is designated as an Arterial Highway (128' R/W), both are shown within the County Road Improvement Standards as Standard No. 92 and No. 93 respectively. Tentative Tract 32463 has been reviewed by the City of Rancho Mirage and is within their Sphere of Influence. Subsequently they have requested that the map is designed in accordance with Rancho Mirage's design and engineering standards. Per a telephone conversation with Bill Enos, Rancho Mirage City Engineer, on March 18, 2010 it was discussed that Palm Vista Street and Los Alamos Street will need to be designed per Rancho Mirage City Standards. Mr. Enos indicated Palm Vista Street is designated as a Major Collector (100' R/W) and Los Alamos Street is designated as a Minor Arterial (110' R/W). Each of the two street sections will also require a 13 foot wide landscape easement adjacent to the right of way.

At the close of our meeting we had agreed that Palm Vista Street would be designed per Rancho Mirage City Standard No. 103 as a Major Collector (100' R/W) and Los Alamos would be designed per County of Riverside Standard No. 92 as an Arterial Highway (128' R/W) unless otherwise specified by the City of Rancho Mirage. Rancho Mirage has since directed us to design Los Alamos in accordance with their General Plan per City Standard No. 102 as a Minor Arterial.

Therefore, per the agreed terms of our meeting, Palm Vista Street will be shown on Tentative Tract Map 32463 as a Major Collector (100' R/W) designed in accordance with City of Rancho Mirage Standard No. 103 and Los Alamos as a Minor Arterial (110' R/W) designed in accordance with City of Rancho Mirage Standard No. 102.

Again, I would like to thank you for the opportunity to meet and discuss Tentative Tract Map 32463 in regards to the Street Section Design. We will be moving forward with the design as outlined above per the agreement discussed during our meeting. Please feel free to contact me if you should have any questions regarding this matter.

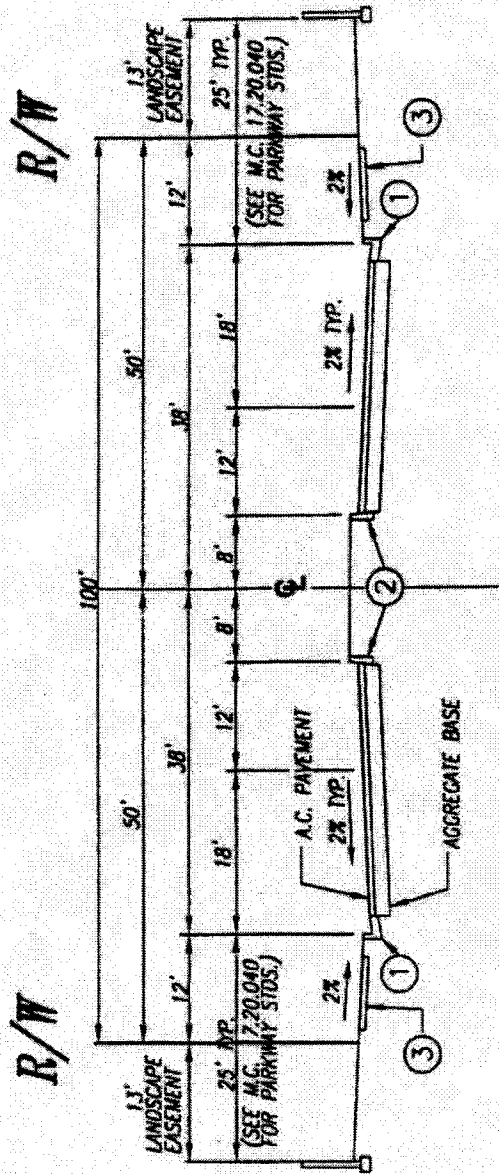
Respectfully,

**adkan  
ENGINEERS**



Ed Adkison, L.S.  
Adkison Engineers, Inc.  
President

*"Celebrating 25 years of Client Satisfaction"*



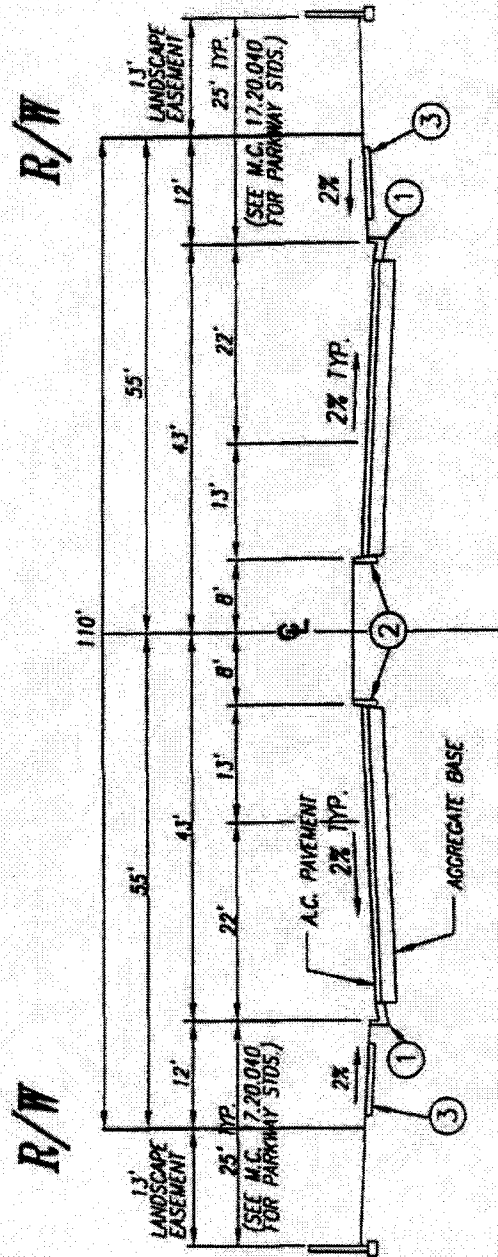
-COMBINED THICKNESS OF BASE AND SURFACE AS REQUIRED BY THE CITY ENGINEER  
 -MINIMUM PAVING THICKNESS TO BE 4" A.C. ON 10" A.B.  
 -MINIMUM ASPHALT PAVEMENT SLOPE TO BE 1% EXCEPT AT CREST SITUATIONS

- ① TYPE "B" (8") CURB & GUTTER PER STD. 201, UNLESS OTHERWISE APPROVED
- ② TYPE "D" (8") BARRIER CURB PER STD. 201
- ③ 8' BICYCLE PATH - SEE STD. 500

NOTE: 0100 SHALL BE CARRIED WITHIN THE CURB FACES OR DRAINAGE EASEMENTS  
 0100 SHALL BE CARRIED WITHIN THE R/W OR DRAINAGE EASEMENTS

<b>CITY OF RANCHO MIRAGE</b>		<b>STANDARD DETAIL 103</b>
REVISIONS	<b>MAJOR COLLECTOR - 100' R/W</b>	
	<i>William G. [Signature]</i> 5/31/01	
	APPROVED BY: CITY ENGINEER DATE	



