

TRACT MAP Tract #: TR32463

Parcel: 670-230-006

10. GENERAL CONDITIONS

10.TRANS. 14 MAP - FLOOD HAZARD REPORT 4 (cont.) RECOMMND

stations, lift stations and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the map as lots and/or easements to be deeded to Coachella Valley Water District for such purpose.

10.TRANS. 15 MAP - PERP DRAIN PATT/FACILITY RECOMMND

Development of this property shall be coordinated with the development of adjacent properties. This may require the construction of temporary and/or permanent drainage facilities or offsite construction and grading.

10.TRANS. 16 MAP - 10-YR & 100-YR ST CONVEY RECOMMND

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

10.TRANS. 17 MAP - RETENTION BASINS RECOMMND

Per drainage study for tentative tract 32463 (Date January 2008), the developer's engineer has calculated that the stormwater runoff from the 100-year storm event is the following:

Main Retention Basin (Drainage area "A", 46.4 acres)			
100-Year Storm event	3-hr	6-hr	24-hr
	duration	duration	duration
Developed Volume-(ac-ft)	3.7	4.5	5.8
Northeast Retention Basin (Drainage area "B", 29.7 acres)			
100-Year Storm event	3-hr	6-hr	24-hr
	duration	duration	duration
Developed Volume-(ac-ft)	2.4	2.9	3.7

The developer proposes 5.8 ac-ft retention capacity for the main retention basin and 3.7 ac-ft retention capacity for the northeast retention basin, thus to contain on site the 100-year storm event for the worst case generated by the 3,

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10. GENERAL CONDITIONS

10.TRANS. 17 MAP - RETENTION BASINS (cont.) RECOMMND

6, and 24-hour durations.

The main retention basin will be located on Lot F (3.3 acres) with bottom elevation of 275.7 and 100-year water surface elevation of 278.6, and side slope of 5 to 1 (horizontal to vertical). The proposed retention capacity for the main retention basin is 5.8 acre-feet.

The northeast retention basin will be located on Lot H (1.24 acres) with bottom elevation of 263.7 and 100-year water surface elevation of 268.7, and side slope of 5 to 1 (horizontal to vertical). The proposed retention capacity for the northeast retention basin is 3.7 acre-feet.

Thus, per the calculations and planned retention capacity, the developer will have provided large enough retention capacity to retain on site the stormwater runoff from the 100-year storm event.

10.TRANS. 18 MAP - DRAINAGE PROTECTION RECOMMND

The developer shall protect downstream properties from damages caused by alteration of drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement.

10.TRANS. 19 MAP - OWNER MAINTENANCE NOTICE RECOMMND

The owner of the project site shall be responsible for the maintenance of the drainage facility. A viable maintenance mechanism acceptable to the County should be provided for retention systems. The owner/developer shall obtain approval from Riverside County Transportation Department regarding the maintenance of the retention systems. These maintenance wording shall be shown on the title sheet of improvement plans.

10.TRANS. 20 MAP - TS/CONDITIONS RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 20

MAP - TS/CONDITIONS (cont.)

RECOMMND

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

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

Date Palm Drive (NS) at:
Ramon Road (EW)
Davall Drive (NS) at:
Ramon Road (EW)
Palm Vista Road (NS) at:
Ramon Road (EW)
Los Alamos Road (NS) at:
Ramon Road (EW)
Bob Hope Drive (NS) at:
Ramon Road (EW)
I-10 Eastbound Ramps (NS) at:
Ramon Road (EW)
I-10 Westbound Ramps (NS) at:
Ramon Road (EW)
Bob Hope Drive (NS) at:
I-10 Eastbound Ramps (EW)
Bob Hope Drive (NS) at:
I-10 Westbound Ramps (EW)

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

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

20. PRIOR TO A CERTAIN DATE

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1

MAP - EXPIRATION DATE

RECOMMND

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

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1

MAP - LOT ACCESS/UNIT PLANS

RECOMMND

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

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 4

MAP - ANNEX FINALIZED

RECOMMND

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

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50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#88-ECS-AUTO/MAN GATES RECOMMND

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

50.FIRE. 2 MAP-#46-WATER PLANS RECOMMND

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

50.FIRE. 3 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

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

50.FIRE. 4 MAP-#47-SECONDARY ACCESS RECOMMND

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department.

PLANNING DEPARTMENT

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

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the

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50. PRIOR TO MAP RECORDATION

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

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

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST RECOMMND

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

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

B. All lots on the FINAL MAP shall have a minimum lot size of 9,000 square feet net.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the proposed R-1 zone, and with the Riverside County Integrated Project (RCIP).

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

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

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

50.PLANNING. 3 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until Change of Zone No. 6987 has been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designation[s] and/or zone[s] ultimately applied to the property.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 5 MAP - FINAL PLAN OF DEVELOPMNT RECOMMND

The land divider shall submit a Final Plan of Development to the County Planning Department to be reviewed and approved by the County Planning Department- Minor Permit Division pursuant to Section 7.11 of County Ordinance No. 348. The Final Plan of Development shall contain the following elements:

A. The site's precise grading plan showing all lots, building footprints, setbacks, yard spaces, fences, and the floor plan and elevation assignment for each lot.

B. Construction plans of all dwelling units within the subdivision. The plans shall be in a form suitable for submission to the Department of Building and Safety for plan review.

C. A typical mechanical plan showing the location and placement of mechanical equipment for each dwelling.

50.PLANNING. 7 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 8 MAP - ECS SHALL BE PREPARED RECOMMND

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

50.PLANNING. 9 MAP - ECS AFFECTED LOTS RECOMMND

The following note shall be placed on the FINAL MAP:
"Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department - Survey Division, in E.C.S. Book ____, Page ____. This affects Lot Nos. 1 through 206."

50.PLANNING. 10 MAP - ECS EXHIBIT RECOMMND

The constrained areas shall conform to the approved Exhibit E, Environmental Constraints Exhibit, and shall be mapped and labeled on the Environmental Constraint Sheet to the satisfaction of the Planning Department.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 11 MAP - CV REC AND PARK DISTRICT RECOMMND

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

50.PLANNING. 12 MAP*- CC&R RES CSA COM. AREA RECOMMND

The land divider shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded and unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for review and approval, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

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

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

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 12

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

RECOMMND

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

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

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

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owner's association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '___', attached hereto. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area', or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall ~~have the~~ right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 12 MAP*- CC&R RES CSA COM. AREA (cont.) (cont.) RECOMMND

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

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

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

50.PLANNING. 13 MAP*- CC&R RES POA COM. AREA RECOMMND

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

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

2. One (1) copy AND one (1) original, wet signed,

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 13

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

RECOMMND

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

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

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

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

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

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

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 13 MAP*- CC&R RES POA COM. AREA (cont.) (cont.) RECOMMND

who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

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

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

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

50.PLANNING. 14 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

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

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 15 MAP - FEE BALANCE RECOMMND

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

50.PLANNING. 18 MAP - FINAL DESIGN MANUAL RECOMMND

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

50.PLANNING. 19 MAP- LC LNDSCP COMMON AREA RECOMMND

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

- 1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.
- 2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).
- 3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

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

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50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 1 MAP - IMP PLANS RECOMMND

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

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

50.TRANS. 2 MAP - OFF-SITE INFO RECOMMND

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

50.TRANS. 5 MAP - EASEMENT/SUR RECOMMND

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

50.TRANS. 7 MAP - STRIPING PLAN RECOMMND

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

50.TRANS. 8 MAP - STREET NAME SIGN RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 11 MAP - LANDSCAPING RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be improved within Palm Vista Street, Los Alamos Street. Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance to be annexed to County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 13 MAP - SOILS 2 RECOMMND

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

50.TRANS. 14 MAP - INTERSECTION/50' TANGENT RECOMMND

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

50.TRANS. 16 MAP - STREET SWEEPING RECOMMND

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

50.TRANS. 17 MAP - STREETLIGHT PLAN RECOMMND

A separate street light plan is required for this project.

Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 18

MAP - STREET LIGHTS-CSA/L&LMD

RECOMMND

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

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

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

50.TRANS. 19

MAP-PARKWAY TREES/INTER.STREET

RECOMMND

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

50.TRANS. 20

MAP - LANDSCAPING APP. ANNEX

RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 26 MAP- CORNER CUT-BACK I/SUR RECOMMND

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

50.TRANS. 30 MAP- UTILITY PLAN RECOMMND

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

50.TRANS. 35 MAP -IMPROV & DEDICATION SCH A RECOMMND

Palm Vista Street is designated as a Major Highway on the Circulation Element of the General Plan and shall be improved with 58-foot part-width AC pavement including 8-foot graded shoulder on westerly side (southbound) of Palm Vista Street, curbed and landscaped median and 8-inch concrete curb and gutter within the 78-foot part-width dedicated right-of-way in accordance with City of Rancho Mirage Standard No. 103 (76'/100') and 13-foot landscaped easement within the parkway area.

Los Alamos Street is designated as an Arterial Highway on the Circulation Element of the General Plan and shall be improved with 65-foot part-width AC pavement including curbed and landscaped median, 8-foot graded shoulder on easterly side (northbound) of Los Alamos Street and 8-inch concrete curb and gutter within the 85-foot part-width dedicated right-of-way in accordance with City of Rancho Mirage Standard No. 102 (86'/ 110') and 13-foot landscaped easement within the parkway area.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 38

MAP - OFF-SITE ACCESS 2

RECOMMND

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for two paved access roads to a paved and maintained road. Said access roads shall be constructed with 32-feet of A.C. pavement within a 60-foot dedicated right-of-way in accordance with County Standard No. 106, Section A (32'/60') at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the southerly extension of Palm Vista Street to Ramon Road and the southerly extension of Los Alamos Street to Ramon Road as approved by the Transportation Department.

The developer shall provide written assurance(s) from the owner(s) of the property underlying the off-site improvement/alignment that sufficient right-of-way/easement to construct the temporary secondary/off-site access road will be provided as approved by the Transportation Department.

50.TRANS. 39

MAP - IMPROVEMENTS

RECOMMND

All internal private streets shall be improved in accordance with County Draft Standard No. 105, Section "A" modified with wedge curb measuring 36-feet from flow line to flow line as approved by the Transportation Department. Standard 5-foot wide concrete sidewalk shall be installed within a separate easement as follows, Streets "A" & "B" shall have sidewalk on both sides of the street, Streets "C" through "L" and Streets "N" & "O" shall not include sidewalk, Streets "I" & "M" shall have sidewalk on one side that is adjacent to the retention basin as approved by the Transportation Department.

The streets designated as Street "A" and Street "B" provide gated access from Palm Vista Street and Los Alamos Street respectively and shall be improved in accordance with County Standard No. 105, Section "A" modified, in addition to the above, to include widening at the entry, wedge curb transitioning to Type A-6 curb, Standard No. 200, a center

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50. PRIOR TO MAP RECORDATION

50.TRANS. 39 MAP - IMPROVEMENTS (cont.) RECOMMND

median, a minimum of 50-feet of vehicular ~~stacking distance~~ from the gate control mechanism and a turn around area as approved by the Transportation Department.

Wedge curb shall be installed along all private streets within the land division as approved by the Transportation Department. Wedge curb shall transition to Type A-6 curb at the intersection of the private streets and the public streets as approved by the Transportation Department.

Standard cul-de-sacs, off-set cul-de-sacs and knuckles shall be used throughout the land division in accordance with Standards 800, 800(A) and 801 modified to accommodate wedge curb as approved by the Transportation Department.

50.TRANS. 40 MAP - PRIVATE STREET MAINTENAN RECOMMND

Prior to map recordation the developer shall provide evidence of continuous maintenance as approved by the Transportation Department, Planning Department and County Counsel.

50.TRANS. 41 MAP-FINAL MAP DRAIN EASEMENT 1 RECOMMND

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to Transportation Department prior to recordation of the final map. The project proponent shall delineate and record all drainage easements to the benefit of the public and agencies for flood control purposes unless otherwise agreed to by the Director of Transportation. A note shall be placed on the final map identifying and describing the easements as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed." The project proponent shall also delineate and record that all the drainage easement will be maintained by the property owner(s).

50.TRANS. 42 MAP-FINAL MAP DRAIN EASEMENT 2 RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 43 MAP-FINAL MAP DRIAN EASEMENT 3 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 stations, lift stations and other facilities. The project proponent may be required to install these facilities and provide land and/or easement on which some of these facilities will be located. These sites shall be shown on the parcel map as lots and/or easement to be deeded to Coachella Valley Water District for such purpose.

50.TRANS. 44 MAP - TS/DESIGN RECOMMND

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

Palm Vista Drive (NS) at Ramon Road (EW)

with no fee credit.

or as approved by the Transportation Department.

50.TRANS. 45 MAP - TS/GEOMETRICS RECOMMND

The intersection of Date Palm Drive (NS) at Ramon Road (EW) shall be improved to provide the following geometrics:

- Northbound: two left-turn lanes, two through lanes, one right-turn lane
- Southbound: one left turn lane, two through lanes, one right-turn lane
- Eastbound: one left-turn lane, three through lanes, one right-turn lane
- Westbound: one left-turn lane, three through lanes, one right-turn lan

The intersection of Palm Vista Drive (NS) at Ramon Road (EW) shall be improved to provide the following geometrics:

- Northbound: N/A
- Southbound: one left turn lane, ~~one right turn lane~~
- Eastbound: one left-turn lane, three through lanes, one right-turn lane
- Westbound: three through lanes

or as approved by the Transportation Department.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 45

MAP - TS/GEOMETRICS (cont.)

RECOMMND

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 6

MAP-G1.4 NPDES/SWPPP

RECOMMND

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

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

60.BS GRADE. 8

MAP-G2.3SLOPE EROS CL PLAN

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 9 MAP-G2.7DRNAGE DESIGN Q100 RECOMMND

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

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

60.BS GRADE. 10 MAP-G2.11DR WAY XING NWC RECOMMND

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

60.BS GRADE. 11 MAP-G2.12SLOPES IN FLOODWAY RECOMMND

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

60.BS GRADE. 12 MAP-G2.14OFFSITE GDG ONUS RECOMMND

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

60.BS GRADE. 13 MAP-G2.15NOTRD OFFSITE LTR RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 MAP-G2.16 REC'D ESMT REQ'D RECOMMND

A recorded easement is required for off site drainage facilities.

60.BS GRADE. 15 MAP-G2.17 LOT TO LOT DRN ESM RECOMMND

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

60.BS GRADE. 16 MAP-G2.21 POST & BEAM LOT RECOMMND

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

60.BS GRADE. 17 MAP* PM 10 CLASS REQUIRED RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 4 GEN*- CULTURAL RESOURCES PROFE RECOMMND

As a result of information contained in PD-A4372 prepared for this proposed project, archaeological monitoring shall be required.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 GEN*- CULTURAL RESOURCES PROFE (cont.) RECOMMND

the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

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

NOTE:

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

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

60.PLANNING. 5 GEN- TRIBAL MONITOR RECOMMND

As a result of communications from the Ramona Band of Cahuilla Indians and the Agua Caliente Band of Cahuilla Indians, tribal monitoring shall be required for this project.

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

The Tribal Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5 GEN- TRIBAL MONITOR (cont.)

RECOMMND

in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

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

NOTE:

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

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

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

4)The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the tribal interest groups has not been met.

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

60.PLANNING. 6 MAP - CVWD CLEARANCE

RECOMMND

A clearance letter from the Coachella Valley Water District shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated December 20, 2007, summarized as follows: Plans for grading, landscaping, and irrigation systems shall be submitted to the District for review.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7 MAP - FEE BALANCE RECOMMND

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

60.PLANNING. 8 MAP - PM10 MITIGATION PLAN RECOMMND

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

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

60.PLANNING. 9 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until Change of Zone No. 6987 has been approved and adopted by the Board of Supervisors and has been made effective.