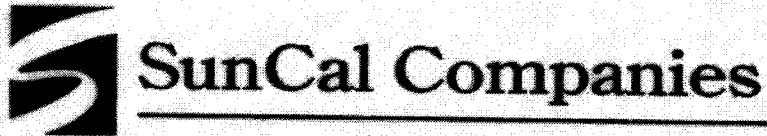


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- ③ 8' BICYCLE PATH - SEE STD. 500

NOTE: 010 SHALL BE CARRIED WITHIN THE CURB FACES OR DRAINAGE EASEMENTS  
 0100 SHALL BE CARRIED WITHIN THE R/W OR DRAINAGE EASEMENTS

<b>CITY OF RANCHO MIRAGE</b>		<b>STANDARD DETAIL 102</b>
REVISIONS	<b>MINOR ARTERIAL - 110' R/W</b>	
	<i>William G. Lewis</i> 5/21/01	
	APPROVED BY: CITY ENGINEER DATE	



CORPORATE OFFICE  
2392 MORSE AVENUE  
IRVINE, CA 92614

MAIN 949 777 4000  
FAX 949 777 4050

WWW.SUNCAL.COM

May 17, 2010

Mr. Randy Bynder, Planning Director  
City of Rancho Mirage  
69-825 Highway 111  
Rancho Mirage, CA 92270

RE: SunCal TM 32463

Dear Mr. Bynder:

Thank you for the opportunity on May 4, 2010 to provide an update of SunCal's proposed project and report on the efforts to solicit cooperation in a vicinity-wide master plan as requested by the City. Several attempts were made following our prior meeting to obtain participation from the surrounding property owners to no avail. The inquiries were rebuffed, the surrounding property owners are predominantly Native Americans and as such SunCal is unable to compel their participation.

During the outreach to the surrounding property owners, Tentative Map 32463 continued processing through the County of Riverside to incorporate the development standards of Rancho Mirage into the County process. SunCal does not object to this area being annexed into Rancho Mirage and the inclusion of Rancho Mirage's development standards are depicted on the attached schedule to avoid disparity with the County of Riverside standards.

The County of Riverside entitlement hearings should begin in the near future and the City of Rancho Mirage may desire to verify the development standards and to address annexation conditions.

Very truly yours,

Sam Veltri

CC: Bud Kopp, City of RM w/attachment

# CITY OF RANCHO MIRAGE

©

July 1, 2010

Mr. Ron Goldman  
Riverside County Planning Department  
38-686 El Cerrito Road  
Palm Desert, CA 92211

Re: Tentative Tract Map No. 32463, Amended No. 2  
Applicant: SCC Rancho Mirage  
E-mail dated 6/30/10 re: Design Guidelines

Dear Mr. Goldman:

During the past 3-4 years, the City of Rancho Mirage staff has met multiple times with Riverside County Planning and the applicant (SunCal), and never once was it mentioned that detailed design standards such as floor plans, elevations or common area structures would be proposed as a part of this project. In fact, the City stated in writing and verbally our position that prior to a development plan (City equivalent of a Preliminary Development Plan) being submitted by the applicant, that the applicant shall submit an Annexation application to the City for the City to be lead agency in processing a concurrent development plan application (PDP) as it relates to details of the homes and structures within the proposed Tentative Map area.

This area is within the City Sphere of Influence, and the City has been marginalized in the process which is inconsistent with both the County Integrated Plan and the City's General Plan. We strongly object to only having received this proposed Design Guideline Document after we were advised by County Planning Staff that a public hearing would be held on the matter 70 miles away in Perris on July 14<sup>th</sup>. We have not been given the opportunity (or courtesy) as required of a Lead Agency, to review these design specifics, and upon first glance, there are many items in the proposed Design Manual that are questionable, objectionable or inconsistent in relation to City Design standards.

For example, the City does not permit standardized design gang-boxes scattered throughout a subdivision. The City requires architectural kiosks in conjunction with landscaped areas in strategic locations. Another example is that unless Annexed to the City, this subdivision shall not use any Rancho Mirage street sign design or marketing tactic that the development is affiliated with Rancho Mirage in any way. Another example is that the City requires at least some of the garages to be side loading to provide streetscape variation. Nothing in this Design Manual discusses or encourages energy

ADMINISTRATION	COMMUNITY DEVELOPMENT	FINANCE	HOUSING AUTHORITY	PUBLIC LIBRARY	PUBLIC WORKS
Tel. (760) 324-4511	Tel. (760) 328-2266	Tel. (760) 770-3207	Tel. (760) 770-3210	Tel. (760) 341-7323	Tel. (760) 770-3224
Fax. (760) 324-8830	Fax. (760) 324-9851	Fax. (760) 324-0528	Fax. (760) 770-3261	Fax. (760) 341-5213	Fax. (760) 770-3261

conservation, solar orientation or solar protection for door and window openings, architectural detail, consideration of LED exterior lighting, or other items that would be considered responsible environmental/conservation practices that are commonly conditioned as a part of our projects.

This attention to detail is what sets Rancho Mirage apart from the County and other communities, and any development associated with Rancho Mirage, or that is within our Sphere of Influence that is intended at some point in the future to be a part of Rancho Mirage needs to adhere to these details to the satisfaction of the City. Similarly, since we requested that an EIR be done for this project (the correspondence was ignored by the County) and have not yet received whatever environmental document associated with the project the County prepared for this project, we have serious doubt if any conservation mitigation measures are included in the project. Also, with the recent budget cuts by the County, we look forward to receiving a written response prior to the public hearing related to how the impact of 206 homes is not a significant impact on County services (fire, police, libraries, etc.).

It is extremely frustrating that none of our correspondence has been acknowledged by the County, and that this project within our Sphere of Influence has not been processed in the spirit of cooperation and professionalism that we would expect from a neighboring jurisdiction. We respectfully ask that the County Planning Commission table this item, and direct County Planning staff to do the following:

- County Planning staff at least acknowledge all City correspondence in writing and answer the questions that have been raised about this project prior to taking action on the project;
- That County Planning Staff submit all relevant documents to the City of Rancho Mirage associated with this project such as, but not necessarily limited to the Environmental Document, proposed Design Guidelines, and revised Tentative Map per our comments in January 2010;

Ron, this whole process has been upsetting. As planners, I would request that you let me know if politically "this train has left the station". If that is the case and you anticipate that the County will move forward and take action on the project anyhow, Rancho Mirage requests that two special conditions be added and several standard conditions be added:

Special Conditions:

1. A condition be added that requires the applicant to annex to the City of Rancho Mirage prior to recordation of Final Map;
2. That the Design Guidelines not be approved as a part of this project.

Standard Conditions:

COMMUNITY FACILITIES IMPACTNFORMANCE

3. Pursuant to Ordinance N<sup>a</sup>485 the applicant shall provide evidence that formation of, or annexation to a Communities Facilities District (CFD) No. 1 -Police and Fire services - to pay the City of Rancho Mirage annually for public service costs associated with this project has been initiated. This requires the submittal of an application fee, the preparation of a boundary map, and 6-8 weeks processing time.

CONFORMANCE

4. All improvements shall conform to the provisions of the Rancho Mirage Municipal Code, Title 16, (Subdivisions), unless specifically agreed upon in writing by the City of Rancho Mirage.

PHASING

5. Installation of the public street improvements and development of public and private infrastructure for the subdivision shall be reviewed by the City of Rancho Mirage Public Works Department and Planning Division. The City shall have the opportunity to review and provide comments on any proposed Phasing Plan.

STREET IMPROVEMENTS

6. All public and private streets shall be designed to City of Rancho Mirage Improvement Standards. Plans for the construction of the required street improvements shall be designed by a California Registered Engineer and approved by the City Engineer prior to recordation of a Final Map. All street construction shall be in conformance with these plans and the City of Rancho Mirage adopted Road Improvement Standards. The developer shall furnish proof that any Sewer and Water Improvement Plans have been reviewed and approved by CVWD. The developer shall furnish proof that the Fire Marshal has approved the Water Plans and Street layout for the project.

PARK FEES

7. Applicant shall pay all applicable City of Rancho Mirage parkland fees for the acquisition and/or development of community parks and recreational facilities in those amounts in effect at the time the grading permit is issued.

BLOWSAND MITIGATION PLAN

8. Since this project is located in an area that is subject to occasional high winds and migrating sand, the subdivider shall be required to submit a blowsand mitigation plan prepared by a licensed civil engineer to the City Engineer for plan check and approval. The blowsand mitigation plan shall identify the specific measures and

describe the specific procedures that will be implemented to adequately mitigate blowsand impacts on all of the project's on-site and off-site improvements. All improvements for blowsand protection shall be depicted on the project's grading and drainage plan. In addition all marketing materials and CC&R's shall identify that the project is located within a blowsand area

#### AS-BUILT PLANS

9. A complete set of "As-Built" Grading, Sewer, Water, Landscaping, Street, Storm Drain and all other required improvement plans shall be submitted by the engineer of record for review and acceptance by the Rancho Mirage Public Works Director

#### DIF

10. The applicant shall pay the residential or commercial Development Impact Fees as a reasonable and proportional share of the cost of public facilities and infrastructure improvements that serve or will benefit the project in accordance with Chapter 3.29 of the Rancho Mirage Municipal Code.

#### UNDERGROUND UTILITIES REQUIRED

11. All existing or proposed Southern California Edison, General Telephone, CATV, or other overhead service facilities, shall be installed underground in accordance with the provisions of Section 12.16 of the Rancho Mirage Municipal Code. The undergrounding installation of all existing or proposed overhead distribution utility lines shall be completed and/or appropriate guarantee arrangements shall be entered into for any structure constructed pursuant to this approval as required by the City Engineer. Such guarantee arrangement shall be approved by the City administrative staff and the City Attorney and shall include the posting of improvement security adequate to secure the periphery of the subject property; and as identified above and as required in Section 12.16 of the Rancho Mirage Municipal Code.

#### BLOWSAND DISCLOSURE

12. Since this project is located in an area that is subject to occasional high winds and migrating sand, (subdivider, developer, owner) shall be required to disclose to potential purchasers of the parcel and or residential home of this situation. This shall be included within the CC&R's for the subdivision and the homeowner shall sign a disclosure form upon purchasing the parcel and or residential home. In addition all marketing materials shall identify that the project is located within a blowsand area. A covenant shall be recorded on the property indicating that it is subject to occasional high winds and blowing sand.

#### GATED RESIDENTIAL SUBDIVISIONS

13. A homeowners association (HOA) shall be formed which shall be governed by duly adopted Covenants, Conditions and Restrictions (CC&Rs) which shall be recorded against the Property. The CC&Rs shall provide the HOA with the

### CC&R HOA PROVISIONS

16. The CC&Rs shall be submitted to the City for review and shall contain provisions for a Homeowners' Association, with the unqualified right to assess owners of individual units for reasonable maintenance costs to common areas and improvements. The Homeowners' Association shall have the right to lien units of the owners who default in the payment of any assessment so provided. Any deed of trust recorded prior to said CC&Rs shall be subordinated to the CC&Rs. Any lien imposed shall not be superior to any lien for property taxes or government assessments. The CC&Rs will be clearly marked to identify those sections addressing the Conditions of Approval.

### NOTICE TO CITY UPON DEVELOPERS' DEFAULT, FORECLOSURE OR BANKRUPTCY

17. In the event that the applicant receives a notice of default from any lender in connection with funds loaned to the applicant for the proposed development, or that any security instrument given by the applicant to any lender is foreclosed upon whether through a trustee's sale or otherwise, or that the applicant files a petition for bankruptcy, the applicant shall immediately notify the City of such notice of default, foreclosure sale, and/or filing of the bankruptcy petition, as the case may be.

### MAINTENANCE OBLIGATIONS

18. Applicant shall be responsible for maintaining in compliance with all City standards for the same, the on-site and off-site landscaping and integrated architectural features required by this entitlement. Landscape maintenance shall consist of regular watering mowing, pruning, fertilizing, clearing of debris and weeds, the removal and replacement of irrigation systems, in compliance with all relevant and applicable provisions of the Rancho Mirage Municipal Code. Integrated architectural features must be kept in a manner which maintains the desirability of the immediate area and neighboring areas and respects the harmonious relationship with existing and adjoining developments. Due regard for preservation of each feature and its intended irrigation with surrounding landscaping, buildings, structures, screening and signs is required. All features must be maintained in a manner commonly accepted by professionals who are experts in the care and preservation of each particular type of feature. A covenant to assure continued maintenance of on-site and off-site required landscaping and integrated architectural features by the property owners or other liable entity, consistent with the terms and provisions of this condition of approval, shall be prepared in a format approved by the City Attorney and recorded in the Office of the Riverside County Recorder against all parcels created with this subdivision and any subsequent amendments thereto.

In summary, the project applicant has not addressed many of the issues that Rancho Mirage has discussed and/or requested either in writing or in previous meetings with the applicant. If the project moves forward in the County at the objection of the City, the Subcommittee has stated that they may consider eliminating this parcel and parcel(s) north of Ramon Road from the City's Sphere of Influence and for the property owner to be advised that in no circumstances should the property be marketed as being in Rancho Mirage. The City's position remains the same as stated in previous meetings and in correspondence with the County and applicant: the City strongly objects to this project within our Sphere of Influence and that the applicant needs to file an application for annexation to the City of Rancho Mirage along with the information we have requested in order to gain City support.