TRANS DEPARTMENT

60.TRANS. 1 MAP - 10-YR & 100-YR ST CONVEY RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 2 MAP - DRAINAGE SUBMIT PLANS 1 RECOMMND

The developer shall comply with Riverside County Ordinance 458.12 as amended in the preparation of on-site flood protection. The developer shall submit plans for grading, landscaping, and irrigation systems, any other necessary documentation along with supporting hydrologic and hydraulic calculations to Riverside County Transportation Department for review and approval. The developer shall pay all fees as required by Riverside County Transportation Department.

60.TRANS. 3 MAP - DRAINAGE SUBMIT PLANS 2 RECOMMND

The developer shall submit plans for grading, landscaping, and irrigation systems to Coachella Valley Water District for review and approval. This review is for ensuring efficient water management.

60.TRANS. 4 MAP - RETENTION BASINS RECOMMND

Per drainage study for tentative tract 32463 (Date January 2008), the developer's engineer has calculated that the stormwater runoff from the 100-year storm event is the following:

Main Retention Basin (Drainage area "A", 46.4 acres)			
100-Year Storm event	3-hr	6-hr	24-hr
	duration	duration	duration
Developed Volume-(ac-ft)	3.7	4.5	5.8
Northeast Retention Basin (Drainage area "B", 29.7 acres)			
100-Year Storm event	3-hr	6-hr	24-hr
	duration	duration	duration
Developed Volume-(ac-ft)	2.4	2.9	3.7

The developer proposes 5.8 ac-ft retention capacity for the main retention basin and 3.7 ac-ft retention capacity for the northeast retention basin, thus to contain on site the 100-year storm event for the worst case generated by the 3, 6, and 24-hour durations.

The main retention basin will be located on Lot F (3.3 acres) with bottom elevation of 275.7 and 100-year water surface elevation of 278.6, and side slope of 5 to 1

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 4 MAP - RETENTION BASINS (cont.) RECOMMND

(horizontal to vertical). The proposed retention capacity for the main retention basin is 5.8 acre-feet.

The northeast retention basin will be located on Lot H (1.24 acres) with bottom elevation of 263.7 and 100-year water surface elevation of 268.7, and side slope of 5 to 1 (horizontal to vertical). The proposed retention capacity for the northeast retention basin is 3.7 acre-feet.

Thus, per the calculations and planned retention capacity, the developer will have provided large enough retention capacity to retain on site the stormwater runoff from the 100-year storm event.

60.TRANS. 5 MAP - WATER QUALITY MGMT PLAN RECOMMND

The developer shall submit Water Quality Management Plans (WQMP) to Riverside County Flood Control & Water Conservation District and Transportation Department for review and approval.

70. PRIOR TO GRADING FINAL INSPECT

BS GRADE DEPARTMENT

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

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

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

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70. PRIOR TO GRADING FINAL INSPECT

TRANS DEPARTMENT

70.TRANS. 1 MAP - EROSION CONTROL RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

B&S DEPARTMENT

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

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

PLANNING DEPARTMENT

80.PLANNING. 1 MAP- LC LANDS PROJECT SPECIFIC RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

a. LINEAR DEEP ROOT BARRIER TO BE INSTALLED FOR ANY TREES WITHIN 6' FROM ANY HARDSCAPE

80.PLANNING. 2 MAP - CONFORM FINAL SITE PLAN RECOMMND

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

80.PLANNING. 3 MAP - SCHOOL MITIGATION RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 4 MAP - FEE BALANCE

RECOMMND

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

80.PLANNING. 5 MAP - WALLS/FENCING PLANS

RECOMMND

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

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

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

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

80.PLANNING. 6 MAP - MODEL HOME COMPLEX

RECOMMND

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

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

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 6 MAP - MODEL HOME COMPLEX (cont.)

RECOMMND

2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaanent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
7. Provide a Model Home Complex landscape and irrigation plan.

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

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

80.PLANNING. 7 MAP - ENTRY MONUMENT PLOT PLAN

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 7

MAP - ENTRY MONUMENT PLOT PLAN (cont.)

RECOMMND

approval.

The plot plan shall contain the following elements:

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

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

80.PLANNING. 8

MAP - FINAL SITE PLAN

RECOMMND

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

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

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

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 8

MAP - FINAL SITE PLAN (cont.)

RECOMMND

2. Each model floor plan and elevations.(all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.
5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.
6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.
7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 9 MAP - DUAL AIR COOL SYSTEMS RECOMMND

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

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

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

80.PLANNING. 10 MAP - ACOUSTICAL STUDY RECOMMND

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the Environmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

80.PLANNING. 11 MAP- LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS, in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:
1) Landscape and irrigation working drawings "stamped" by a

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 11 MAP- LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

California certified landscape architect;

2) Weather based controllers and necessary components to eliminate water waste;

3) A copy of the "stamped" approved grading plans; and,

4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1) Identification of all common/open space areas;

2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;

3) Shading plans for projects that include parking lots/areas;

4) The use of canopy trees (24" box or greater) within the parking areas;

5) Landscaping plans for slopes exceeding 3 feet in height;

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

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

NOTE:

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

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

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

PROJECT MAP Tract #: TR32463

Parcel: 670-230-006

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 12

MAP- LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

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

80.PLANNING. 13

USE - WASTE MGMT. CLEARANCE

RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated July 7, 2004, summarized as follows: Green waste generated by the project should be kept separate from other waste types and either be composted onsite or directed to local wood grinding and/or composting operations.

TRANS DEPARTMENT

80.TRANS. 1

MAP - TUMF

RECOMMND

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

CT MAP Tract #: TR32463

Parcel: 670-230-006

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 MAP - DRAIN EASEMENT RECOMMND

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). All the legals and plats for drainage easement shall be submitted to the County Surveyor's office to be reviewed and recorded.

90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

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

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

90.B&S. 2 BP*FEMA FORM APPRVL REQUIRED INEFFECT

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

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

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

FIRE DEPARTMENT

90.FIRE. 1 MAP-#45-FIRE LANES RECOMMND

The applicant or developer shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

CT MAP Tract #: TR32463

Parcel: 670-230-006

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 2 GEN - CULTURAL RESOURCES RPT RECOMMND

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

90.PLANNING. 3 MAP - BLOCK WALL ANTIGRAFFITI RECOMMND

The land divider/permit holder shall construct a six (6) foot high decorative block wall along the northerly, southerly, westerly, and easterly boundaries with any required drainage openings. The required wall shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

90.PLANNING. 4 MAP - QUIMBY FEES RECOMMND

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

90.PLANNING. 5 MAP - CONCRETE DRIVEWAYS RECOMMND

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

90.PLANNING. 6 MAP - FENCING COMPLIANCE RECOMMND

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

CT MAP Tract #: TR32463

Parcel: 670-230-006

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7 MAP- ROLL-UP GARAGE DOORS RECOMMND

All residences shall have automatic roll-up garage doors.

90.PLANNING. 8 MAP - HOME ADDRESS LIGHTING RECOMMND

Prior to final building inspection approval of EACH dwelling, a wall-mounted internally lighted address identification sign shall be prominently placed on the front of each dwelling unit in order to facilitate observation of the property's address from the street. The illumination source for the address identification sign shall be controlled by a photocell sensor or a timer.

NOTE: Reference Countywide Design Standards & Guidelines (1-13-04), p. 14.

90.PLANNING. 9 MAP - INTERIOR BLOCK WALLS RECOMMND

The land divider/permit holder shall construct six (6) foot high decorative block walls within the interior lots. Any interior block wall shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the land divider shall be provided to both the TLMA -Land Use Division and the Delevopment Review Division.

90.PLANNING. 10 MAP - DUAL AIR COOL SYSTEMS RECOMMND

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

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

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

CT MAP Tract #: TR32463

Parcel: 670-230-006

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 11 MAP- LC LNDSCOPE INSPECTION DEP RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 12 MAP- LC LNDSCP INSPCT REQMENTS RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a PRE-INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 13 MAP- LC COMPLY W/LNDSCP /IRRIG RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS,

CT MAP Tract #: TR32463

Parcel: 670-230-006

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 13 MAP- LC COMPLY W/LNDSCP /IRRIG (cont.) RECOMMND

landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

90.PLANNING. 14 USE - COMPLY W/ ACOUSTIC STUDY RECOMMND

The permit holder shall construct and design the project in compliance with the recommendations of an approved acoustical study, as reviewed and, as the case may be, modified by the eparment of Enviornmental Health, Office of Industrial Hygiene and approved by the Planning Department.

The permit holder may be requiried to submit to the Planning Department a written certification from a state licensed professional that the project was constructed in compliance with the recommendations of the approved acoustical study.

The Planning Department may require further inspection by county staff to assure project compliance with this condition of approval.

TRANS DEPARTMENT

90.TRANS. 1 MAP - 80% COMPLETION RECOMMND

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

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks

TRACT MAP Tract #: TR32463

Parcel: 670-230-006

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1

MAP - 80% COMPLETION (cont.)

RECOMMND

and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 3

MAP - STREET SWEEPING

RECOMMND

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

PROJECT MAP Tract #: TR32463

Parcel: 670-230-006

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4 MAP - STREET LIGHTS INSTALL

RECOMMND

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

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

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

90.TRANS. 5 MAP - UTILITY INSTALL

RECOMMND

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

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

90.TRANS. 6 MAP - GRAFFITI ABATEMENT

RECOMMND

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

90.TRANS. 8 MAP - LANDSCAPING

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District N. 89-1-Consolidated, County Service Area and/or Assessment District as approved by the Transportation Department for continuous landscape

PROJECT MAP Tract #: TR32463

Parcel: 670-230-006

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 MAP - LANDSCAPING (cont.) RECOMMND

maintenance within for continuous landscape maintenance within public road rights-of-way, in accordance with Ordinance 461.

90.TRANS. 9 MAP - DRAINAGE IMPROV COMPLETE RECOMMND

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

90.TRANS. 10 MAP - EASEMENT FOR DRAINAGE RECOMMND

The developer will prepare and record easements for drainage purposes to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded on final map and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

All the legals and plats for drainage easements shall be reviewed and recorded by the County Surveyor's office prior to occupancy.

90.TRANS. 11 MAP - OWNER MAINTENANCE NOTICE RECOMMND

The owner of the project site shall be responsible for the maintenance of the drainage facility. A viable maintenance mechanism acceptable to the County should be provided for retention systems. The owner/developer shall obtain approval from Riverside County Transportation Department regarding the maintenance of the retention systems. These maintenance wording shall be shown on the title sheet of improvement plans.

90.TRANS. 12 MAP - TS/INSTALLATION RECOMMND

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

Palm Vista Drive (NS) at Ramon Road (EW)

with no fee credit.

07/22/10
13:12

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 61

CT MAP Tract #: TR32463

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 12 MAP - TS/INSTALLATION (cont.) RECOMMND

or as approved by the Transportation Department.

90.TRANS. 13 MAP - TS/INTERCONNECT RECOMMND

The project proponent shall be required to provide traffic signal interconnect between the traffic signal at Palm Vista Drive (NS) at Ramon Road (EW) to the signal at Los Alamos Road (NS) and Ramon Road (EW).

or as approved by the Transportation Department.



Dedicated to delivering state-of-the-art occupational and environmental consultation to businesses, governmental agencies and communities of Riverside County

Date: June 8, 2009
To: Maurice Burrows
Riverside County Planning Department
38686 El Cerrito Road
Palm Desert California 92211
Fax: (760) 863-7555

From: Steven D. Hinde, REHS, CIH ^{SA}
Senior Industrial Hygienist
Department of Public Health
Office of Industrial Hygiene
P.O. BOX 7600
Riverside, California 92513-7600
Phone: (951) 358-5050
Fax: (951) 358-5443

Report written by: Steven D. Hinde, REHS, CIH
Senior Industrial Hygienist

Project Reviewed: Tentative Tract No. 32463

Reference Number: 96370

Applicant: Sam Veltri
SunCal Companies
2392 Morse Ave.
Irvine, CA 92614

Noise Consultant Urban Crossroads
41 Corporate Park, Suite 300
Irvine, CA 92606

Review Stage: First Review

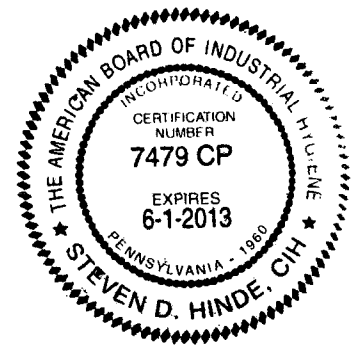
Information Provided: Tentative Tract Map 32463, Preliminary Noise Study, County of Riverside, California" dated August 7, 2007
JN:04983-02

COPY

RECEIVED

JUN 15 2009

Riverside County
Planning Department
Desert Office



Noise Standards:

1. The "Noise Element" section of the Riverside County General Plan states "to avoid future noise hazard, the maximum capacity design standard (average daily trips) for highways and major roads" (including airports) "shall be used for determining the maximum future noise level" or, in the case of freeways and airports, the projected conditions for 20 years in the future may be used.
2. The interior noise levels in residential dwellings shall not exceed 45 Ldn (CNEL).
3. The exterior noise level shall not exceed 65 Ldn.

Highway Prediction Model:

Using FHWA RD 77-108 Highway Traffic Prediction Model, the noise consultant shall estimate noise impacts (Ldn) from the Highways (design capacity "C" Level of Service).

Acoustical Parameters for County Highways:

1. Average daily traffic (ADT) design capacity of 20,700 assumed for Palm Vista Street and Los Alamos Street (the County General Plan classifies Juniper Flats Road and Watson Road as "Secondary" roadway. Palm Vista Street and Los Alamos Street quoted from the "Western Coachella Valley Area Plan Circulation, Figure 7, dated 10/07/03".
2. Truck/Auto Mix as follows (Riverside Co. Road Department):

For Secondary highways

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	97.2	73.6	13.6	10.22
Med. Truck	1.87	0.9	0.04	0.9
Heavy Truck	0.74	0.35	0.04	0.35

3. Traffic Speed of 40 MPH.
4. The distance from the center of Palm Vista Street and Los Alamos Street to the nearest building face is estimated to be 70 feet.
5. Modeling for Palm Vista Street and Los Alamos Street was done using a "hard site" assumption.
6. The standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.

7. Barrier calculations based on receptor at 10 feet from the barrier and at a 5 foot elevation for wall barrier height at or less than six feet. However, a receptor placement of 3-foot elevation is required when a wall barrier height is greater than six feet.
8. Interior calculations based on receptor at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.

Findings:

The consultant's report is adequate. Based on our calculations the wall heights recommended should provide sufficient attenuation to reduce exterior roadway noise levels to below 65 Ldn.

Recommendations:

1. The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

Five foot high (noise barriers) masonry block walls shall be constructed along western site boundary (**Palm Vista Street**) of lots 1 through 10, 112 & 113 of T.T. 32463.

Five foot high (noise barriers) masonry block walls shall be constructed along eastern site boundary (**Los Alamos Street**) of lots 140 through 149 of T.T. 32463.

Six foot high (noise barriers) masonry block walls or combination berm and block wall shall be constructed along the northern property line of the site boundary of lots 32 through 37 of T.T. 32463.