Sincerely,



Randal Bynder, AICP  
Community Development Director

Cc: Jay Olivas, County Planning  
Michael Gialdini, Legislative Assistant to Supervisor John Beniot



# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 39616  
**Project Case Type (s) and Number(s):** Change of Zone 6987, Tentative Tract Map No. 32463  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** County of Riverside Planning Dept., 4080 Lemon Street, 9<sup>th</sup> Floor, Riverside, CA 92502  
**Contact Person:** Jay Olivas, Project Planner  
**Telephone Number:** 760-863-8277  
**Applicant's Name:** SCC Rancho Mirage, LLC  
**Applicant's Address:** 2392 Morse Avenue, Irvine, CA 92614

### I. PROJECT INFORMATION

**A. Project Description:** The project proposes a zone change from Controlled Development Areas – 20 Acres (W-2-20) to One Family Dwelling (R-1) and proposes to divide 80 acres into 206 single family residential lots with a 0.6 acre well site and two open space/retention basin lots totaling 4.51 acres. Residential lots sizes are approximately 9,000 square feet to 21,400 square feet with an overall project density of approximately 2.58 dwelling units per acre. The project's draft design manual indicates minimum lot depths of 115 feet, minimum lot widths of 75 feet, 30% maximum lot coverage, and maximum heights of 20 feet (1-story), with six floor plans ranging in size from 2,300 square feet to 3,400 square feet. The proposed tract map is located within the Cathedral City/Palm Desert Zoning District and is within the Sphere of Influence of the City of Rancho Mirage (also Rancho Mirage Sphere of Influence Policy Area). Project grading consists of approximately 150,000 cubic yards of cut and fill to be balanced on the site.

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

**C. Total Project Area:** 80 Gross Acres

<b>Residential Acres:</b> 80	<b>Lots:</b> 206	<b>Units:</b> 208	<b>Projected No. of Residents:</b> 600
<b>Commercial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Industrial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Other:</b> N/A			

**D. Assessor's Parcel No(s):** 670-230-006

**E. Street References:** The project site is located northerly of Ramon Road, easterly of Palm Vista Street, and westerly of Los Alamos Street. The site is adjacent to the City of Rancho Mirage immediately to the west. The site is approximately 1600 feet from Interstate 10 to the northeast and approximately 1800 feet from Ramon Road.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Section 14, Township 14 South, Range 5 East, SBBM.

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site contains vacant land; the ground surface is covered with scattered desert brush, short grass, and weeds. The project site is surrounded by vacant desert land to the west which is intended for a future public school site which school site is located within the City of Rancho Mirage. Vacant desert land is also located to the north, south and east. Approximately 2000 feet to the south and west are existing single family residential tracts within the cities of Cathedral City and Rancho Mirage.

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** The existing land use designation for the proposed project is Medium Density Residential (MDR) (2-5 DU/AC). The project proposes to construct 206 single family tract dwellings with common open space which proposed tract has an approximate density of 2.58 dwelling units to the acre within the density range allowed by MDR.
2. **Circulation:** The project will add overall trips to the area. Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** Approximately 4.51 acres of the 80 acre site will be preserved within the boundaries of this project for on-site open space and recreation. The proposed project meets all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is located within FEMA Flood Zone C and is not susceptible to flooding per FEMA flood zone map except in rare instances. A portion of the proposed project is located within a liquefaction zone that is designated as moderate. The site is not located in any other special hazard zone (including high fire hazard area, dam inundation zone, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design of the project based on project noise studies. The proposed project meets with all other applicable Noise element policies.
6. **Housing:** The proposed project meets all applicable Housing Element policies and acts to facilitate goals contained in this element.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets with all other applicable Air Quality Element policies.

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

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

D. **Land Use Designation(s):** Medium Density Residential (MDR) (2-5 du/ac)

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

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

G. **Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** Eastern Coachella Valley; Medium Density Residential (MDR) (2-5 DU/AC), Commercial Tourist (CT), High Density Residential (HDR) (8-14 DU/AC), Public Facilities (PF).

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 Areas – 20 Acre Minimum (W-2-20)

J. Proposed Zoning, if any: One Family Dwellings (R-1)

K. Adjacent and Surrounding Zoning: Controlled Development Areas – 20 Acre Minimum (W-2-20) and City of Racho Mirage.

### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

### IV. DETERMINATION

On the basis of this initial evaluation:

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

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

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

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

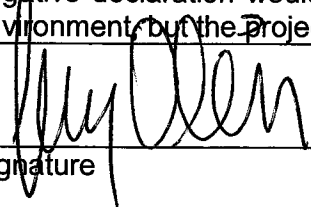
#### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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

  
\_\_\_\_\_  
Signature

June 10, 2010  
\_\_\_\_\_  
Date

Jay Olivas, Project Planner  
\_\_\_\_\_  
Printed Name

For Ron Goldman, Planning Director  
\_\_\_\_\_

## V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-9 "Scenic Highways", On-site Inspection

Findings of Fact: The project site is located adjacent to Palm Vista Street and Los Alamos Street which are not designated as Scenic Highways. The proposed project consisting of a tract map for 206 single family dwellings will create less than significant visual impacts due to project design including perimeter decorative block walls, entry monument, and project wide landscaping. The height of the proposed units will be single story up to a maximum height of 20 feet which single story height limits will limit visual impacts to the area and be compatible with existing residential neighborhoods to the south and west. The design of the proposed single family residential development will be conditionally compatible with the existing setting in the surrounding area and will, therefore, have a less than significant impact as a result of its implementation.

The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view as the project was conditioned to incorporate both perimeter and interior landscaping.

Mitigation: Compliance with the conditions of approval on file in the County Land Management System (LMS), including 50 PLANNING. 18 – Final Design Manuals and 80 PLANNING 1 – LC Lands Project Specific.

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

<b>2. Mt. Palomar Observatory</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance 655.

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

Findings of Fact: The project is located within 45 miles of the Mt. Palomar Observatory. All lighting shall comply with Ordinance No. 655.

Mitigation: None required.

Monitoring: None required.

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

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

Mitigation: None required

Monitoring: None required

**AGRICULTURE RESOURCES** Would the project

**4. Agriculture**

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

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

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

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?

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** The project is not directly affected by agriculture programs and land use standards of the RCIP. The project site is not designated as prime/statewide important/unique/locally important farm land. The project is not adjacent to or within 300 feet of agricultural zones (A-1, A-2, C/V, A-D and A-P). The project is not located within or adjacent to an agricultural preserve established pursuant to the Williamson Act.

**Mitigation:** None required.

**Monitoring:** None required.

**AIR QUALITY** Would the project

**5. Air Quality Impacts**

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** 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. According to the SCAQMD Handbook, the project falls below the potentially significant air quality impact threshold.

This project will be required to reduce all foreseeable impacts to air quality including standard dust control and grading mitigation issued by the Department of Building and Safety-Grading Division as conditions of approval. Approximately 150,000 cubic yards of cut and fill material will be used during project grading. Pre-construction and construction activities are considered to be short term and will not have a significant effect on the environment. These short-term effects do not violate any existing air quality standards and will not exceed any current air quality standards of Riverside County.

**Mitigation:** Compliance with conditions of approval on file in LMS, including 60 PLANNING 8 – PM10 Dust Mitigation Plan.

**Monitoring:** Monitoring shall be done by the Building and Safety Department through Ordinances Nos. 457 and 564.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>BIOLOGICAL RESOURCES</b> Would the project				
<b>6. Wildlife &amp; Vegetation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, CVMSHCP, On-site Inspection Project Application Description

Findings of Fact: The project is not influenced by wildlife and vegetation issues as identified in the RCIP, including wetlands and protected biological resources, and the project does not involve the potential for adverse effect, either individually or cumulatively, on wildlife.

The project is located in the fee area of the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP). The CVMSHCP become effective on October 1, 2008; payment of mitigation fees will be pursuant to Ordinance No. 875. The project site does not conflict with the provisions of any of the above adopted Habitat Conservation Plans, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Impacts associated with the project are less than significant.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project will have less than a significant impact on any movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. However, the project will have some cumulative impacts to open space and wildlife habitat, and payment of development mitigation fees pursuant to Ordinance No. 659 will off-set any possible cumulative impacts.

The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.

Mitigation: None required.

Monitoring: None required.

**CULTURAL RESOURCES** Would the project

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

Source: On-site Inspection, Project Application Materials, Phase 1 Archaeological Assessment

Findings of Fact: On-site surveys did not result in any historic resources located on site. The site currently contains vacant land and does not contain any structures or other features that could be deemed as significant historic resources. The report concluded that no known potentially significant resources will be adversely impacted by the proposed project. The proposed project would not cause substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5.

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

Mitigation: None required.

Monitoring: None required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source:** On-site Inspection, Project Application Materials, Phase 1 Archaeological Assessment

**Findings of Fact:** No historic, prehistoric sites or isolated artifacts were detected during the pedestrian survey of the project site. However, the project area has the potential to contained buried cultural resources. Should unanticipated archaeological resources be encountered, work must halt in the immediate vicinity until they can be evaluated by a qualified archaeologist.

**Mitigation:** – Inadvertent Archaeological Find.

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

**9. Paleontological Resources**

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

**Source:** On-Site Inspection, Riverside County General Plan Figure OS-8 "Paleontological Sensitivity

**Findings of Fact:** The site exhibits relatively flat topography and has a low probability of containing paleontological resources, according to the Riverside County General Plan Figure OS-8 "Paleontological Sensitivity" map. No unique geological feature exists within the surface of the project boundaries.

**Mitigation:** Comply with mitigation measures in the conditions of approval in the LMS, such as, 10 PLANNING 19 – Low Paleontology.

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

**GEOLOGY AND SOILS** Would the project

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

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

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

**Source:** Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database

**Findings of Fact:** The project site is not within an Alquist-Priolo Earthquake Fault Zone, but is within a seismically active area of Southern California and strong ground shaking from nearby seismic events is likely to impact the site during the anticipated lifetime of the structures. According to the geotechnical report, the most significant geological hazard to the project site will be moderate to strong seismic shaking that is likely to occur during the design life of the project. The proposed site structures should be designed in accordance with the values and parameters given within the 2007 California Building Code (CBC).

**Mitigation:** None required

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

**11. Liquefaction Potential Zone**

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction," GIS database, County Geotechnical Report No. 1345

Findings of Fact: The proposed project is located within a moderate liquefaction zone.

Mitigation: Compliance with Planning Department's general conditions on file in the LMS, including 10.PLANNING. 15 – Geo No. 1345.

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

**12. Ground-shaking Zone**

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-18 "Ground Shaking," GIS database

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. The principle seismic hazard that has the potential to affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California, especially the San Andreas Fault.

Uniform Building Code (UBC) requirements pertaining to industrial development will mitigate the potential impact to less than significant. As UBC requirements are applicable to all industrial development they are not considered mitigation for CEQA implementation purposes. As a minimum, structure design should conform to Uniform Building Code (UBC) requirements for Seismic Zone 4.

Mitigation: None required

Monitoring: None required

**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," GIS database

Findings of Fact: Due to the relatively level terrain in the area, the project site is not subject to landslide, collapse, or rockfall hazards. In addition, the project site is not located within an area subject to unstable geologic units or soil.

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

Monitoring: None required

**14. Ground Subsidence**

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

Source: RCIP, Resolution No. 94-125

Findings of Fact: The project site is located within an area subject to active ground subsidence. Compliance with county geological report recommendations in the LMS as indicated by 10.PLANNING.15—Geo No. 1345.

Mitigation: None required

Monitoring: None required

**15. Other Geologic Hazards**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: On-site Inspection, GIS database

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

Mitigation: None required

Monitoring: None required

**16. Slopes**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Change topography or ground surface relief features?

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

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

Source: Riv. Co. 800 Scale Slope Maps, GIS database

Findings of Fact: The project is not affected by significant topography, surface features, or slopes. The project site is relatively flat and would have not impact on slopes.

Mitigation: None required

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

**17. Soils**

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

b) Be located on expansive soil, as defined in the California Building Code (2007), creating substantial risks to life or property?

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application

Findings of Fact: The Riverside County Geologist and the Building and Safety Department – Grading Division have deemed the project proposal to be designed to protect the health, safety, and welfare of the public. The surface soil encountered during soil investigation was found to be non-expansive. Standard conditions of approval have been issued regarding soils that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes.

Earth work volumes as proposed by the project are 150,000 cubic yards of cut and 150,000 cubic yards of fill, resulting in a balanced amount.

Mitigation: None required

Monitoring: None required

**18. Erosion**

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

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact: No rivers, streams or lakes are located on or adjacent to the project site and no significant impacts are anticipated to affect erosion on or off-site based on the proposed residential tract map.

Mitigation: None required

Monitoring: None required

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

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

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

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

**Mitigation:** Compliance with Planning Department's general conditions regarding dust control, project dust control plan and restricting grading to the project site as indicated with the conditions of approval on file in the LMS, including 60.PLANNING. 8 – PM10 Dust Mitigation Plan.

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

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>20. Hazards and Hazardous Materials</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous 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"/>

**Source:** Project Application Description

**Findings of Fact:** During construction there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment. The proposed development would not result in any activities or uses that would pose a potential health hazard to the local population through the release of hazardous materials into the environment. According to the RCIP, no sources of health hazards are known to exist on the project site or in the vicinity. In addition, the project site does not contain a listed hazardous materials site. Therefore, no potential exists to expose people to such sources.

The proposed project will not create or require transportation of hazardous materials. It may result in the use and disposal of substances such as household and commercial cleaning products, fertilizers, pesticides, automotive fluids, etc, but the current project, as proposed, will not cause any significant impact. No known hazardous waste site exists on or near the project site.

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

**Monitoring:** None required

**21. Airports**

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

**Source:** Riverside County General Plan Figure S-19 "Airport Locations," GIS database and Airport policies of the WCVAP

**Findings of Fact:** The project is affected by airport policies of the Western Coachella Valley Area Plan and the project is approximately three miles from the Palm Springs Airport to the west of the project site. The project was reviewed by the Airports Land Use Commission and/or Aviation Unit staff and found conditionally consistent with the airport master plan.

**Mitigation:** The project will require compliance with the Aviation Unit's transmittal of January 25, 2010, contained within the conditions of approval on file in the LMS, including compliance with 10 PLANNING 14-ALUC Letter; mitigation measures, such as the proper hooding and directing of lighting to avoid glare to aircraft, are included in the required design and improvement requirements of this project.