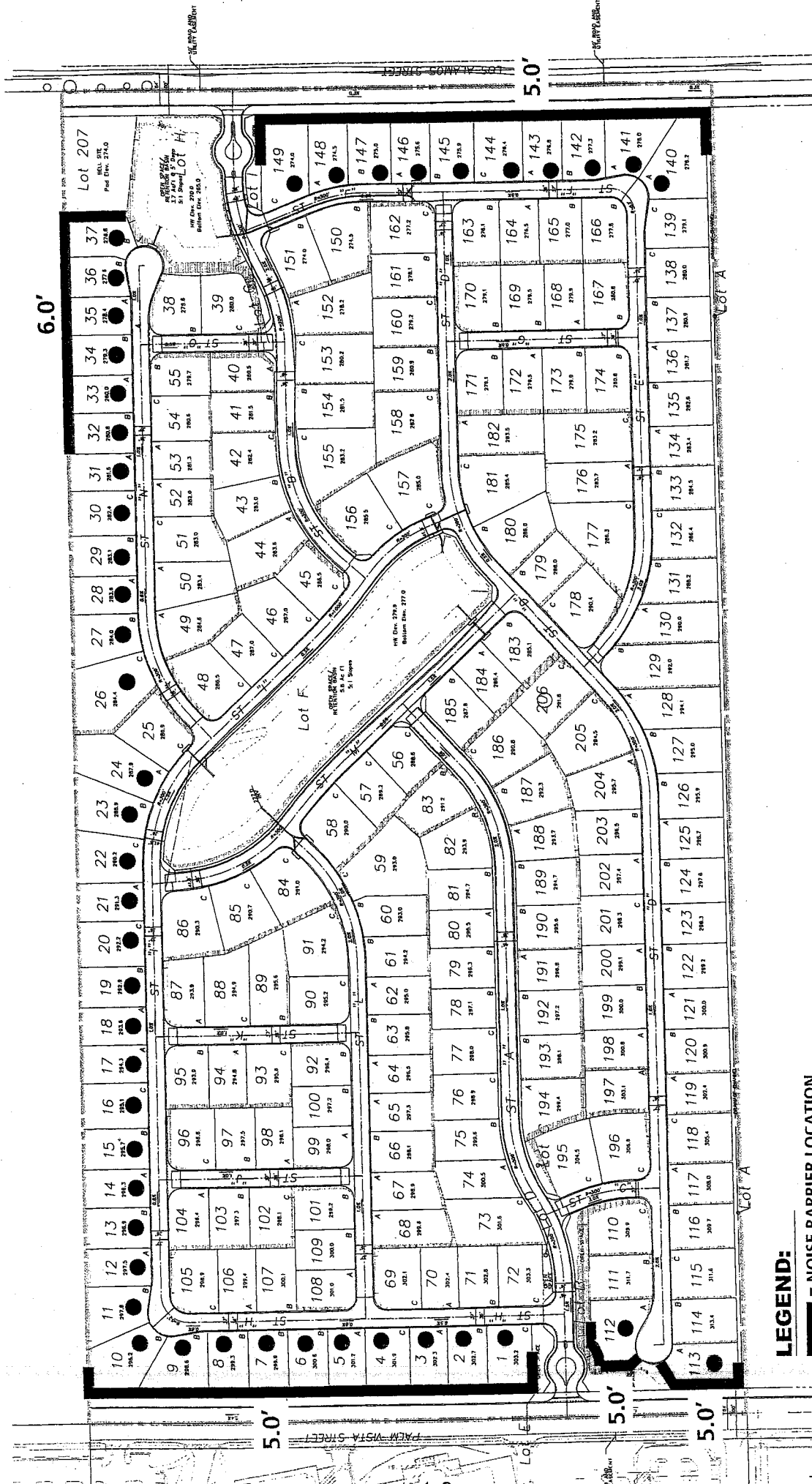
(Height taken from page 1-2 of Acoustical Report, see attached map)

These walls shall be erected so that the top of each wall extends at least 5 to 6 feet (depending on location) above the pad elevation of the shielded lot. In cases where the road is elevated above the pad, the wall shall extend at least 5 to 6 feet (depending on location) above the highest point between the homes and the road.

2. Our Department must receive, review and approve an acoustical report addressing indoor noise impacts. The exterior unmitigated impact (second stories) for Palm Vista Street and Los Alamos Street is 68 Ldn. Home design must be shown to reduce interior noise to at or below 45 Ldn for those homes along Palm Vista Street and Los Alamos Street.

3. Provide "closed window" condition requiring mechanical ventilation for lots 1 – 37, 112, 113 & 140 - 149. In addition, they should be provided with weather stripped solid core exterior doors and exterior wall/roof assemblies should be free of cut outs and openings.
4. The applicant shall pay review fees (prior to pulling your building permits) to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists.

EXHIBIT 1-A SUMMARY OF RECOMMENDATIONS



LEGEND:

- = NOISE BARRIER LOCATION
- = MINIMUM NOISE BARRIER HEIGHT (IN FEET)
- = LOT REQUIRING MECHANICAL VENTILATION, CLOSED WINDOWS CONDITION AND STANDARD DUAL-GLAZED WINDOWS WITH AN STC OF 26.



**AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY**



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FEB 01 2010

Riverside County
Planning Department
Desert Office

CHAIR
Simon Housman
Rancho Mirage

January 25, 2010

VICE CHAIRMAN
Rod Ballance
Riverside

Jay Olivas, Urban Regional Planner IV
Riverside County Planning Department
Palm Desert Office

MAIL STOP #4005

COMMISSIONERS

Arthur Butler
Riverside

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1007PS09

Related File No.: CZ06987 (Change of Zone), TR32463 (Tentative Tract Map)

Robin Lowe
Hemet

APN: 670-230-006

John Lyon
Riverside

Dear Mr. Olivas:

Glen Holmes
Hemet

On January 14, 2010, the Riverside County Airport Land Use Commission (ALUC) found the above-referenced Change of Zone **CONSISTENT** with the 2005 Palm Springs Airport Land Use Compatibility Plan, and found the above-referenced Tentative Tract Map **CONSISTENT** with that Plan, subject to the following conditions:

Melanie Fesmire
Indio

CONDITIONS:

STAFF

Director
Ed Cooper

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing, and shall comply with the requirements of Ordinance No. 655.

John Guerin
Barbara Santos

2. The following uses shall be prohibited:

(a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

(b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features and production of cereal grains, sunflower, and row crops.)

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3. The attached notice shall be provided to all potential purchasers and tenants, and shall be recorded as a deed notice.

County Administrative Center
4080 Lemon St., 9th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

4. Stormwater retention basins and bio-swales shall be designed to remain totally dry between rainfalls and shall not be designed to provide a maximum detention period exceeding 48 hours. Vegetation in and around such basins or swales that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

Should you have any questions regarding this action, please contact John Guerin at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



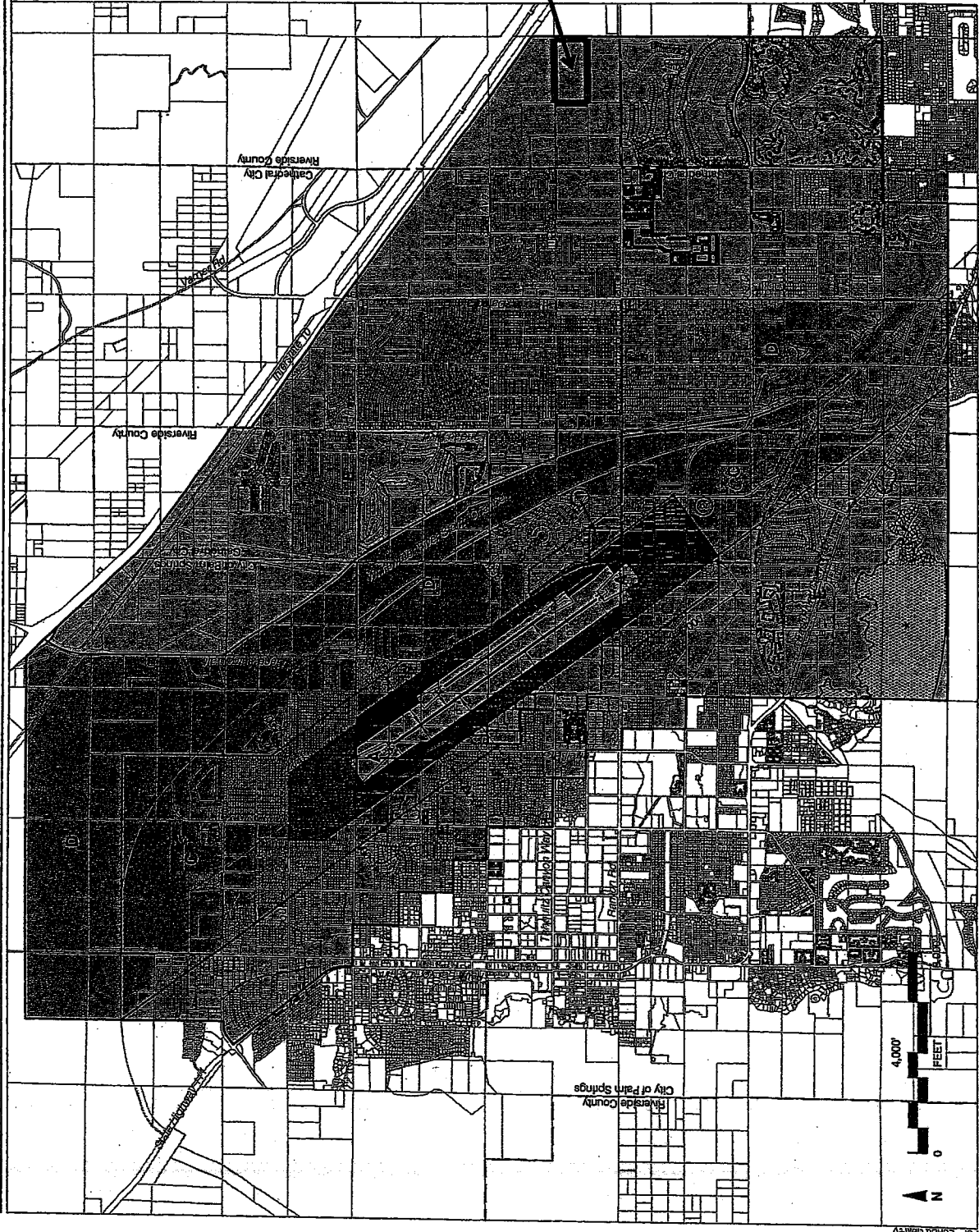
Edward C. Cooper, Director

Cc: ALUC Staff
Adkan Engineers
SCC Rancho Mirage, LLC
Thomas Nolan, Executive Director of Aviation, City of Palm Springs/PSIA

Y:\ALUC\Palm Springs\ZAP1007PS09. LTR.doc

● NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influent area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



Legend

Compatibility Zones

- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E
- Height Review Overlay Zone

Boundary Lines

- Airport Property Line
- City Limits

Notes

All dimensions measured from runway ends and centerlines.
 DT = Displaced Threshold
 See Chapter 2, Table 2A for compatibility criteria associated with this map.
 (4) See Policy PS.2.1.

PROPOSED SITE

Riverside County
 Airport Land Use Commission
 Riverside County
 Airport Land Use Compatibility Plan
 Policy Document
 (Adopted March 2005)

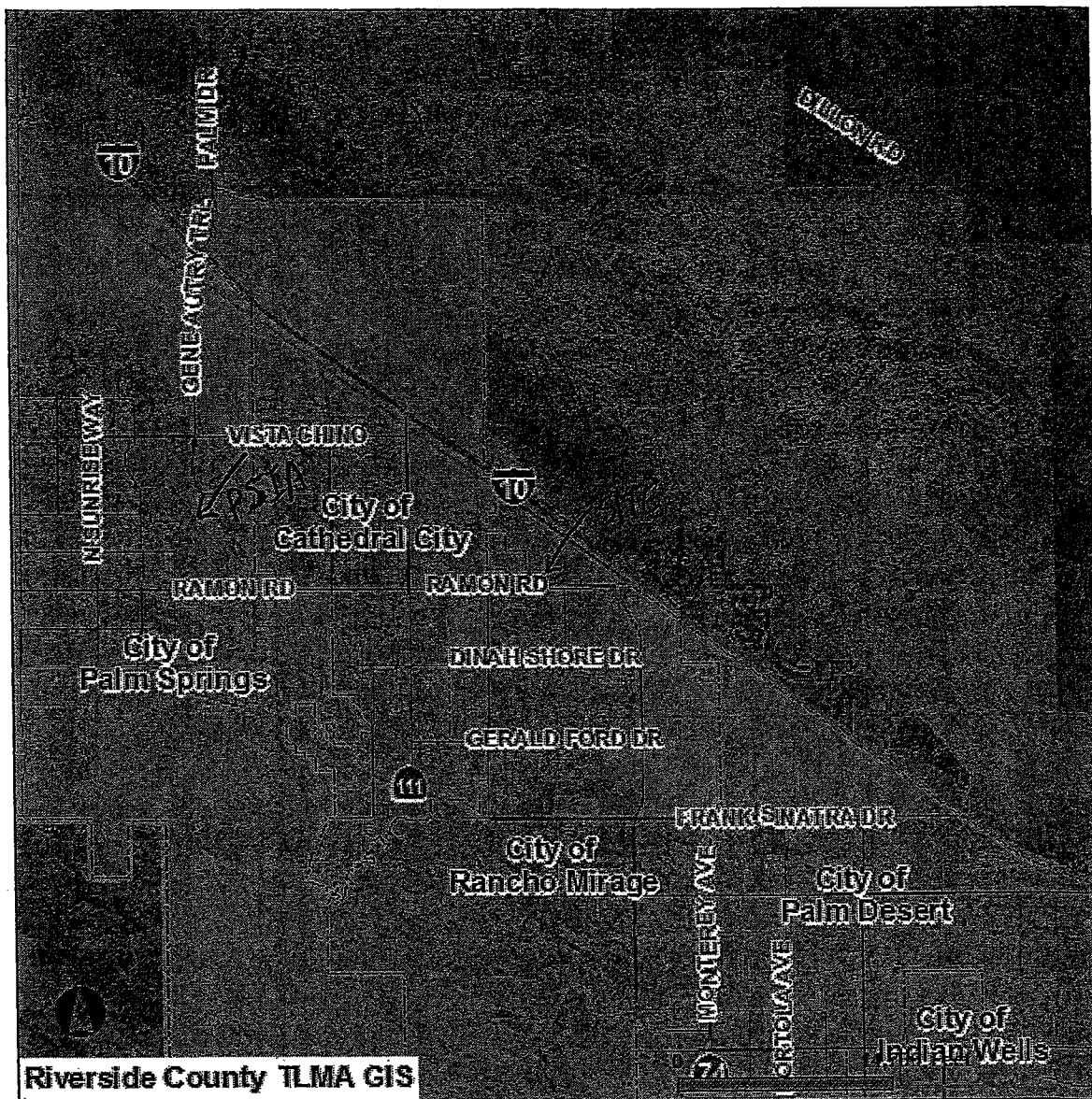
Map PS-1

Compatibility Map
 Palm Springs International Airport



SC-COMPA 3/05/05

RIVERSIDE COUNTY GIS



Selected parcel(s):
670-230-006

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Tue Dec 15 14:27:03 2009

LAND DEVELOPMENT COMMITTEE

INITIAL CASE TRANSMITTAL

RIVERSIDE COUNTY PLANNING DEPARTMENT - DESERT OFFICE

RECEIVED

DEC 18 2009

38-686 El Cerrito Road
Palm Desert, CA 92211

Orig/e-ml G. Celehar-Bauer
e-ml T. Demissie, D. Charlton
M. Johnson

12/21/09
ma

DATE: December 18, 2009

File: 0163.1 @ 040514-4

TO:

Transportation Dept.
Environmental Health Dept.
Fire Department
Riv. Co. Dept. of Bldg. & Safety - Grading
Riv. Co. Environmental Programs Department
Riv. Co. Landscape Programs Dept.