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

**22. Hazardous Fire Area**

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

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

**Mitigation:** None required

**Monitoring:** None required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>HYDROLOGY AND WATER QUALITY</b> Would the project				
<b>23. Water Quality Impacts</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, Coachella Valley Water District's Letter

Findings of Fact: CVWD will furnish domestic water and sewer to the project site. The project does 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. The project will not 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.

Mitigation: Comply with CVWD letter dated December 20, 2007 and conditions of approval on file in LMS, including 60.PLANNING. 6 – CVWD Clearance and the requirements of the Transportation Department.

Monitoring: Monitoring to be provided by the Transportation and Building and Safety Departments.



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

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

NA - Not Applicable  U - Generally Unsuitable  R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including 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?

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

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

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

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," GIS database, CVWD Letter

Findings of Fact: The site is relatively flat in topography. The site lies in a designated FEMA Zone C. The area is protected from regional stormwater flows by the Coachella Valley Stormwater Channel and may be considered safe from regional stormwater except in rare instances. The project is not affected by a dam inundation area.

The project will not 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-site or off-site as proposed. The project will increase the amount of impermeable surfaces, but will not significantly 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.

Mitigation: Comply with the CVWD letter dated December 20, 2007 and conditions of approval on file in LMS, including 60 PLANNING 6 – CVWD Letter and the requirements of the Transportation Department.

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

**LAND USE/PLANNING** Would the project

**25. Land Use**

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

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

Source: RCIP, GIS database, Project Application Description

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** The site abuts Palm Vista Street and Los Alamos Street, and is located adjacent to the City of Rancho Mirage and near the City of Cathedral City. The project proposes to divide 80 acres into 206 single family residential dwelling units with common open space lots for drainage and recreation.

The general plan land use element identifies the property within the Community Development Foundation Component. The County envisions this area to be urbanized and provisions are made in the housing element of the general plan for single family housing. The proposed project meets the requirements for the existing Medium Density Residential (MDR) (2-5 DU/AC) land use designation. The density for the existing land use is 2-5 DU/AC and the proposed density is approximately 2.58 DU/AC. The proposal includes a change of zone from Controlled Development Areas – 20 Acre Minimum (W-2-20) to One Family Dwellings (R-1) which is conditionally consistent with the MDR land use designation. The proposed R-1 zoning designation provides for single family residential developments within the County. Site development will include grading, entry monument, underground utility installation, private streets, concrete driveways and address lighting.

The proposed 206 unit residential tract map will be located adjacent to a future proposed school site to the west and existing single family tract homes approximately 2000 feet to the south and west along with adjacent vacant land which proposed tract is conditionally compatible with nearby land uses. Building heights will be up to 20 feet in height with six types of single family home models.

The proposed project is located within the sphere of influence of the City of Rancho Mirage. The City of Rancho Mirage standards including street improvements and lot size standards have been incorporated into the project design and provided streets have also been coordinated and conditioned by the County Transportation Department.

**Mitigation:** The single family tract will be subject to enforcement mechanisms throughout its continued operation as found in the conditions of approval on file with the LMS, including 50 PLANNING 1 – Prepare Final Map and 50 PLANNING 3 – Required Applications.

**Monitoring:** Monitoring shall be done by the Planning Department and Building and Safety Department through ordinance No’s. 348 and 460.

<b>26. Planning</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Be consistent with the site’s existing or proposed zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input 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:** Project site is zoned Controlled Development Areas – 20 Acre Minimum and the applicant proposes to change the zone to One Family Dwellings (R-1). The project is surrounded by Controlled Development Areas (W-2-20) and City of Rancho Mirage zoning designations. The proposed tract map will be located adjacent to existing vacant desert land and nearby to existing residential tract developments. A block wall and desert landscaping is required around the perimeter of this project per Ordinance 348, along with interior perimeter walls, which all interior and exterior walls will be designed to address drainage and aesthetics.

**Mitigation:** The facility will be subject to enforcement mechanisms throughout its design as found in the conditions of approval on file with the LMS, including 50 TRANS 1 – Improvement Plans and Change of Zone No. 6987 which proposes to change the zoning designation of the site from Controlled Development Areas – 20 Acre Minimum (W-2-20) to One Family Dwellings (R-1) and 60 .PLANNING. 9 – Required Applications.

**Monitoring:** Monitoring shall be done by the Planning Department, Transportation Department, and Building and Safety Department through ordinance No's. 348 and 460.

**MINERAL RESOURCES** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>1. Mineral Resources</b>	<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:** The project site is not designated as a mineral resource zone or contains potential mineral resources; the project is not located adjacent to an existing or abandoned mine or quarry.

**Mitigation:** None required

**Monitoring:** None required

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA – Not Applicable                      A – Generally Acceptable                      B – Conditionally Acceptable  
 C – Generally Unacceptable              D – Land Use Discouraged

<b>28. Airport Noise</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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:** The project site is not located within an airport influence area. Some incidental airport noise impacts would occur but would be less than significant and are addressed through project design.

**Mitigation:** None required

**Monitoring:** None required

**29. Railroad Noise**

NA  A  B  C  D

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

**Findings of Fact:** The project would be affected by less than significant railroad noise; the nearest railroad is approximately 1/2 mile from the project site.

**Mitigation:** None required

**Monitoring:** None required

**30. Highway Noise**

NA  A  B  C  D

**Source:** On-site Inspection, Project Application Materials, OIH Letter dated June 8, 2009

**Findings of Fact:** The project is influenced by highway noise issues as identified in the RCIP, Noise Section. The project abuts Palm Vista Street and Los Alamos Street with Average Daily Traffic (ADT) design capacities of 20,700 trips. The OIH letter dated June 8, 2009 stated that minimum five to six foot noise barriers (decorative block walls) shall be constructed along the tract portions along the adjoining streets.

**Mitigation:** Compliance with the Health Services Agency, Office of Industrial Hygiene transmittal dated June 8, 2009. Compliance with noise limits as established by RCIP and conditions in LMS, including 10 PLANNING 19- Exterior Noise 80 PLANNING 10 – Acoustical Study.

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

<b>31. Other Noise</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

**Source:** Project Application Materials, GIS database

**Findings of Fact:** No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

**Mitigation:** None required

**Monitoring:** None required

<b>32. Noise Effects on or by the Project</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** Project Application Materials, OIH Letter dated January 8, 2009

**Findings of Fact:** The project is influenced by noise issues created by the project as identified in the RCIP due to future grading and construction. Excessive construction noise shall be prohibited pursuant to Section 1(G) of Ordinance No. 457. Noise barriers consisting of block walls shall be placed around the perimeter of the site to address noise impacts from traffic from adjacent streets.

**Mitigation:** Compliance with the Health Services Agency, Office of Industrial Hygiene transmittal dated June 8, 2009. Compliance with noise limits as established by RCIP and conditions in LMS, including 10 PLANNING 10—Acoustical Study and 90 PLANNING 14 – Comply with Acoustic Study.

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

**POPULATION AND HOUSING** Would the project

<b>33. Housing</b>	<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 checked="" type="checkbox"/>	<input 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: No adverse impacts are anticipated to existing housing stocks; however, the project site would increase the number of housing units by 206 residential units and approximately 600 new residents. The project will not affect a County Redevelopment Project Area nor include substantial population growth or cumulatively exceed official population projections.

Mitigation: None required

Monitoring: None required

**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

**34. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any significant effects will be mitigated by the payment of standard fees to the County of Riverside and compliance with recommended Fire Department conditions for the proposed tract. The project will not directly physically alter existing facilities or result in the construction of new physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to fire services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: None required

Monitoring: None required

**35. Sheriff Services**

Source: RCIP

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to sheriff services.

Mitigation: None required.

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

**36. Schools**

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

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the boundary of the Palm Springs Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services.

Mitigation: None required

Monitoring: None required

**37. Libraries**

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

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

Mitigation: None required

Monitoring: None required

**38. Health Services**

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

Findings of Fact: The use of the approximately 80 acre site would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The presence of medical communities generally corresponds with the increase in population associated with the new development. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: None required

Monitoring: None required

**RECREATION**

**39. Parks and Recreation**

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

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

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

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: The residents of this development will be utilizing private facilities but is expected to utilize the Coachella Valley Recreation and Parks District's facilities also. The District's recent Master Plan identifies the need for additional facilities and program in the area.

Mitigation: Compliance with the conditions of approval contained in the LMS.

Monitoring: Monitoring shall be done by the Building and Safety Department and the Coachella Valley Recreation and Parks District.

**40. Recreational Trails**

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

Findings of Fact: This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to recreational trails.

Mitigation: None required.

Monitoring: None required.

**TRANSPORTATION/TRAFFIC** Would the project

**41. Circulation**

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

b. Result in inadequate parking capacity?

c. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?

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?

e. Alter waterborne, rail or air traffic?

f. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

g. Cause an effect upon, or a need for new or altered maintenance of roads?

h. Cause an effect upon circulation during the project's construction?

i. Result in inadequate emergency access or access to nearby uses?

j. Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?

Source: RCIP

Findings of Fact: The project will be affected by the Circulation policies of the RCIP and will incrementally to vehicle miles traveled and trips generated which on a cumulative basis will likely



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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cause changes in traffic volume and some increase in vehicle safety risks, and affect roadway uses during construction activities. The Transportation Department considers traffic hazards due to local design features or incompatible uses through the requirements of Ordinance Nos. 461 and 499. Due to the nature of the proposed uses and the condition of the site, the project will require off-site improvements such as a 58 foot part width improved right-of-way with 25 foot parkway along Palm Vista Street and 65' foot part width improved right-of-way with 25 foot parkway along Los Alamos Street, plus 50 foot proposed paved right-of-way widths for off-site access to the south in alignment with these streets. A minimum of approximately 412 off-street parking spaces will be required within proposed interior garages for the 206 single family dwellings pursuant to Section 18.12 of Ordinance No. 348. Emergency vehicle use and access is addressed in cooperation with the Fire Protection Department. No significant alteration of waterborne, rail or air traffic is anticipated. Sunline Transit Agency is the principal public transportation provider in the Coachella Valley.

Mitigation: Compliance with the Transportation Department's requirements as contained within the conditions of approval on file in the LMS, including 10 TRANS 7 – Std Intro 3 (Ord 460/461), 10 TRANS 10 – Private Streets, and 50 TRANS 1 – Improvement Plans.

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

**42. Bike Trails**

Source: RCIP

Findings of Fact: This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to recreational trails.

Mitigation: None required.

Monitoring: None required

**UTILITY AND SERVICE SYSTEMS** Would the project

**43. Water**

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

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

Source: Department of Environmental Health Review,

Findings of Fact: The project will be affected by the domestic water programs and land use standards of the RCIP. The Coachella Valley Water District shall provide water services to the proposed project site. The project will not result in the construction of new water treatment facilities or expansion of existing facilities.

Mitigation: Compliance with the Health Department's requirements as contained within the conditions of approval on file in the LMS by 10 E HEALTH. 1 – Water and Sewer Service.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**44. Sewer**

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

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

Source: Department of Environmental Health Review,

Findings of Fact: The project will be affected by the domestic sewer programs and land use standards of the RCIP. The Coachella Valley Water District shall provide sewer services to the proposed project site. The project will not result in the construction of new water treatment facilities or expansion of existing facilities. The land divider proposes 15" sewer pipes to be extended approximately 880 feet to the north along Los Alamos Street to tie into existing sewer lines.

Mitigation: Compliance with the Health Department's requirements as contained within the conditions of approval on file in the LMS by 10 E HEALTH 1 – Water and Sewer Service.

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

**45. Solid Waste**

a. Is the project served by a landfill with sufficient 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, dated July 7, 2004

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

Mitigation: Compliance with solid waste and recycling recommendations of the Waste Management Department's transmittal letter dated July 7, 2004. Trash and rubbish disposal areas shall be properly screened with landscaping, fencing and /or walls and identified to facilitate recycling capability including review of location of such areas as part of the landscaping plan review by the Planning Department, as specified in the conditions of approval in the LMS, including 80 .PLANNING. 13 – Waste Management Clearance.

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

**46. Utilities**

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

a) Electricity?

b) Natural gas?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, CVWD letter dated December 20, 2007.

**Findings of Fact:** Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. Each of the utility systems, including collection of solid waste, is available at the project site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities (drainage facilities) that support local systems. The project will not conflict with adopted energy conservation plans. Energy conservation measures such as solar cells are encouraged to provide an alternate source of electricity for the community building.

**Mitigation:** None required

**Monitoring:** None 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 to eliminate important examples of the major periods of California history or prehistory?
- 

Source: Staff review, Project Application Materials

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

48. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)
- 

Source: Staff review, Project Application Materials

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

49. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?

Source: Staff review, Project Application Materials

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

50. 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: While no prior CEQA documents were used in preparing the EA, other non CEQA documents listed below were considered.

*RCIP: Riverside County Integrated Project*

*Phase 1 Archaeological Assessment*

*Geotechnical Report*

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

County of Riverside Planning Department  
4080 Lemon Street, 9<sup>th</sup> Floor, Riverside, CA 92502

CT MAP Tract #: TR32463

Parcel: 670-230-006

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. 32463 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 32463, Amended Map No. 3 dated March 31, 2010.

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

EXHIBIT M = Exhibit M (Design Manual)

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 land division hereby permitted is to divide 80 acres into 206 single-family residential lots (Schedule A) along with a 0.6 acre well site and 4.51 acres of open space/ stormwater retention area, located within Assessors Parcel Number 670-230-006.

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

CT MAP Tract #: TR32463

Parcel: 670-230-006

10. GENERAL CONDITIONS

10. EVERY. 4                      MAP - 90 DAYS TO PROTEST (cont.)                      RECOMMND

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-G1.5 EROS CNTRL PROTECT                      RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1 to May 31.

10.BS GRADE. 5                      MAP-G1.6 DUST CONTROL                      RECOMMND

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

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

Grading in excess of 199 cubic yards will require performance security to be posted with the Building &

CT MAP Tract #: TR32463

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10. GENERAL CONDITIONS

10.BS GRADE. 6                    MAP-G2.1 GRADING BONDS (cont.)                    RECOMMND

Safety Department. Single family dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

10.BS GRADE. 7                    MAP-G2.2 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 & Safety Department. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit a Grading Environmental Assessment shall be submitted to the Planing Director for review and comment and to the Building & Safety Director for approval.