Regional Parks & Open Space District
P.D. Geology/Paleontology Section - D. Jones
P.D. Archaeology Section - L. Mouriquand
Riv. Co. Industrial Hygiene - Attn: S. Hinde
Riv. Co. Sheriff's Dept. - Palm Desert Office
Coachella Valley Water District

City of Rancho Mirage
City of Cathedral City
Agua Caliente Band of Cahuilla Indians
Desert File / Central Files

TENTATIVE TRACT MAP NO. 32463, AMENDED NO. 2 - EA39616 - 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 DU/AC) - Location: Easterly of Da Vall Road, northerly of Ramon Road - 80 Gross Acres - Zoning: Controlled Development Areas - 20 Acre Minimum (W-2-20) - REQUEST: The tentative tract map is a Schedule A which proposes to divide 80 acres into 206 single family residential lots. - APN: 670-230-006 - Concurrent Cases: CZ06987, EA39616, CFG03094, and GEO01345. - Related Case: None

PLEASE NOTE: Exhibit M (Design Manual) will only be transmitted to: Transportation, E. Health, Fire Dept., Building & Safety: Grading, Landscape Department, EPD, County Regional Parks, P.D. Geology Division, P.D. Archaeology Division & Coachella Valley Water District.

Please review the attached Amended map(s) and/or exhibit(s): **AMENDED NO. 2 EXHIBIT & EXHIBIT M**, for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending January 14, 2010 LDC Comment Agenda deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact Jay Olivas, (760) 863-8277, or e-mail at jolivas@rctlma.org / MAILSTOP #4035

COMMENTS:

Jay
please see enclosed District's letter dated 12/20/07 for TTM No. 32463. The conditions stated in the letter are also applicable to TTM No. 32463, Amended No. 2

DATE: 12/21/09

SIGNATURE: 

PLEASE PRINT NAME AND TITLE: Tesfaye Demissie, Associate Engineer

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

V:\11_PLANNING Primary Folder\LDC AGENDAS\TRANSMITTAL SHEETS\2010\1. JANUARY\01-14-10\COMMENT AGENDA\TR32463A2.TML.doc

TML: SCAN/SHRED

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41 SCANNED
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ESTABLISHED IN 1918 AS A PUBLIC AGENCY

COACHELLA VALLEY WATER DISTRICT

POST OFFICE BOX 1058 • COACHELLA, CALIFORNIA 92236 • TELEPHONE (760) 398-2651 • FAX (760) 398-3711

DIRECTORS:

PETER NELSON, PRESIDENT
PATRICIA A. LARSON, VICE PRESIDENT
TELLIS CODEKAS
JOHN W. McFADDEN
RUSSELL KITAHARA

OFFICERS:

STEVEN B. ROBBINS,
GENERAL MANAGER-CHIEF ENGINEER
MARK BEUHLER,
ASST. GENERAL MANAGER
JULIA FERNANDEZ, SECRETARY
DAN PARKS, ASST. TO GENERAL MANAGER
REDWINE AND SHERRILL, ATTORNEYS

December 20, 2007

File: 0163.1
0421.1
0721.1

RECEIVED

DEC 28 2007

Riverside County
Planning Department
Desert Office

Maurice Borrows
Riverside County Planning Department
38-686 El Cerrito Road
Palm Desert, CA 92211

Dear Mr. Borrows:

Subject: Tentative Tract Map No. 32463

This area is designated Zone C on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency (FEMA).

The county shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm.

This project lies within the Study Area Boundary of the Coachella Valley Water Management Plan (September 2002).

The District will provide domestic water and sanitation service to this area and such service will be subject to the satisfaction of terms and conditions established by the District and exercised from time-to-time, including, but not limited to, fees and charges, water conservation measures, etc.

The 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 stations, lift stations and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the tract map as lots and/or easements to be deeded to the District for such purpose.

This notice of domestic water and sanitation service availability can only be used and relied upon for the specific property for which it was issued and shall expire three (3) years from date of issuance.

Domestic water and sanitation service remains at all times subject to changes in regulations adopted by the District's Board of Directors including reductions in or suspensions of service.

Plans for grading, landscaping and irrigation systems shall be submitted to the District for review. This review is for ensuring efficient water management.

**TRUE CONSERVATION
USE WATER WISELY**

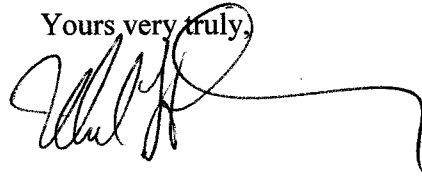
The project lies within the Upper Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.

All water wells owned or operated by an entity producing more than 25 acre-feet of water during any year must be equipped with a water-measuring device. A District Water Production Metering Agreement is required to ensure District staff regularly read and maintain this water-measuring device.

The groundwater basin in the Coachella Valley is in a state of overdraft. Each new dwelling unit contributes incrementally to the overdraft. The District has a Water Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan include supplemental imported water, source substitution and water conservation. The elements of this plan should be incorporated in the environmental mitigation plan for this development to reduce its negative impact on the Coachella Valley groundwater basin.

If you have any questions, please call Tyme Flatt, Stormwater Engineer, extension 2229.

Yours very truly,



Mark L. Johnson
Director of Engineering

cc: SunCal Companies
Coachella Division
74-130 Country Club Drive, Suite 101
Palm Desert, CA 92260

Majeed Farshad
Riverside County Department of Transportation
38-686 El Cerrito Road
Palm Desert, CA 92211

Monte Bowers, PE
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127-1624

Jeff Johnson
Riverside County Department of Public Health
38-686 El Cerrito Road
Palm Desert, CA 92211

TF:md\eng\sw\07\dec\ttm-32463

040514-4



RIVERSIDE COUNTY SHERIFF'S DEPARTMENT

Palm Desert Station

Stanley Sniff, Sheriff - Coroner

RECEIVED

JAN 11 2008

Riverside County
Planning Department
Desert Office

December 17, 2007

County of Riverside
Planning Department
4080 Lemon Street, 9th Floor
Riverside, California 92502

ATTN: Robert C. Johnson; Planning Director
RE: Parcel Map No. 32463 APN: 670-230-006

Thank you for the opportunity to comment on the precise plan to divide 80 acres of land into 274 single family residential lots. This project location was east of Da Vall Road, and north of Ramon Road in Rancho Mirage California.

Pre-Construction & Construction Phases:

Concerning the construction on parcel there should be a temporary chain link fence around the entire construction site. The valuable material and equipment at the construction site should be protected from theft and vandalism. I recommend a 6 foot high temporary chain link fence be erected around those areas. I would also recommend that a list of serial or license numbers of equipment and vehicles stored at this site be maintained at the builder's nearest office. This will allow Sheriff's personnel to obtain these numbers immediately for the reporting and recovery purposes. The builder's name, address and telephone number should be conspicuously posted at the construction site. Visibility into the construction site should not be blocked. Temporary lighting of sufficient wattage to illuminate the presence of any person on the site during the hours of darkness should be provided. A trespassing authorization letter should be completed by the builder and kept on file with the Sheriff's Department for possible future prosecution of trespassers.

Addressing:

Addressing numbers should be minimum height of 12 inches and illuminated during the hours of darkness. I also recommend the address numbers be painted on the roof of the building with 3'to 4' black or contrasting colors. This will assist law enforcement observers or air ambulance crewmembers in identifying the locations quicker in the event

of an emergency. The addressing numbers should also be very visible from the main streets of the buildings for a quicker response of assistance.

Alarm Service:

An alarm service is recommended for the buildings constructed on these parcels. An emergency contact record should be on file with the alarm company and the Riverside County Sheriff's Department, identifying persons who are available to respond to the buildings in the event of an emergency.

Private Security:

A private security company should be utilized during the hours of darkness to patrol the fenced in construction site. The patrol could start at 10:00 PM at night and end at about 5:00 AM when construction begins. That patrol would help in deterring people from entering the construction site without permission and reduce the occurrences of theft and vandalism.

Doors:

I recommend adequate security hardware, such as single cylinder dead-bolt locks, should be installed. Glass doors should have decorative wrought iron or metal backing to prevent burglars from breaking the glass and entering the buildings. Overhead roll-up doors should be secured from the inside by a cylinder lock or padlock, which cannot be defeated from outside the door.

Windows:

I recommend windows and glass doors contain rated burglary-resistant glazing or its equivalent be installed. The window type that attached to the frame is recommended. Absent any fire or building codes that require windows on the side or rear of the buildings, I recommend that windows only be constructed in the front of the buildings.

Roof Access:

The design for access to the roof should not have exterior ladders, equipment, or landscaping (i.e. trees) that can be used by unauthorized persons to climb up on the roof. Additionally any roof top vents should be reinforced with burglary resistant material in accordance with current fire and building codes.

Post Construction & Project Completion:

Lighting:

In the interest of the property owners, public safety and Sheriff's Department, I make the following recommendations. The monument signs should be well lighted during the hours of darkness. The parking lot area, driveway, sides of the buildings, recesses and grounds contiguous to buildings should be provided with lighting of sufficient wattage.

They should provide illumination to make clearly visible the presence of any person on or around the property during the hours of darkness. All exterior doors should have their own light source that will adequately illuminate entry/exit areas at all hours in order to make any person near the door clearly visible. Provide adequate illumination for persons entering and exiting the buildings.

Parking Lot:

I would recommend the installation of handicapped parking stalls in accordance with prevailing Riverside County and California State Building Codes. Also, specifically marked parking spaces for company officials should be eliminated. This reduces the ability of potential robbers or kidnapers identifying high profile executives. Pay phones could be installed throughout the location with illuminating light to help individuals that don't use or have access to a cellular phone.

Graffiti Prevention:

The surface of walls, buildings, logo monument, etc. should be covered with graffiti resistant surface composition, applied paint and/or shielding by defensive landscaping or plants. For example, plants with thorns or stickers.

Landscaping:

Landscaping should be of the type and situated in locations to maximize natural surveillance of the property while providing the desired degree of aesthetics.

CCTV Surveillance:

A digital CCTV surveillance system should be utilized to monitor areas on the property where cash or credit card transactions occur. I would recommend the CCTV system be of such quality that persons may be identified through direct viewing or later review of the recording system.

Trash Bins:

I recommend trash bins be enclosed and locked to prevent entry by unauthorized persons. Employees can access a key to open locked enclosures and bins.

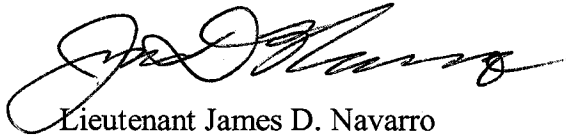
Fencing/Barriers:

Whenever possible, open fencing design such as wrought iron, tubular steel, or densely linked and heavy-posted chain-link should be utilized in order to maximize natural surveillance while establishing territoriality. Other barrier considerations include decorative cement planters, access control to high valued storage areas, locked cages, rooms and safes to store valuables. Fencing that will conceal any part of the buildings could be a location that an intruder might want to use as a possible staging area for crime.

Emergency Notification:

As these developments are completed and prior to the County of Riverside Planning Department granting occupancy, we respectfully request the occupants provide the Riverside County Sheriff's Department and Fire Department information regarding emergency notification. If you have any questions regarding this report and my recommendations, please call me at the office (760) 836-1600. If the developers or builders have any questions, I will consult with you so you can provide them with the answers.

Respectfully submitted

A handwritten signature in black ink, appearing to read 'James D. Navarro', written in a cursive style.

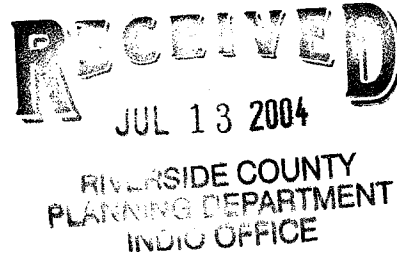
Lieutenant James D. Navarro
Riverside County Sheriff's Department



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

July 7, 2004



Jay T. Olivas, Project Planner
Riverside County Planning Department
82-675 Hwy. 111, Room 209
Indio, CA 92201

RE: Change of Zone No. 6987; Tentative Tract Map (TR) No. 32463
Proposal: Change the zone from W-2 to R-1; divide 80 acres into 274 single family residential lots
APN: 670-230-006

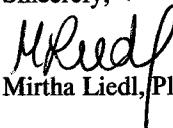
Dear Mr. Olivas:

The Riverside County Waste Management Department has reviewed the proposed project located east of Da Vall Road, north of Ramon Road, in the Cathedral City/Palm Desert Zoning District. The following comments are offered for your consideration:

1. The proposed project is located directly west and adjacent to the Palm Springs Landfill, an inactive landfill that operated as a solid waste disposal site until December of 1963. The County never owned or operated this site.
2. The project has the potential to impact landfill capacity from the generation of solid waste during the construction phase of the project and upon occupancy of the tract. The project proponent is encouraged to consider the following measures to help reduce the project's potential solid waste impacts and to help in the County's efforts to comply with State Law in diverting solid waste from landfill disposal:
 - a. Green waste generated by the project should be kept separate from other waste types and either composted onsite or directed to local wood grinding and/or composting operations.
 - b. The use of mulch and/or compost in the development and maintenance of landscape areas is recommended.
 - c. Construction and demolition waste should be reduced and/or diverted from landfill disposal by the use of onsite grinders or by directing the materials to recycling facilities.
2. Hazardous materials **are not** accepted at Riverside County landfills. Any hazardous wastes, such as paint, used during construction must be properly disposed at a licensed facility in accordance with local, state and federal regulations.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (909)486-3284.

Sincerely,


Mirtha Liedl, Planner

PD# 25807

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.

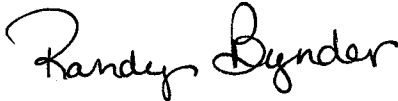
ADMINISTRATION	COMMUNITY DEVELOPMENT	FINANCE	HOUSING AUTHORITY	PUBLIC LIBRARY	PUBLIC WORKS
Tel. (760) 324-4511	Tel. (760) 328-2266	Tel. (760) 770-3207	Tel. (760) 770-3210	Tel. (760) 341-7323	Tel. (760) 770-3224
Fax. (760) 324-8830	Fax. (760) 324-9851	Fax. (760) 324-0528	Fax. (760) 770-3261	Fax. (760)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

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.

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

May 17, 2006

Mr. Maurice Borrows
Project Planner
County of Riverside
82-675 Hwy. 111, 2nd Floor
Indio, CA 92201

RECEIVED

MAY 19 2006

RIVERSIDE COUNTY
PLANNING DEPARTMENT
INDIO OFFICE

MORONGO
BAND OF
MISSION
INDIANS



A SOVEREIGN NATION

Re: Tribal Input on TR32463, Thousand Palms Area

Dear Maurice:

Thank you for sending the Morongo Band of Mission Indians (the "Tribe") a letter on the above referenced project seeking input from the Tribe.

The Tribe has no specific knowledge of any cultural resources, sacred or ceremonial sites on the property. As the Tribe understands it, the County has required a cultural resources survey on this project. The Tribe would like to request a copy of the cultural resources report upon its completion so that it may complete its analysis of the property. The Tribe may have additional comments after receiving and reviewing the report; however, in the interim, the Tribe would like to request that the following (or similar) conditions be placed upon the project:

- If human remains are encountered during grading and other construction excavation, work in the immediate vicinity shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5.
- In the event that Native American cultural resources are discovered during project development/construction, all work in the immediate vicinity of the find shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the overall project may continue during this assessment period.

If significant Native American cultural resources are discovered, for which a Treatment Plan must be prepared, the developer or his archaeologist shall contact the Morongo Band of Mission Indians ("Tribe")¹. If requested by the Tribe, the developer or the project archaeologist shall, in good faith, consult on the discovery and its

¹ The Morongo Band of Mission Indians realizes that there may be additional tribes claiming cultural affiliation to the area; however, Morongo can only speak for itself. The Tribe has no objection if the archaeologist wishes to consult with other tribes and if the condition is so revised to recognize other tribes.

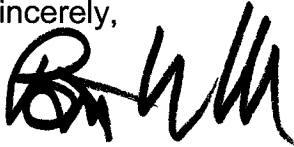
May 17, 2006
Mr. Maurice Borrows
County of Riverside
Page 2 of 2

disposition (e.g. avoidance, preservation, return of artifacts to tribe, etc.).

As you know, the first condition is merely a reiteration of State law; the second condition is also consistent with state law that prohibits knowingly destroying an archaeological site. Therefore, the Tribe does not believe the County would be averse to imposing these conditions. The Tribe has no objection if the County has some other wording for these types of standard conditions but they should have the same salient points as in the above stated conditions – especially the part about future consultation with the Tribe by the project archaeologist if significant inadvertent discoveries are made.

Thank you for contacting the Tribe. The Tribe looks forward to receiving a copy of the cultural resources report for the project at which time it will provide final consultation comments. If you have any questions, please contact me at (951) 755-5206 or Britt_wilson@morongo.org

Sincerely,

A handwritten signature in black ink, appearing to read 'Britt W. Wilson', written over a circular stamp.

Britt W. Wilson
Project Manager/Cultural Resources Coordinator

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION

January 16, 2008

Maurice Borrows
Project Planner
County of Riverside
38686 El Cerritos Road
Palm Desert, CA 92211

RECEIVED

JAN 22 2008

RIVERSIDE COUNTY
PLANNING DEPARTMENT
INDIO OFFICE

RE: Comments on TR 32463 and 32464, located in Riverside County, CA

Dear Mr. Borrows:

The Agua Caliente Band of Cahuilla Indians appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the County's planning process. The project referenced above is located within Reservation boundaries, specifically on Section 14, Township 4 South, Range 5 East. Our records indicate that one archaeological assessment has been conducted on the project area and no previously recorded archaeological resources have been identified on the subject property. Having reviewed our database, we have identified historic resources in the vicinity. Because of this, the Agua Caliente THPO requests the following:

1. Given that buried resources may be present beneath the ground surface, an Approved Cultural Resource Monitor(s) shall be present during all ground disturbing activities (archaeological testing/data recovery and construction related actions). Should buried cultural deposits be encountered, the Monitor shall have the authority to halt destructive construction and shall notify a qualified archaeologist to investigate and, if necessary, to prepare a treatment plan, for submission to the Agua Caliente THPO for approval.
2. In the event of an inadvertent archaeological discovery the Tribe requests destructive activities in the immediate vicinity to halt and the Tribe's THPO be notified. If necessary the developer will be required to hire a qualified archaeologist (meeting Secretary of Interior standards), to assess the find. If significant Native American cultural resources are discovered the archaeologist shall prepare a Treatment Plan for submission to the THPO for approval. Human remains encountered shall be handled consistent with the state law provisions and implementation. If requested by the Tribe, the developer or the project archaeologist shall, in good faith, consult on the discovery and its disposition (e.g. avoidance, preservation, return of artifacts to tribe, etc.).

Although no known burial ground or cemetery occurs on the project site the Tribe requests a commitment from the City and Developer regarding the treatment and disposition of human remains.

-
3. Should human remains be discovered during construction of the proposed project, the project contractor would be subject to the State law regarding the discovery and disturbance of human remains. In that circumstance destructive activity in the immediate vicinity shall halt and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5. If the remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) shall be contacted. The NAHC will make a determination of the Most Likely Descendent (MLD). The City and Developer will work with the designated MLD to determine the final disposition of the remains.

Please contact our offices for further information about Approved Cultural Resource Monitors. Again, the Agua Caliente Tribe appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760) 699-6907. You may also email me at ptuck@aguacaliente.net.

Cordially,



Patricia Tuck, Archaeologist
Tribal Historic Preservation Office
**AGUA CALIENTE BAND
OF CAHUILLA INDIANS**

c: Agua Caliente Cultural Register
Sarah Lopez, ACBCI Associate Planner

X:\CONSULTATIONS Letters\2008\External\On Reservation\RivCo_TR32463_01_15_08

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION OFFICE

May 23, 2006

Maurice Borrows, Project Planner
Riverside County Planning Department
82-675 Hwy 111
2nd Floor, Room 209
Indio, CA 92201

RECEIVED

JUN 05 2006

RIVERSIDE COUNTY
PLANNING DEPARTMENT
INDIO OFFICE

RE: Consultation/Review of Tentative Tract Map No. 32463, and Preliminary Grading Plan, APN 670-230-006, Agua Caliente Indian Reservation, Riverside County, CA


Dear Mr. Borrows:

The Agua Caliente Band of Cahuilla Indians appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in your project. The tract referenced above is within Reservation boundaries therefore, the Agua Caliente THPO requests the following:

1. A 100% cultural resources inventory of the area by a qualified archaeologist prior to any development activities in this area. A records check of the Agua Caliente Register does not show any recorded cultural sites within the proposed project area, but that does not mean they do not exist there. Please forward copies of any cultural resource documentation that might be generated in connection with these efforts to the Tribal Historic Preservation Office for review and comment.
2. An Approved Cultural Resource Monitor(s) must be present during any archaeological survey and/or any ground disturbing activities by the developer. Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt and the Monitor shall notify a Qualified (Secretary of the Interior's Standards and Guidelines) Archaeologist to investigate and, if necessary, prepare a mitigation plan for submission to the Agua Caliente Tribal Historic Preservation Officer.

Please contact our offices for further information about Approved Cultural Resource Monitors. Again, the Agua Caliente Tribe appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760) 883-1368. You may also email me at rbegay@aguacaliente.net.

Cordially,


Richard M. Begay
Director of Historic Preservation

AGUA CALIENTE BAND OF CAHUILLA INDIANS

c: Sonia Silvas, Permit Technician, ACBCI
Agua Caliente Cultural Register

P:\THPO\correspondence\2006\external projects\on reservation\rvdecty_TTM32463_5_23_06.doc

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL PLANNING & DEVELOPMENT

RECEIVED

January 11, 2008

JAN 14 2008

Maurice Borrows, Project Planner
County of Riverside
38686 El Cerritos Rd
Palm Desert, CA 92211

Riverside County
Planning Department
Desert Office

RE: Tentative Tract Map No. 32463 – SunCal Development, Inc.

Dear Mr. Borrows:

Thank you for the opportunity to review the above referenced project. The project is within the boundaries of the Reservation and as such is subject to requirements of the Tribal Habitat Conservation Plan (THCP) and the Tribal Historic Preservation Office (THPO). Planning Staff has notified the THPO of this project and there may be cultural resource issues in addition to the THCP mitigation measures and fees listed below.

According to the THCP, the project site is located within the Valley Floor Conservation Area (VFCA) and the Burrowing Owl Distribution Area (see Attachment A), which the Tribe has identified as a sensitive wildlife species and has made provisions for its protection (see Attachment B).

Therefore, the following requirements are to be imposed:

1. Prior to issuance of grading permits, the applicant shall pay to the Tribe the VFCA Mitigation Fee of \$2,371 per acre.
2. Prior to any ground or habitat disturbance associated with any Covered Project on the Reservation on a site which provides potential burrowing owl habitat, the Covered Project Proponent shall cause a pre-construction survey of the site to be conducted for presence of the species.
 - a. Surveys and relocation, if applicable, shall be conducted between September 1 and January 31 in accordance with the California Department of Fish and Game Staff Report on Burrowing Owl Mitigation (1995) (see Attachment C) or other then-current protocols as directed by the Tribe.
 - b. Owls should be excluded from burrows in the Development Envelope and within an appropriate buffer zone by installing one-way doors in burrow entrances or other technique as deemed appropriate. The biological monitor must ensure through appropriate means (e.g., monitoring for owl use, excavating burrows) that the burrows to be impacted are not being

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL PLANNING & DEVELOPMENT

used. The Tribe shall determine whether creation of artificial burrows is necessary as part of the relocation effort.

- c. Occupied burrows shall not be disturbed during the nesting season unless a qualified biologist verifies through non-invasive methods that either: (a) the birds have not begun egg laying and incubation; or (b) that juveniles from the occupied burrows are foraging independently and capable of independent survival.

If you have any questions I can be reached at (760) 883-1944.

Regards,



Sarah Lopez

Associate Planner

**AGUA CALIENTE BAND
OF CAHUILLA INDIANS**

C: Richard Begay, Director of Tribal Historic Preservation

*Enclosures

Attachment A – Map of Burrowing Owl Habitat

Attachment B – THCP Section 4.8.4.1(c): "Burrowing Owls"

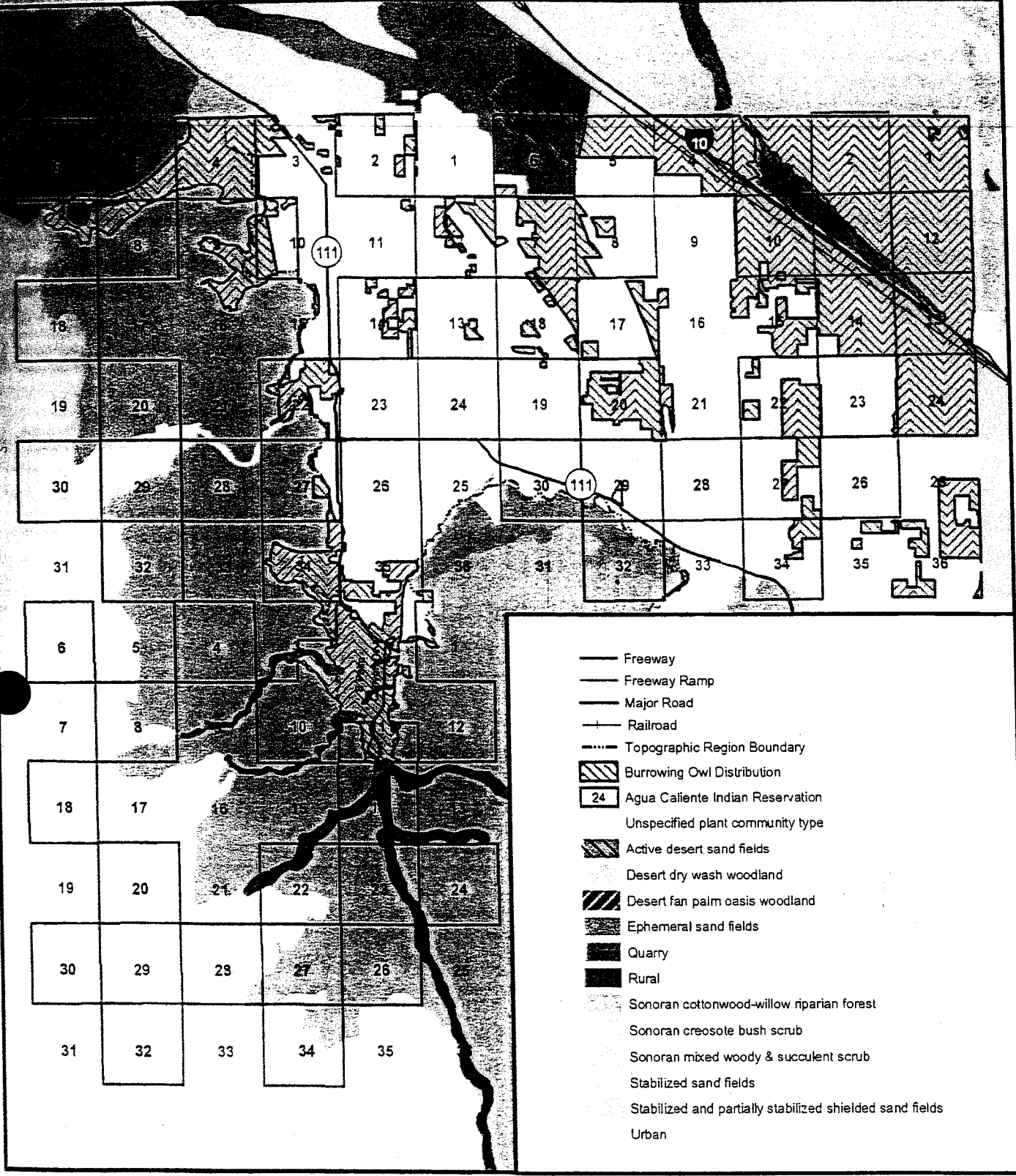
Attachment C – Department of Fish and Game Staff Report on Burrowing Owl Mitigation

RANGE 4 EAST

RANGE 5 EAST

TOWNSHIP 4 SOUTH

TOWNSHIP 5 SOUTH



- Freeway
- Freeway Ramp
- Major Road
- Railroad
- Topographic Region Boundary
- Burrowing Owl Distribution
- Agua Caliente Indian Reservation
- Unspecified plant community type
- Active desert sand fields
- Desert dry wash woodland
- Desert fan palm oasis woodland
- Ephemeral sand fields
- Quarry
- Rural
- Sonoran cottonwood-willow riparian forest
- Sonoran creosote bush scrub
- Sonoran mixed woody & succulent scrub
- Stabilized sand fields
- Stabilized and partially stabilized shielded sand fields
- Urban

Source: MSA, BLM, CVAG, US Census Bureau

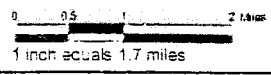


Exhibit 11

Distribution of Burrowing Owl in the Vicinity of the Agua Caliente Indian Reservation

AGUA CALIENTE TRIBAL HABITAT CONSERVATION PLAN

ATTACHMENT A

8. As a condition of project approval and CC&Rs, if applicable, lighting shall be selectively placed, shielded, and directed away from conserved PBS habitat. In addition, lighting from homes abutting conserved habitat shall be screened by planting vegetation, and large spotlight-type backyard lighting directed into conserved habitat shall be prohibited.
9. University of California guidelines for water features shall be followed to eliminate bluetongue and other vector-carried diseases.
10. Water diversions shall be regulated to preserve PBS water sources.

4.8.4.1(b) Desert Tortoise

Prior to any ground or habitat disturbance associated with any Covered Project on the Reservation, a pre-construction survey of the site must be conducted for presence of desert tortoise.

1. If tortoises are observed on the site or determined to have a high likelihood of occurring, a qualified desert tortoise monitor approved by the Tribe shall be present daily during ground-disturbing activities.
2. A pre-construction meeting shall be held between the desert tortoise monitor and construction personnel to ensure that the construction personnel are informed of the sensitivity of the species and impact avoidance procedures.
3. Surveys, construction monitoring and relocation (if necessary) will follow the Guidelines for Handling Desert Tortoises During Construction Projects prepared by The Desert Tortoise Council (1994, revised 1999), or other protocol current at that time. If tortoises are found, they shall be relocated to open space within the property or a desert tortoise preserve. Then-current protocols shall be used in handling individuals.

4.8.4.1(c) Burrowing Owls

Prior to any ground or habitat disturbance associated with any Covered Project on the Reservation on a site which provides potential burrowing owl habitat, the Covered Project Proponent shall cause a pre-construction survey of the site to be conducted for presence of the species.

1. Surveys and relocation, if applicable, shall be conducted between September 1 and January 31 in accordance with the CDFG Staff Report on Burrowing Owl Mitigation (1995) or other then-current protocols as directed by the Tribe.
2. Owls should be excluded from burrows in the Development Envelope and within an appropriate buffer zone by installing one-way doors in burrow entrances or other technique as deemed appropriate. The biological monitor must ensure through appropriate means (e.g., monitoring for owl use, excavating burrows) that the burrows to be impacted are not being used. The Tribe shall determine whether creation of artificial burrows is necessary as part of the relocation effort.

3. Occupied burrows shall not be disturbed during the nesting season unless a qualified biologist verifies through non-invasive methods that either: (a) the birds have not begun egg laying and incubation; or (b) that juveniles from the occupied burrows are foraging independently and capable of independent survival.

4.8.4.2 Planning Avoidance and Minimization Measures

The following avoidance and minimization measures must be included in the project plans and implemented during operation of Covered Projects in the MCCA. The Tribal Planning, Building and Engineering Department shall ensure that the following measures are addressed in project development plans, included as conditions of approval for proposed Covered Projects and, if applicable, included in the project's CC&Rs. If a development would establish a Homeowner's Association (HOA), the HOA shall be responsible for enforcing the CC&Rs addressing these and all other standards required by this Plan. The Tribe shall have oversight authority to ensure that this enforcement occurs, and shall be directly responsible for ensuring that the standards are followed on lands without CC&Rs and/or HOAs.

4.8.4.2(a) Lighting

Lighting shall be selectively placed, shielded, and directed away from conserved habitat. In addition, lighting from homes abutting conserved habitat shall be screened by planting vegetation, and large spotlight-type backyard lighting directed into conserved habitat shall be prohibited.

4.8.4.2(b) Fuel Management Zones

Fuel management zones separating conserved habitat from the location of the project site shall be developed, designed, and managed to minimize impacts to native vegetation. Fuel management activities shall be conducted in accordance with the Tribe's Fire Management Plan and Fuel Reduction Plan, upon their adoption.

4.8.5.2 (c) Landscaping

Invasive species such as giant reed and pampas grass shall not be used. A list of prohibited landscaping vegetation shall be provided to each Covered Project Proponent for planning purposes. The Covered Project Proponent also shall be responsible for providing new homeowners with brochures that explain the importance of avoiding landscaping with invasive species.

4.8.5.2(d) Controlled Access

The Covered Project Proponent shall be responsible for installation of security fences/walls for the purpose of controlling human and pet access into Habitat Preserve lands where Covered Project

Appendix F

**California Department of Fish and Game
Staff Report on Burrowing Owl Mitigation**

Memorandum

: "Div. Chiefs - IFD, BDD, NED, & WMD
Reg. Mgrs. - Regions 1, 2, 3, 4, & 5

Date : October 17, 1995

From : Department of Fish and Game

Subject :
Staff Report on Burrowing Owl Mitigation

I am hereby transmitting the Staff Report on Burrowing Owl Mitigation for your use in reviewing projects (California Environmental Quality Act [CEQA] and others) which may affect burrowing owl habitat. The Staff Report has been developed during the last several months by the Environmental Services Division (ESD) in cooperation with the Wildlife Management Division (WMD) and regions 1, 2, and 4. It has been sent out for public review and redrafted as appropriate.

Either the mitigation measures in the staff report may be used or project specific measures may be developed. Alternative project specific measures proposed by the Department divisions/regions or by project sponsors will also be considered. However, such mitigation measures must be submitted to ESD for review. The review process will focus on the consistency of the proposed measure with Department, Fish and Game Commission, and legislative policy and with laws regarding raptor species. ESD will coordinate project specific mitigation measure review with WMD.

If you have any questions regarding the report, please contact Mr. Ron Rempel, Supervising Biologist, Environmental Services Division, telephone (916) 654-9980.

COPY Original signed by
C.F. Raysbrook

C. F. Raysbrook
Interim Director

Attachment

cc: Mr. Ron Rempel
Department of Fish and Game
Sacramento

STAFF REPORT ON BURROWING OWL MITIGATION

Introduction

The Legislature and the Fish and Game Commission have developed the policies, standards and regulatory mandates to protect native species of fish and wildlife. In order to determine how the Department of Fish and Game (Department) could judge the adequacy of mitigation measures designed to offset impacts to burrowing owls (*Speotyto cunicularia*; A.O.U. 1991) staff (WMD, ESD, and Regions) has prepared this report. To ensure compliance with legislative and commission policy, mitigation requirements which are consistent with this report should be incorporated into: (1) Department comments to Lead Agencies and project sponsors pursuant to the California Environmental Quality Act (CEQA); and (2) other authorizations the Department gives to project proponents for projects impacting burrowing owls.

This report is designed to provide the Department (including regional offices and divisions), CEQA Lead Agencies and project proponents the context in which the Environmental Services Division (ESD) will review proposed project specific mitigation measures. This report also includes preapproved mitigation measures which have been judged to be consistent with policies, standards and legal mandates of the Legislature, the Fish and Game Commission and the Department's public trust responsibilities. Implementation of mitigation measures consistent with this report are intended to help achieve the conservation of burrowing owls and should compliment multi-species habitat conservation planning efforts currently underway. The *Burrowing Owl Survey Protocol and Mitigation Guidelines* developed by The California Burrowing Owl Consortium (CBOC 1993) were taken into consideration in the preparation of this staff report as were comments from other interested parties.

A range-wide conservation strategy for this species is needed. Any range-wide conservation strategy should establish criteria for avoiding the need to list the species pursuant to either the California or federal Endangered Species Acts through preservation of existing habitat, population expansion into former habitat, recruitment of young into the population, and other specific efforts.

California's burrowing owl population is clearly declining and, if declines continue, the species may qualify for listing. Because of the intense pressure for urban development within suitable burrowing owl nesting and foraging habitat (open, flat and gently rolling grasslands and grass/shrub lands) in California, conflicts between owls and development projects often occur. Owl survival can be adversely affected by disturbance and foraging habitat loss even when impacts to individual birds and nests/burrows are avoided. Adequate information about the presence of owls is often unavailable prior to project approval. Following project approval there is no legal mechanism through which to seek mitigation other than avoidance of occupied burrows or nests. The absence of standardized survey methods often impedes consistent impact assessment.

Burrowing Owl Habitat Description

Burrowing owl habitat can be found in annual and perennial grasslands, deserts, and arid scrublands characterized by low-growing vegetation (Zarn 1974). Suitable owl habitat may also include trees and shrubs if the canopy covers less than 30 percent of the ground surface. Burrows are the essential component of burrowing owl habitat. Both natural and artificial burrows provide protection, shelter, and nests for burrowing owls (Henny and Blus 1981). Burrowing owls typically use burrows made by fossorial mammals, such as ground squirrels or badgers, but also may use man-made structures such as cement culverts; cement, asphalt, or wood debris piles; or openings beneath cement or asphalt pavement.

Occupied Burrowing Owl Habitat

Burrowing owls may use a site for breeding, wintering, foraging, and/or migration stopovers. Occupancy of suitable burrowing owl habitat can be verified at a site by detecting a burrowing owl, its molted feathers, cast pellets, prey remains, eggshell fragments, or excrement at or near a burrow entrance. Burrowing owls exhibit high site fidelity, reusing burrows year after year (Rich 1984, Feeney 1992). A site should be assumed occupied if at least one burrowing owl has been observed occupying a burrow there within the last three years (Rich 1984).

CEQA Project Review

The measures included in this report are intended to provide a decision-making process that should be implemented whenever there is potential for an action or project to adversely affect burrowing owls. For projects subject to the California Environmental Quality Act (CEQA), the process begins by conducting surveys to determine if burrowing owls are foraging or nesting on or adjacent to the project site. If surveys confirm that the site is occupied habitat, mitigation measures to minimize impacts to burrowing owls, their burrows and foraging habitat should be incorporated into the CEQA document as enforceable conditions. The measures in this document are intended to conserve the species by protecting and maintaining viable populations of the species throughout their range in California. This may often result in protecting and managing habitat for the species at sites away from rapidly urbanizing/developing areas. Projects and situations vary and mitigation measures should be adapted to fit specific circumstances.

Projects not subject to CEQA review may have to be handled separately since the legal authority the Department has with respect to burrowing owls in this type of situation is often limited. The burrowing owl is protected from "take" (Section 3503.5 of the Fish and Game Code) but unoccupied habitat is likely to be lost for activities not subject to CEQA.

Legal Status

The burrowing owl is a migratory species protected by international treaty under the Migratory Bird Treaty Act (MBTA) of 1918 (16 U.S.C. 703-711). The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed in 50 C.F.R. Part 10, including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 C.F.R. 21). Sections 3505, 3503.5, and 3800 of the California Department of Fish and Game Code prohibit the take, possession, or destruction of birds, their nests or eggs. To avoid violation of the take provisions of these laws generally requires that project-related disturbance at active nesting territories be reduced or eliminated during the nesting cycle (February 1 to August 31). Disturbance that causes nest abandonment and/or loss of reproductive effort (e.g., killing or abandonment of eggs or young) may be considered "take" and is potentially punishable by fines and/or imprisonment.

The burrowing owl is a Species of Special Concern to California because of declines of suitable habitat and both localized and statewide population declines. Guidelines for the Implementation of the California Environmental Quality Act (CEQA) provide that a species be considered as endangered or "rare" regardless of appearance on a formal list for the purposes of the CEQA (Guidelines, Section 15380, subsections b and d). The CEQA requires a mandatory findings of significance if impacts to threatened or endangered species are likely to occur (Sections 21001 (c), 2103; Guidelines 15380, 15064, 15065). To be legally adequate, mitigation measures must be capable of "avoiding the impact altogether by not taking a certain action or parts of an action"; "minimizing impacts by limiting the degree or magnitude of the action and its implementation"; "rectifying the impact by repairing, rehabilitating or restoring the impacted environment"; "or reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action" (Guidelines, Section 15370). Avoidance or mitigation to reduce impacts to less than significant levels must be included in a project or the CEQA lead agency must make and justify findings of overriding considerations.

Impact Assessment

Habitat Assessment

The project site and a 150 meter (approximately 500 ft.) buffer (where possible and appropriate based on habitat) should be surveyed to assess the presence of burrowing owls and their habitat (Thomsen 1971, Martin 1973). If occupied habitat is detected on or adjacent to the site, measures to avoid, minimize, or mitigate the project's impacts to the species should be incorporated into the project, including burrow preconstruction surveys to ensure avoidance of direct take. It is also recommended that preconstruction surveys be conducted if the species was not detected but is likely to occur on the project site.

Burrowing Owl and Burrow Surveys

Burrowing owl and burrow surveys should be conducted during both the wintering and nesting seasons, unless the species is detected on the first survey. If possible, the winter survey should be conducted between December 1 and January 31 (when wintering owls are most likely to be present) and the nesting season survey should be conducted between April 15 and July 15 (the peak of the breeding season). Surveys conducted from two hours before sunset to one hour after, or from one hour before to two hours after sunrise, are also preferable.

Surveys should be conducted by walking suitable habitat on the entire project site and (where possible) in areas within 150 meters (approx. 500 ft.) of the project impact zone. The 150-meter buffer zone is surveyed to identify burrows and owls outside of the project area which may be impacted by factors -such as noise and vibration (heavy equipment, etc.) during project construction. Pedestrian survey transects should be spaced to allow 100 percent visual coverage of the ground surface. The distance between transect center lines should be no more than 30 meters (approx. 100 ft.) and should be reduced to account for differences in terrain, vegetation density, and ground surface visibility. To effectively survey large projects (100 acres or larger), two or more surveyors should be used to walk adjacent transects. To avoid impacts to owls from surveyors, owls and/or occupied burrows should be avoided by a minimum of 50 meters (approx. 160 ft.) wherever practical. Disturbance to occupied burrows should be avoided during all seasons.

Definition of Impacts

The following should be considered impacts to the species:

- Disturbance within 50 meters (approx. 160 ft.) Which may result in harassment of owls at occupied burrows;
- Destruction of natural and artificial burrows (culverts, concrete slabs and debris piles that provide shelter to burrowing owls); and
- Destruction and/or degradation of foraging habitat adjacent (within 100 m) of an occupied burrow(s).

Written Report

A report for the project should be prepared for the Department and copies should be submitted to the Regional contact and to the Wildlife Management Division Bird and Mammal Conservation Program. The report should include the following information:

- Date and time of visit(s) including name of the qualified biologist conducting surveys, weather and visibility conditions, and survey methodology;
- Description of the site including location, size, topography, vegetation communities, and animals observed during visit(s);
- Assessment of habitat suitability for burrowing owls;
- Map and photographs of the site;
- Results of transect surveys including a map showing the location of all burrow(s) (natural or artificial) and owl(s), including the numbers at each burrow if present and tracks, feathers, pellets, or other items (prey remains, animal scat);
- Behavior of owls during the surveys;
- Summary of both winter and nesting season surveys including any productivity information and a map showing territorial boundaries and home ranges; and
- Any historical information (Natural Diversity Database, Department regional files? Breeding Bird Survey data, American Birds records, Audubon Society, local bird club, other biologists, etc.) regarding the presence of burrowing owls on the site.

Mitigation

The objective of these measures is to avoid and minimize impacts to burrowing owls at a project site and preserve habitat that will support viable owls populations. If burrowing owls are detected using the project area, mitigation measures to minimize and offset the potential impacts should be included as enforceable measures during the CEQA process.

Mitigation actions should be carried out from September 1 to January 31 which is prior to the nesting season (Thomsen 1971, Zam 1974). Since the timing of nesting activity may vary with latitude and climatic conditions, this time frame should be adjusted accordingly. Preconstruction surveys of suitable habitat at the project site(s) and buffer zone(s) should be conducted within the 30 days prior to construction to ensure no additional, burrowing owls have established territories since the initial surveys. If ground disturbing activities are delayed or suspended for more than 30 days after the preconstruction survey, the site should be resurveyed.

Although the mitigation measures may be included as enforceable project conditions in the CEQA process, it may also be desirable to formalize them in a Memorandum of Understanding (MOU) between the Department and the project sponsor. An MOU is needed when lands (fee title or conservation easement) are being transferred to the Department.

Specific Mitigation Measures

1. Occupied burrows should not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by the Department verifies through non-invasive methods that either: (1) the birds have not begun egg-laying and incubation; or (2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival.
2. To offset the loss of foraging and burrow habitat on the project site, a minimum of 6.5 acres of foraging habitat (calculated on a 100 m {approx. 300 ft.} foraging radius around the burrow) per pair or unpaired resident bird, should be acquired and permanently protected. The protected lands should be adjacent to occupied burrowing owl habitat and at a location acceptable to the Department. *Protection of additional habitat acreage per pair or unpaired resident bird may be applicable in some instances.* The CBOC has also developed mitigation guidelines (CBOC 1993) that can be incorporated by CEQA lead agencies and which are consistent with this staff report.
3. When destruction of occupied burrows is unavoidable, existing unsuitable burrows should be enhanced (enlarged or cleared of debris) or new burrows created (by installing artificial burrows) at a ratio of 2:1 on the protected lands site. One example of an artificial burrow design is provided in Attachment A.
4. If owls must be moved away from the disturbance area, passive relocation techniques (as described below) should be used rather than trapping. At least one or more weeks will be necessary to accomplish this and allow the owls to acclimate to alternate burrows.
5. The project sponsor should provide funding for long-term management and monitoring of the protected lands. The monitoring plan should include success criteria, remedial measures, and an annual report to the Department.

Impact Avoidance

If avoidance is the preferred method of dealing with potential project impacts, then no disturbance should occur within 50 meters (approx. 160 ft.) of occupied burrows during the nonbreeding season of September 1 through January 31 or within 75 meters (approx. 250 ft.) during the breeding season of February 1 through August 31. Avoidance also requires that a minimum of 6.5 acres of foraging habitat be *permanently* preserved contiguous with occupied burrow sites for each pair of breeding burrowing owls (with or without dependent young) or single unpaired resident bird. The configuration of the protected habitat should be approved by the Department.

Passive Relocation - With One-Way Doors

Owls should be excluded from burrows in the immediate impact zone and within a 50 meter (approx. 160 ft.) buffer zone by installing one-way doors in burrow entrances. One-way doors (e.g., modified dryer vents) should be left in place 48 hours to insure owls have left the burrow before excavation. Two natural or artificial burrows should be provided for each burrow in the project area that will be rendered biologically unsuitable. The project area should be *monitored daily for one week* to confirm owl use of burrows before excavating burrows in the immediate impact zone. Whenever possible, burrows should be excavated using hand tools and refilled to prevent reoccupation. Sections of flexible plastic pipe should be inserted into the tunnels during excavation to maintain an escape route for any animals inside the burrow.

Passive Relocation - Without One-Way Doors

Two natural or artificial burrows should be provided for each burrow in the project area that will be rendered biologically unsuitable. The project area should be *monitored daily until the owls have relocated to the new burrows*. The formerly occupied burrows may then be excavated. Whenever possible, burrows should be excavated using hand tools and refilled to prevent reoccupation. Sections of flexible plastic pipe should be inserted into burrows during excavation to maintain an escape route for any animals inside the burrow.

Projects Not Subject to CEQA

The Department is often contacted regarding the presence of burrowing owls on construction sites, parking lots and other areas for which there is no CEQA action or for which the CEQA process has been completed. In these situations, the Department should seek to reach agreement with the project sponsor to implement the specific mitigation measures described above. If they are unwilling to do so, passive relocation without the aid of one-way doors is their only option based upon Fish and Game Code 3503.5.

Literature Cited

- American Ornithologists Union (AOU). 1991. Thirty-eighth supplement to the AOU checklist of North American birds. *Auk* 108:750-754.
- Feeney, L. 1992. Site fidelity in burrowing owls. Unpublished paper presented to Raptor Research Annual Meeting, November 1992. Seattle, Washington.
- Haug, E. A. and L. W. Oliphant. 1990. Movements, activity patterns, and habitat use of burrowing owls in Saskatchewan. *J. Wildlife Management* 54:27-35.
- Henny, C. J. and L. J. Blus. 1981. Artificial burrows provide new insight into burrowing owl nesting biology. *Raptor Research* 15:82-85.
- Martin, D. J. 1973. Selected aspects of burrowing owl ecology and behavior. *Condor* 75:446-456.
- Rich, T. 1984. Monitoring burrowing owl populations: Implications of burrow re-use. *Wildlife Society Bulletin* 12:178-180.
- The California Burrowing Owl Consortium (CBOC). 1993. Burrowing owl survey protocol and mitigation guidelines. Tech. Rep. Burrowing Owl Consortium, Alviso, California.
- Thomsen, L. 1971. Behavior and ecology of burrowing owls on the Oakland Municipal Airport. *Condor* 73:177-192.
- Zarn, M. 1974. Burrowing owl. U. S. Department of Interior, Bureau of Land Management. Technical Note T-N 250. Denver, Colorado. 25 pp.

Reproductive Success of Burrowing Owls Using Artificial Nest Burrows in Southeastern Idaho

by Bruce Olenick

Artificial nest burrows were implanted in southeastern Idaho for burrowing owls in the spring of 1986. These artificial burrows consisted of a 12" x 12" x 8" wood nesting chamber with removable top and a 6 foot corrugated and perforated plastic drainage pipe 6 inches in diameter (Fig. 1). Earlier investigators claimed that artificial burrows must provide a natural dirt floor to allow burrowing owls to modify the nesting tunnel and chamber. Contrary to this, the artificial burrow introduced here does not allow owls to modify the entrance or tunnel. The inability to change the physical dimensions of the burrow tunnel does not seem to reflect the owls' breeding success or deter them from using this burrow design.

In 1936, 22 artificial burrows were inhabited. Thirteen nesting attempts yielded an average clutch size of 8.3 eggs per breeding pair. Eight nests successfully hatched at least 1 nestling. In these nests, 67 of 75 eggs hatched (59.3%) and an estimated 61 nestlings (91.0%) fledged. An analysis of the egg laying and incubation periods showed that incubation commenced well after egg lay-

ing began. Average clutch size at the start of incubation was 5.6 eggs. Most eggs tended to hatch synchronously in all successful nests.

Although the initial cost of constructing this burrow design may be slightly higher than a burrow consisting entirely of wood, the plastic pipe burrow offers the following advantages: (1) it lasts several field seasons without rotting or collapsing; (2) it may prevent or retard predation; (3) construction time is min-

imal; (4) it is easy to transport, especially over long distances; and (5) the flexible tunnel simplifies installation. The use of this artificial nest burrow design was highly successful and may prove to be a great resource technique for future management of this species.

For additional information on constructing this artificial nest burrow, contact Bruce Olenick, Department of Biology, Idaho State University, Pocatello, ID 83209.

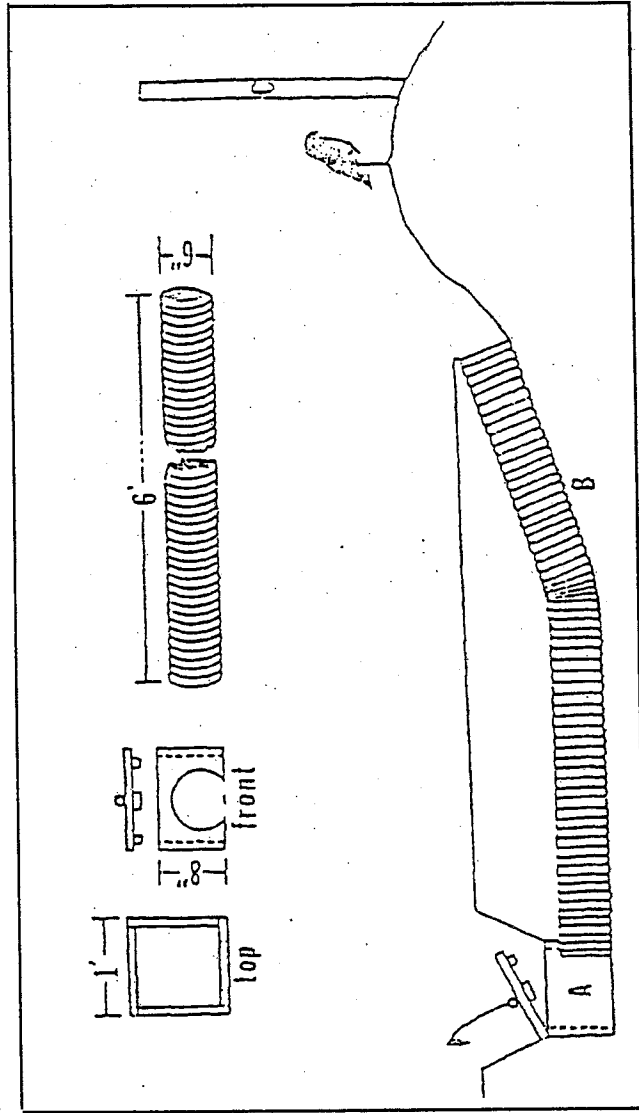


fig. 1 Artificial nest burrow design for burrowing owls. Entire unit (including nest chamber) is buried 12" -- 18" below ground for maintaining thermal stability of the nest chamber. A = nest chamber, B = plastic pipe, C = perch.



James W. Cornett Ecological Consultants

August 25, 2004

Mr. Jerry Gahan
SunCal
2392 Morse Avenue
Irvine, California 92614

Dear Mr. Gahan:

Following my biological surveys on your 160-acre, Riverside County site (Section 14, Township 4 South, Range 5 East), I concluded that no streams, rivers, or washes of any kind occurred within, or adjacent to, your project boundaries. Further, there were no permanent or temporary bodies of water, or wetlands of any kind, on or near your project site.

Therefore, in my opinion, there are no jurisdictional waters on your site and you are not required to obtain any type of water-impact permit from either state or federal agencies.

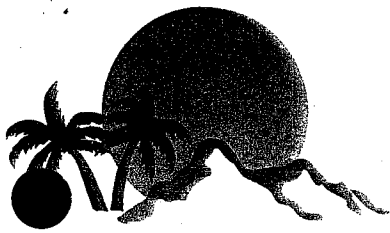
Please do not hesitate to contact me should you have any questions regarding this finding.

Sincerely,



James W. Cornett

jwc/tb



PALM SPRINGS UNIFIED SCHOOL DISTRICT

980 EAST TAHQUITZ CANYON WAY
PALM SPRINGS, CALIFORNIA 92262-0116
(760) 416-6000
FAX (760) 416-6016

MICHAEL SELLWOOD, Ed.D., Superintendent of Schools

BOARD OF EDUCATION: MEREDY SHOENBERGER, *President* — ANDREW GREEN, *Clerk*
MICHAEL McCABE, *Member* — SHARI STEWART, *Member* — DONALD T. AIKENS, *Member*

June 21, 2004

RECEIVED
JUN 28 2004

RIVERSIDE COUNTY
PLANNING DEPARTMENT
INDIO OFFICE

Mr. Jay T. Olivas
Project Planner
County of Riverside
Transportation & Land Management Agency
82-675 Hwy. III, Room 209
Indio, CA 92201

**RE: TENTATIVE TRACT MAP NO. 32463 (274-SINGLE FAMILY
RESIDENTIAL LOTS)**

Dear Mr. Olivas:

Currently, the developer fee for residential is \$2.14 per square foot; commercial/industrial is \$0.34 per square foot. The fees will change on June 28, 2004 to \$2.24 for residential and \$0.36 for commercial/industrial, respectively.

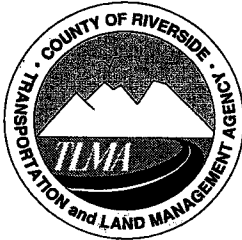
I hope the enclosed information addresses your concern. If you have any further comments or questions, please call me at (760) 416-6111.

Sincerely,

William J. Schmidt/br

William J. Schmidt
Director
Facilities Planning & Development

WJS/br



Richard K. Lashbrook
Agency Director

COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY



Robert C. Johnson
Planning Director

Planning Department

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- +) TRACT MAP
-) REVISED MAP
- +) PARCEL MAP
-) MINOR CHANGE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. CASE NUMBER: TR 32468

A. APPLICATION INFORMATION

1. Applicant's Name: SUNCAL Email: JGahan@SunCal.com

Mailing Address: 2392 MORSE AVE
IRVINE STREET CA 92614
CITY STATE ZIP

Telephone No.: 949 777-4058 Fax: _____ (8am - 5pm)

2. Owner's Name: SCC/Rancho Mirage LLC Email: JGahan@SunCal.com

Mailing Address: 2392 MORSE AVE
IRVINE STREET CA 92614
CITY STATE ZIP

Telephone No. (949) 777-4058 Fax: 949-777-4258 (8am - 5pm)

If the property is owned by more than one person, attach a separate page which lists the names and addresses of all persons having an interest in the property.

3. Eng./Rep. Name: STANTEC INC THE KEITH COMPANIES Email: MIKE.SHOBERG@KEITHCO.COM

Mailing Address: 73-733 FRED WARING DR. PALM DESERT, CA 92260

Telephone No. (760) 346-9844 x.40 Fax: (760) 346-9368 (8am - 5pm)

The Planning Department will primarily direct communications regarding a permit to the person identified above as the Eng./Rep. The representative may be the land owner, applicant or agent. A name, address and a phone number must be provided for an application to be acceptable.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

Your signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and your application will not go to hearing or receive final completion documents until the outstanding balance is paid. Your signature below certifies that you understand this deposit fee process as described above and that there will be NO refund of fees which have been expended for case review or other services, even if you withdraw your application or your application is ultimately denied.

Applicant/Representative Signature: Jerry Gahan

Date: 4-30-04

Form 295-2011 (Rev. 23May02)

Main Office
4080 Lemon Street, 9th Floor
P.O. Box 1409
Riverside, CA 92502-1409
(909) 955-3200 FAX (909) 955-3157

Murrieta Office
39493 Suite A
Los Alamos Road
Murrieta, CA 92563
(909) 600-6170 FAX (909) 600-6145

Indio Office
82675 Highway 111
Indio, CA 92201
(760) 863-8277
FAX (760) 863-7040

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am the owner of record and consent to the proposed application for this property. I further certify that the information contained in this application is true and complete, and that pursuant to Government Code Section 65105 that planning agency personnel may enter upon my property and make examinations and surveys, provided that the entry, examination, and survey do not interfere with the use of the land.

SIGNATURE OF PROPERTY OWNER(S): [Signature]
(All owners must sign) (Written authority may be attached)

(Written authority may be attached)

PROPERTY INFORMATION:

- 1. Assessor's Parcel Number(s): ~~670-220-001~~ ⁶⁷⁰⁻²³⁰⁻⁰⁰¹ 670-230-001 670-230-001
- 2. Section: 14 Township: 4 Range 5
- 3. Approximate Gross Acreage: 80
- 4. General Location (street address, cross streets, etc.): EAST OF DAVALL NORTH OF RAMON
- 5. Legal Description of property (give exact legal description as recorded in the Office of the County Recorder). Current owner's grant deed will suffice. THE NORTH ONE-HALF OF THE SE QUARTER OF SECTION 14, T4S, R5E, SAN BERNARDINO BASE AND MERIDIAN

PROJECT INFORMATION

- 1. Proposal (Describe Project): A 274 - LOT TENTATIVE TRACT MAP FOR DETACHED SINGLE FAMILY RESIDENCES ON AN 80-ACRE PIECE OF PROPERTY (TTM-32467)
- 2. Related cases filed in conjunction with this request: ZONE CHANGE AND TTM-32467
- 3. Is there a previous application filed on the same site? • Yes • No
Case No. _____ (Parcel Map, Zone Change, etc.)
E.A. No. (If known) _____ E.I.R. No. (If applicable) _____
- 4. Is water service available at the project site? Yes • No
If "No", how far must the water line(s) be extended to provide service?
Number of feet or miles _____
- 5. Is sewer service available at the site? Yes • No
If "No", how far must the sewer line(s) be extended to provide service?
Number of feet or miles _____
- 6. Will proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet: • Yes • No

7. How much grading is proposed for the project size?

Amount of cut = cubic yards 402,000 C.Y.

Amount of fill = cubic yards 402,000 C.Y.

8. Does the project need to import or export dirt?

- Import • Export • **Neither**

9. How many truck loads? N/A truck loads.

10. What is the source/destination of the import/export? N/A

11. What is the square footage of the usable pad area? (That area excluding all slopes?)
_____ square feet

12. If this is a commercial WECS permit, or involves the generation of electric power, indicate total rated power output: N/A.

13. If this is a residential parcel or tract map, or other residential project, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services?

- **Yes** • No

If yes, do you intend to dedicate land or pay fees, or a combination of both?

- Dedicate Land • Pay Fees • **Combination of Both**

If you intend to dedicate land, provide proof of your agreement with the applicable agency.

In accordance with Ordinance No. 460, all tentative Parcel and Tract maps subject to Park and Recreation fees and/or dedications of park land (all residential tracts and condominiums within Park Districts or County Service Areas authorized to collect fees) shall be accompanied by a written statement from the applicant stating whether he intends to dedicate land, pay fees in lieu thereof, or a combination of both. If he states a desire to dedicate land, the subdivider shall first consult with the appropriate County and public agency as to the appropriate area to be dedicated and such areas shall be shown on the tentative map.

14. Is this subdivision located within 8.5 miles of March Air Reserve Base?

- Yes • **No**

If so, will any structure exceed fifty (50) feet in height (above ground level)?

- Yes • **No**

15. Does the subdivision exceed more than one acre in area?

- **Yes** • No

If yes, in which of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check Answer

- Santa Ana River • Santa Margarita River
• San Jacinto River • Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5, which became effective July 1, 1987, requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that (Check One below):

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/
Representative (1) Jerry Bohan Date 4-30-04

Owner/
Representative (2) _____ Date _____

**COUNTY OF RIVERSIDE HEALTH SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH
ENVIRONMENTAL RESOURCES MANAGEMENT**

DATE: June 3, 2004 PARCELS/LOTS: 278 & Lots A-W
RE: SUBDIVISION NO. _____ ZONING: R-1
PARCEL MAP NO. T/TM No. 32463 MAP SCHEDULE: A
MOBILEHOME, T.T., R.V., PARK _____ OTHER: _____

THE COUNTY OF RIVERSIDE DEPARTMENT OF ENVIRONMENTAL HEALTH APPROVES:

1. DOMESTIC WATER:

- THE Coachella Valley WATER DISTRICT HAS AGREED IN WRITING TO FURNISH DOMESTIC WATER TO EACH AND EVERY LOT WITHIN THIS SUBDIVISION AS PER LETTER DATED May 24, 2004.
- AN ACCEPTABLE WATER SUPPLY PERMIT APPLICATION IS ON FILE WITH THIS DEPARTMENT TO FORM THE _____ WATER COMPANY.
- NO WATER SYSTEM IS PROVIDED FOR THIS LAND DIVISION.
(CLASS C. CLASS D, OTHER SUBDIVISION _____.)
- INDIVIDUAL WELL(S) _____

2. DOMESTIC SEWAGE DISPOSAL:

- CONNECTION TO Coachella Valley Water District SEWER SYSTEM AS PER LETTER DATED May 24, 2004.
- A. SEPTIC TANKS WITH: SOILS FEASIBILITY TEST BY _____
JOB/PROJECT # _____ DATED _____.
- B. SEPTIC TANKS WITH: WESTERN/EASTERN RIVERSIDE COUNTY AREA SOIL SURVEY MAP BOOK.
 - 1. LEACH LINES WITH _____ SQ. FEET OF BOTTOM AREA/100 GALLONS OF SEPTIC TANK CAPACITY.
 - 2. SEEPAGE PITS WITH _____ GAL/SQ. FT/DAY OR _____ VERT. FT. (5' DIA.) _____ VERT. FT. (6' DIA.) PER 100 GALLONS OF SEPTIC TANK CAPACITY.
- C. DRY SEWERS SHALL BE INSTALLED FOR THIS PROJECT (SEC. 12.1, ART XII, ORD. 460.105)
- D. APPROVED RECLAIMED WATER WILL BE UTILIZED AT THIS DEVELOPMENT.

3. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD _____
REGION: APPROVAL LETTER DATED _____ INITIAL/FINAL CLEARANCE.

4. SUPPLEMENTAL WATER/SEWER DATA
 REQUIRED

REMARKS: _____

BY MAAIA Received by: [Signature]
ENVIRONMENTAL HEALTH SPECIALIST (Mark Abbott)

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

CHANGE OF ZONE NO. 6987 / TENTATIVE TRACT MAP NO. 32463, AMENDED NO. 3 – EA39616 –
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 DU/AC) – Location: Easterly of Da Vall Road, northerly of Ramon Road, westerly of Los Alamos Road, extended – 80 Gross Acres – Zoning: Controlled Development Areas – 20 Acre Minimum (W-2-20) – REQUEST: Change of zone 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 – Concurrent Cases: CZ06987, EA39616, CFG03094, and GEO01345. – Related Case: None
(Quasi-Judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: July 14, 2010
PLACE OF HEARING: Eastern Municipal Water District
Council Chambers
2270 Trumble Road
Perris, CA 92572

For further information regarding this project, please contact Jay Olivas, Project Planner at (951) 955-6429 or e-mail jolivas@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at www.tlma.co.riverside.ca.us/planning/pc.html

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
Attn: Jay Olivas, Project Planner
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/26/2010,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CZ06987 / TR32463 For

Company or Individual's Name Planning Department,

Distance buffered 1600'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

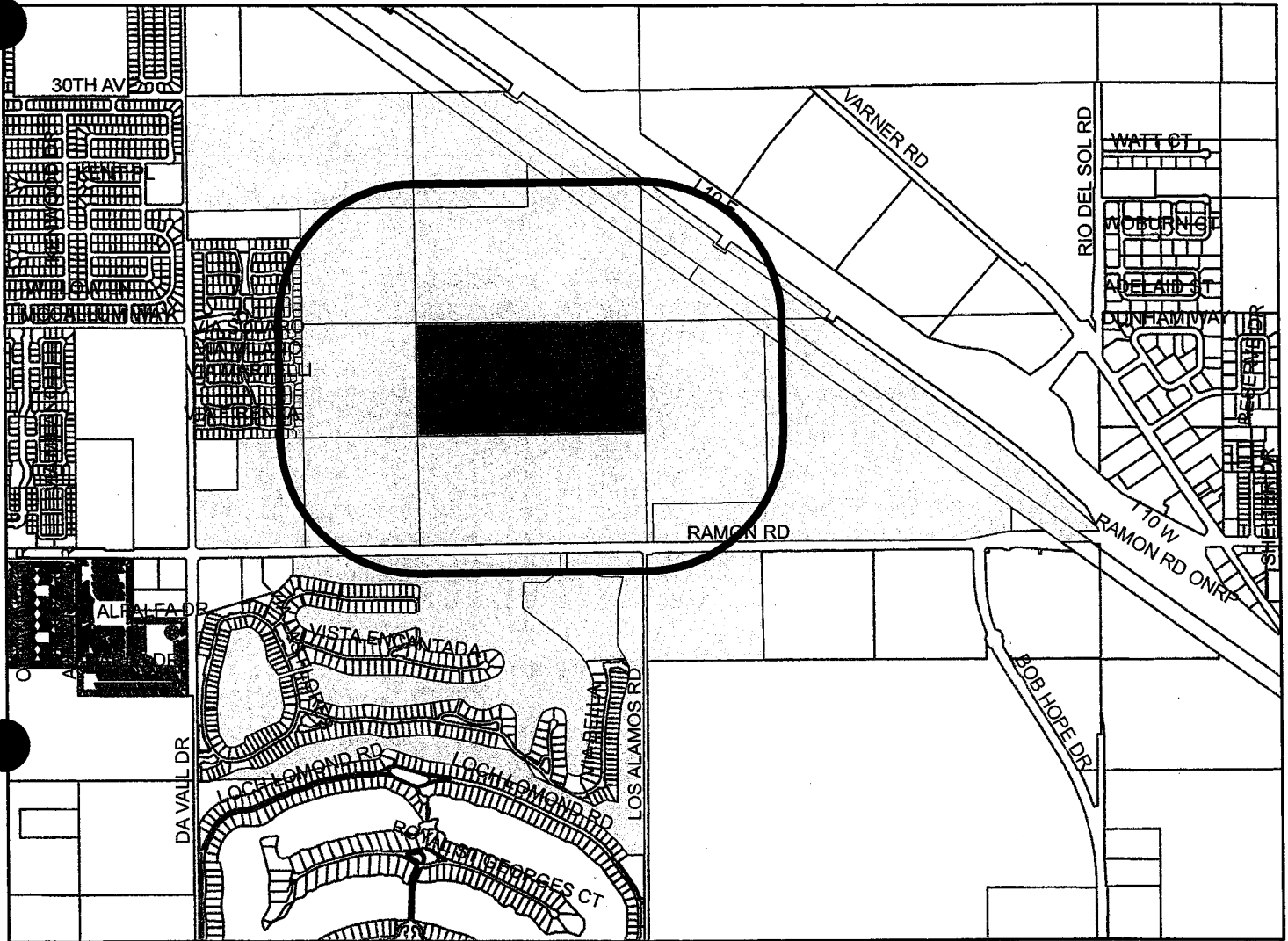
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

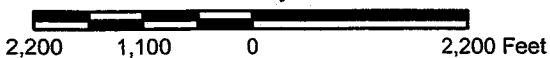
1600 feet buffer



Selected Parcels

670-480-012	670-470-029	670-480-066	670-480-063	670-480-054	670-470-045	670-480-009	670-480-011	670-470-044	670-470-049
670-470-006	670-470-043	670-470-018	670-480-008	670-480-055	670-480-024	670-480-029	670-480-028	670-470-016	670-480-045
670-480-073	670-480-074	670-480-013	670-470-048	670-470-054	670-480-042	670-470-046	670-480-056	670-480-064	670-470-052
670-480-051	670-480-065	670-480-075	670-480-007	670-480-043	670-480-049	670-240-003	670-250-003	670-250-004	670-470-008
670-480-046	670-480-025	670-480-047	670-470-051	670-230-016	670-230-002	670-220-001	670-480-030	670-470-050	670-230-014
670-480-050	670-480-026	670-480-076	670-480-010	670-480-031	670-480-052	670-480-053	670-480-044	670-230-006	670-470-042
670-240-004	670-240-006	670-250-007	670-250-008	670-220-005	670-220-004	670-240-005	673-320-007	673-320-008	673-320-001
670-470-005	670-470-047	670-470-053	670-480-048	670-480-027	670-470-007	670-480-083	670-470-061	670-470-060	670-470-059
670-470-058	670-480-086	670-470-064	670-480-088	670-480-085	670-480-087	670-240-009	670-230-015	670-220-017	670-220-007

rst 90 parcels shown



Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

APN: 670480012, ASMT: 670480012
4909 B C
5495 232ND ST
LANGLEY BC CANADA V2Z2P8 0

APN: 670480011, ASMT: 670480011
DAVID G BOYDEN, ETAL
P O BOX 71
LOUSANA AB CANADA T0M1K0 0

APN: 670470029, ASMT: 670470029
BARBARA A BOYAJIAN
85 VIA DEL MERCATO
RANCHO MIRAGE CA. 92270

APN: 670470044, ASMT: 670470044
DOUGLAS A CREVLING, ETAL
108 VIA DEL SIGNORIA
RANCHO MIRAGE CA. 92270

APN: 670480066, ASMT: 670480066
BARBARA J NAGY, ETAL
248 VIA SAN LUCIA
RANCHO MIRAGE CA. 92270

APN: 670470049, ASMT: 670470049
DUANE M GODIER, ETAL
118 VIA DEL SIGNORIA
RANCHO MIRAGE CA. 92270

APN: 670480063, ASMT: 670480063
BILL WADDLE, ETAL
2 CRESCENT WAY
CYPRESS CA 90630

APN: 670470006, ASMT: 670470006
EDITH M GALLARDO
133 VIA TUSCANY
RANCO MIRAGE CA 92270

APN: 670480054, ASMT: 670480054
BILT MOR DEV
4322 CRESENT AVE
CYPRESS CA 90630

APN: 670470043, ASMT: 670470043
EILEEN MILLER GIRSON, ETAL
511 LE CLAIRE AVE
WILMETTE IL 60091

APN: 670470045, ASMT: 670470045
CATHERINE ESQUERRE
110 VIA DEL SIGNORIA
RANCHO MIRAGE CA. 92270

APN: 670470018, ASMT: 670470018
ERNEST VACA, ETAL
84 VIA DEL MERCATO
RANCHO MIRAGE CA 92270

APN: 670480009, ASMT: 670480009
CRAIG ELG, ETAL
117 VIA SOLARO
RANCHO MIRAGE CA. 92270

APN: 670480008, ASMT: 670480008
GLENN PADEN
119 VIA SOLARO
RANCHO MIRAGE CA. 92270

APN: 670480055, ASMT: 670480055
STAVO BRIONES, ETAL
234 VIA FIRENZIA
RANCHO MIRAGE CA. 92270

APN: 670480074, ASMT: 670480074
JOSEPH CHRISTOPHER PATENCIO, ETAL
251 VIA SAN LUCIA
RANCHO MIRAGE CA. 92270

APN: 670480024, ASMT: 670480024
HAROLD BERG, ETAL
183 VIA MILANO
RANCHO MIRAGE CA. 92270

APN: 670480013, ASMT: 670480013
JOSEPH L JARECKI, ETAL
124 VIA SOLARO
RANCHO MIRAGE CA. 92270

APN: 670480029, ASMT: 670480029
JACQUELINE W MACDONALD
186 VIA MILANO
RANCHO MIRAGE CA. 92270

APN: 670470048, ASMT: 670470048
JOSEPH NAZARIAN
116 VIA DEL SIGNORIA
RANCHO MIRAGE CA. 92270

APN: 670480028, ASMT: 670480028
JOHN C COX
VIA TIBERIO
RANCHO MIRAGE CA. 92270

APN: 670470054, ASMT: 670470054
JUAN CARLOS OBISPO
128 VIA TUSCANY
RANCHO MIRAGE CA. 92270

APN: 670470016, ASMT: 670470016
JOHN E THOMPSON, ETAL
93 VIA SAN MARCO
RANCHO MIRAGE CA. 92270

APN: 670480042, ASMT: 670480042
JUAN J RUIZ, ETAL
11716 RIDGEGATE DR
WHITTIER CA 90601

APN: 670480045, ASMT: 670480045
JOHN K SCHOFIELD, ETAL
1024 HILLDALE AVE
WEST HOLLYWOOD CA 90069

APN: 670470046, ASMT: 670470046
JULIANA AILABOUNI
112 VIA DEL SIGNORIA
RANCHO MIRAGE CA. 92270

APN: 670480073, ASMT: 670480073
JONATHAN BROWN, ETAL
249 VIA SAN LUCIA
RANCHO MIRAGE CA. 92270

APN: 670480056, ASMT: 670480056
LAWRENCE E ERICKSON, ETAL
501 E AVENIDA SAN JUAN
SAN CLEMENTE CA 91672

APN: 670480064, ASMT: 670480064
LAWRENCE F JARECKI, ETAL
233 VIA FIRENZA
RANCHO MIRAGE CA. 92270

APN: 670480049, ASMT: 670480049
MARVIN G LUSK, ETAL
246 VIA PADUA
RANCHO MIRAGE CA. 92270

APN: 670470052, ASMT: 670470052
LAWRENCE SHOEMAKER, ETAL
132 VIA TUSCANY
RANCHO MIRAGE CA. 92270

APN: 670250004, ASMT: 670250004
MELVA MARTINDALE
C/O SELZER EALY HEMPHILL & BLASDEL
69844 HIGHWAY 111 STE K
RANCHO MIRAGE CA 92270

APN: 670480051, ASMT: 670480051
LINDA C ORGILL, ETAL
242 VIA PADUA
RANCHO MIRAGE CA. 92270

APN: 670470008, ASMT: 670470008
META SUSAN TRIGIANO
94 VIA SAN MARCO
RANCHO MIRAGE CA. 92270

APN: 670480065, ASMT: 670480065
LISA M DEBENON
360 ROSEWOOD ST
MOUNTAIN VALLEY CA 92708

APN: 670480046, ASMT: 670480046
MICHAEL B UNHJEM
3210 A 40TH AVE S
FARGO ND 58104

APN: 670480075, ASMT: 670480075
LORI H HIVNER
250 VIA MARTELLI
RANCHO MIRAGE CA. 92270

APN: 670480025, ASMT: 670480025
MICHAEL GRAUEL, ETAL
185 VIA MILANO
RANCHO MIRAGE CA. 92270

APN: 670480007, ASMT: 670480007
MARIA J MARQUEZ
121 VIA SOLARO
RANCHO MIRAGE CA. 92270

APN: 670480047, ASMT: 670480047
MIKE MOORE, ETAL
250 VIA PADUA
RANCHO MIRAGE CA. 92270

APN: 670480043, ASMT: 670480043
MARIO GARDNER
C/O RESORT PARKING SVCS
665 BANKSIDE DR NO E
MOUNTAIN VALLEY CA 92234

APN: 670470051, ASMT: 670470051
MILTON KRAUSE, ETAL
134 VIA TUSCANY
RANCHO MIRAGE CA. 92270