10.BS GRADE. 8                    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's Grading Division for review and approval prior to issuance of a grading permit.

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

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

10.BS GRADE. 9                    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. 10                    MAP-G2.8MINIMUM DRNAGE GRAD                    RECOMMND

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

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10.BS GRADE. 11                    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 Division of the Building and Safety Department.

10.BS GRADE. 13                    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 three feet from any point of exterior foundation. Drainage swales shall not be less than 1-1/2 inches deeper than the adjacent finish grade at the foundation.

10.BS GRADE. 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.

10.BS GRADE. 15                    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.



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10. GENERAL CONDITIONS

10.BS GRADE. 15                    MAP-G1.4 NPDES/SWPPP (cont.)                    RECOMMND

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

10.BS GRADE. 16                    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.

10.BS GRADE. 17                    MAP-G2.9DRNAGE & TERRACING                    RECOMMND

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

10.BS GRADE. 18                    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. 19                    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. 20                    MAP-G2.22 PVT RD GDG PMT                    RECOMMND

Constructing a private road requires a grading permit.

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10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 CVWD WATER AND SEWER SERVICE

RECOMMND

Tract Map#32463 is proposing Coachella Valley Water District (CVWD) water and sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with CVWD as well as all other applicable agencies.

All existing septic system(s) and/or well(s) must be properly removed or abandoned under permit with the Department of Environmental Health (DEH). Please contact DEH Land Use/Water Engineering Section at (951) 955-8980 for further information.

FIRE DEPARTMENT

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

RECOMMND

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

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

RECOMMND

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

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 A, 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.

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10. GENERAL CONDITIONS

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 - LANDSCAPE MAINTENANCE                    RECOMMND

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owners, a homeowners association, or any other successor-in-interest.

10.PLANNING. 5                    MAP ZONING STANDARDS                    RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the R-1 zone.

10.PLANNING. 6                    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. 7                    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 operated as designed.

10.PLANNING. 8                    MAP - OFFSITE SIGNS ORD 679.4                    RECOMMND

No offsite subdivision signs advertising this land

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10. GENERAL CONDITIONS

10.PLANNING. 8                    MAP - OFFSITE SIGNS ORD 679.4 (cont.)                    RECOMMND

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 - RES. DESIGN STANDARDS                    RECOMMND

The design standards for the subject parcels are as follows:

- a. Lots created by this map shall conform to the design standards of the proposed R-1 zone.
- b. The front yard setback is 20 feet.
- c. The side yard setback is 10 feet.
- d. The street side yard setback is 15 feet.
- e. The rear yard setback is 25 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 75 feet.
- g. The maximum height of any building is 20 feet.
- h. The minimum parcel size is 9,000 square feet.
- j. No more than 30% of the lot shall be covered by structure.
- k. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, THERE SHALL BE NO ENCROACHMENT INTO THE SETBACK.

10.PLANNING. 10                    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.

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10.PLANNING. 11 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.

10.PLANNING. 12 MAP - REQUIRED MINOR PLANS

RECOMMND

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

1. Model Home Complex Plan shall be filed and approved for each phase if models change between phases.
2. Landscaping Plan for open space and common areas. These three plans may be applied for separately for the whole tract or for phases.
3. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.
4. Each phase shall have a separate wall and fencing plan.
5. Entry monument and gate entry plan.

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10. GENERAL CONDITIONS

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

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

10.PLANNING. 13            MAP - RESIDENTIAL RV PARKING            RECOMMND

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

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

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

10.PLANNING. 14            MAP - ALUC LETTER            RECOMMND

The land divider, and the land divider's successor in interest, shall remain in compliance with the requirements of the Airport Land Use Commission letter dated January 25, 2010, a copy of which is on file with the Riverside County Planning Department.

10.PLANNING. 15            MAP - GEO NO. 1345            RECOMMND

County Geologic Report (GEO) No. 1345 was prepared for this project (TR32463 and TR32464) by Earth Systems Southwest and is entitled: " Geotechnical Engineering Report, Northeast of Da Vall Drive and Ramon Road, 106-Acre Residential Development, Rancho Mirage, California," dated June 22, 2004.

GEO No. 1345 concluded the potential for liquefaction is negligible because the depth of groundwater beneath the site exceeds 30 feet and the soils encountered below about 5 feet were in a medium dense to very dense condition.

GEO No. 1345 satisfies the requirement for a liquefaction study for Planning/CEQA purposes. GEO No. 1345 is hereby

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10. GENERAL CONDITIONS

10.PLANNING. 15                    MAP - GEO NO. 1345 (cont.)                    RECOMMND

accepted for Planning purposes. Engineering and other Uniform Building Code parameters where not included as a part of this review or approval. 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 - OFF-HIGHWAY VEHICLE USE                    RECOMMND

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

10.PLANNING. 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

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10. GENERAL CONDITIONS

10.PLANNING. 18

GEN - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

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 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 - LOW PALEO

RECOMMND

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



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10.PLANNING. 19 MAP - LOW PALEO (cont.)

RECOMMND

the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

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

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

5.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.

6.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.

7.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~~ 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

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10. GENERAL CONDITIONS

10.PLANNING. 19                   MAP - LOW PALEO (cont.) (cont.)                   RECOMMND

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. 20                   MAP - LC LANDSAPE REQUIREMENTS                   RECOMMND

The developer/ permit holder shall:

- 1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

- 1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

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

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10. GENERAL CONDITIONS

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

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

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

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

10.TRANS. 9                    MAP- 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.

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10. GENERAL CONDITIONS

10.TRANS. 10                      MAP - PRIVATE STREETS                      RECOMMND

The internal streets within the land-division shall not be offered for dedication.

10.TRANS. 11                      MAP - FLOOD HAZARD REPORT 1                      RECOMMND

This is a project to subdivide 80 acres into 206 residential lots. The property described is located on the east of Palm Vista Street and west of Los Alamos Street between Avenue 30 and Ramon Road in the unincorporated area of County of Riverside, State of California. The subject site is currently vacant.

The developer shall provide mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. Flood protection measures shall provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions. These measures shall require on-site retention of the stormwater runoff from the 100-year storm event.

10.TRANS. 12                      MAP - FLOOD HAZARD REPORT 2                      RECOMMND

This project is located in an area designated Zone C on Federal Flood Insurance Rate Maps which are in effect at this time by the Federal Emergency Management Agency.

10.TRANS. 13                      MAP - FLOOD HAZARD REPORT 3                      RECOMMND

The developer shall accept and properly dispose of all offsite drainage flowing onto or through the site. The developer will obtain approval from Riverside County Transportation Department regarding the offsite storm water diversion, channel design and related erosion control measures.

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.

10.TRANS. 14                      MAP - FLOOD HAZARD REPORT 4                      RECOMMND

Coachella Valley Water District may need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping