



Established in 1918 as a public agency

Coachella Valley Water District

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Peter Nelson, Vice President
Tellis Codekas
Franz W. De Klotz
Russell Kitahara

Officers:

Steven B. Robbins, General Manager-Chief Engineer
Julia Fernandez, Board Secretary

Redwine and Sherrill, Attorneys

February 24, 2011

File: 0163.1
0421.1
0721.1

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

Dear Mr. Olivas:

Subject: Change of Zone No. 7753/TPM 36357/Plot Plan No. 2480 (FTA No. 2010-19)

This area is protected from regional stormwater flows by a system of channels and dikes, and may be considered safe from regional stormwater flows except in rare instances.

This project lies within the area of the Eastern Coachella Valley Master Stormwater Planning Project, which will provide flood protection to the communities of Thermal, Vista Santa Rosa, Oasis, Mecca and North Shore. The District, in cooperation with Riverside County and the Torres Martinez Desert Cahuilla Indian Tribe, are in the early stages of this planning effort. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for flood control facilities and/or participate in the financing of a portion of these facilities.

This area is designated Zone D on the Federal Flood Insurance Rate Maps which are in effect at this time. Zone D is defined as an area of undetermined but possible risk of flood hazard.

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.

Design for retention basins for this area must consider high groundwater levels and clay soils.

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 has recently completed domestic water hydraulic modeling studies for other projects located in the Mecca area. The hydraulic modeling studies show that there is no surplus capacity in the domestic water system for the proposed development's domestic water demand and fire flow requirements without the installation of significant offsite infrastructure improvements.

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, treatment plants 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.

This area is underlain with agricultural drainage lines. There are District and Private facilities not shown on the development plans. There may be conflicts with these facilities. We request the appropriate public agency to withhold the approval of the Tentative Parcel Map 36357 until utility clearance have been completed with the District. The District conflicts include but are not limited to Lincoln-Avenue 64 Drain and Lincoln Street Drain. The Private conflicts include but are not limited to Tile Drain 359. The District requests the County to require the developer to verify the replacement of Lincoln-Avenue 64 Drain and Lincoln Street Drain per District Plan No. 37507 adjacent to Parcel 1 of Tentative Parcel Map No. 36357.

Surface and subsurface drainage facilities in the vicinity of this project were designed and constructed for agricultural drainage. The District will consider use of these drainage facilities for urban drainage if (1) the surface and subsurface drainage facilities can physically handle the new urban drainage, (2) the area is incorporated into the National Pollutant Discharge Elimination System permit and Waste Discharge Requirements for the discharge of stormwater in the Whitewater River Watershed, which is known as the MS4 Permit and (3) the project is annexed into a future district(s) for recovery of capital and operation/maintenance costs associated with the new urban drainage system.

The District may need replacement or additional drainage facilities to provide for the orderly expansion of the drainage system. These facilities may include pipelines, channels, pump 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.

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

The project lies within the Lower 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.

If you have any questions please call Joe Cook, Domestic Water Engineer, extension 2292.

Yours very truly,



Mark L. Johnson
Director of Engineering

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

Alan French
Riverside County Department of Transportation
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Mike Mistica
County of Riverside, Department of Environmental Health
P.O. Box 1206, Riverside, CA 92502

January 13, 2011

Mr. Jay Olivas
Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

Re: Fast Track No. 2010-19 (CZ07753, PM36357, and PP24801)

Dear Mr. Olivas:

SunLine Transit Agency (SunLine) would like to thank you for the opportunity to review and comment on Fast Track No. 2010-19 which proposes a change of zone, tentative parcel map, and a plot plan on a 20 acre site for the intent of developing 80 multiple family residential units, within the Mecca Community of unincorporated Riverside County.

SunLine staff reviewed the proposed project and based on our review of existing transit amenities in the vicinity, SunLine currently does not offer direct transit service to the project location; however, the nearest bus stop is located less than two-tenths of a mile and is served by Line 91. Therefore, SunLine is not requesting the addition of any transit amenities such as a bus turn out or shelter. Further, SunLine offers riders, with a certified Americans with Disabilities Act (ADA) card, next day complimentary demand-response service (SunDial) for Coachella Valley residents within three quarter (3/4) miles on either side of an existing fixed route. The residents may utilize this service for medical appointments and other activities.

Should the proposed development impact the bus stop and/or service provided by SunLine, we request the developer contact SunLine 15 days prior to beginning of construction. This will give SunLine sufficient time to schedule removal of any bus stops, as well as inform passengers of any changes in service.

Should you have any concerns or questions, please contact me at 760-343-3456, ext. 162.

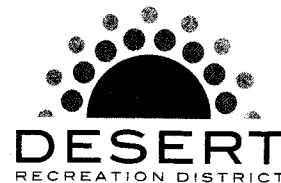
Sincerely,



Brenda Ramirez
Assistant Transit Planner

cc: C. Mikel Oglesby, General Manager
Eunice Lovi, Director of Planning

FUN IN THE SUN



January 27, 2011

Via E-Mail and Regular Mail
jolivas@rctlma.org

Jay Olivas, Project Planner
County of Riverside Planning Department – Riverside
P. O. Box 1409
Riverside, CA 92502-1409

Re: Change of Zone No. 7753 – Tentative Parcel Map No. 36357 / Plot Plan No. 24801 (Fast Track No. 2010-19) – Paseo De Los Heroes III

Dear Mr. Olivas:

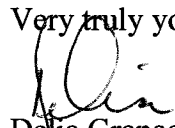
Thank you for providing the Desert Recreation District (the “District”) with a notice regarding this project for the proposed multiple family residential units and 80 multiple family rental units (Townhouse Style).

The project is located within the District boundaries. The District has a Master Plan which is utilized to levy Quimby fees. The Master Plan also identifies needed facilities and programs for this area. In addition, this residential project may have impacts on the District’s provision of services and facilities. Therefore, we request that the following mitigation measures be included in any environmental review, mitigation and monitoring plan and as conditions of approval for the project.

1. Developer will enter into an agreement to and shall pay fees pursuant to the Quimby Act, as adopted by Riverside County Ordinance No. 460. Such fees shall be computed by the District under that ordinance, as it may be amended from time to time, and shall be paid to the District at the time of recordation of the tentative map. We have attached a copy of the form of agreement which can be completed when we have the name of the actual developer and a tentative tract map number.
2. In order to provide for public park and recreational facilities and/or the maintenance or operation of current and/or future public park and recreational facilities and programs, prior to the issuance of building permits, Developer shall petition for and complete formation of or annexation to the District’s Landscaping and Lighting Assessment District, and shall pay the costs of such formation and or annexation.

We look forward to working with you on this project. Kevin Kalman or I will be the contact persons for this project. (delia@drd.us.com or kevin@drd.us.com). Thank you for your assistance.

Very truly yours,



Delia Granados, Executive Assistant

dg

WHEREAS, the location of convenient parks near **DEVELOPER'S** proposed residential development would substantially enhance the possibilities of selling the dwellings in such residential development; and

WHEREAS, **DEVELOPER** desires to assist **DISTRICT** in mitigating the impacts of its new housing by paying to **DISTRICT** a sum of money to be used for such purposes;

NOW, THEREFORE, the parties to this Agreement do mutually agree as follows:

I. RESPONSIBILITIES OF DEVELOPER

- A. **DEVELOPER** shall pay to **DISTRICT**, prior to issuance of any building permits for lots in Tentative Tract Map No. _____, the sum of \$ _____ for each residential unit constructed.
- B. **DEVELOPER** shall, concurrent with requesting any necessary written assurance from **DISTRICT**, request in writing that the County of Riverside include in its approval of **DEVELOPER'S** tentative map a condition that **DEVELOPER**, his successors or assigns, provide evidence of compliance with the terms of this Agreement prior to issuance of any building permit by the County of Riverside, or its successor, for lots in the approved tract.
- C. **DEVELOPER** shall notify any successors or assigns that this Agreement has been executed and is in effect. In addition, in the event this property is annexed into a city within our jurisdiction, Desert Recreation District will continue to receive the same amount as the Quimby fees identified in this Agreement, which fees shall mitigate the continuing impacts of such growth.

II. RESPONSIBILITIES OF DISTRICT

- A. Monies paid to **DISTRICT** under this Agreement will be deposited by **DISTRICT** in a separate account for such type of fees. Disbursements from that account shall be solely for the procurement of public park facilities determined by **DISTRICT** to benefit residents of Tentative Tract Map No. _____.
- B. The fees specified herein were calculated and are levied in accordance with and shall be collected, administered and disbursed in accordance with Coachella Valley Recreation & Park District Master Plan, Section 10.35 of Riverside County Ordinance No. 460, Government Code Section 66477, and any and all other applicable laws, rules and regulations as they now exist and as they may from time to time be amended.

III. MISCELLANEOUS

- A. It is expressly understood and agreed by the **DEVELOPER** and **DISTRICT** that the law of the State of California shall govern them and the interpretation of the Agreement and

that any litigation brought because of, or involving this Agreement shall be initiated exclusively in the Superior Court, Riverside County, Indio Division.

- B. In the event of litigation to enforce this Agreement, the prevailing party in such litigation shall be entitled to reasonable costs and attorneys fees.
- C. In the event that **DEVELOPER'S** tentative subdivision map expires without extension or approval by the County of Riverside, all obligations of **DEVELOPER** and **DISTRICT** herein shall cease.
- D. All terms, conditions, and provisions hereof shall inure to and shall bind the parties hereto, their respective successors-in-interest and assigns.
- E. No waiver of any term or condition of this Agreement shall be a continuing waiver thereof.
- F. This Agreement shall be amended only in writing signed by both parties.
- G. This Agreement constitutes the entire agreement of the parties and supersedes all other agreements, whether written or oral.

IN WITNESS WHEREOF, DEVELOPER and DISTRICT have caused this Agreement to be signed in their names and on their behalf by their duly authorized representatives.

DEVELOPER:

DISTRICT:
DESERT RECREATION DISTRICT
OF RIVERSIDE COUNTY, CALIFORNIA

By: _____

By: _____
KEVIN KALMAN, Interim
General Manager

DEPARTMENT OF TRANSPORTATION
DISTRICT 8
PLANNING

64 WEST 4th STREET, 6th FLOOR, MS 725
SAN BERNARDINO, CA 92401-1400
PHONE (909) 383-4557
FAX (909) 383-5936
TTY (909) 383-6300



*Flex your power!
Be energy efficient!*

January 26, 2011

Mr. Jay Olivas
Riverside County Planning Department
P. O. Box 1409
Riverside, CA 92502-1409

Dear Mr. Olivas:

Tentative Parcel Map 36357, Assessor Parcel Number 727-030-041
08-RIV 111, PM 19.587

The California Department of Transportation reviewed the above proposed project consisting of dividing 20 gross acres into two 10-acre lots. One lot contains an existing mobile home park and the remaining lot proposes 80 multi-family residential rental units. The project is located east of State Route 111 (SR-111), north of Avenue 64, between Lincoln Street and Date Palm Street.

This section of SR-111 was relinquished to the County on February 10, 2009. Riverside County Document No. 2009-0062626, and California Transportation Commission Resolution No. R-3707. The site is some distance from State Route 86S and therefore we do not expect this project will result in any substantial impacts to the State transportation facilities.

We appreciate the opportunity to offer comments concerning this project. If you have any questions regarding this letter, please contact me at (909) 383-4557 for assistance.

Sincerely,

A handwritten signature in cursive script that reads "Daniel Kopulsky".

DANIEL KOPULSKY
Office Chief
Community Planning/Local Development Review

PLOT PLAN: TRANSMITTED Case #: PP24801

Parcel: 727-030-041

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for 80 multiple family dwelling units (6-8 "town homes" per cluster) for rental purposes up to 25 feet in height along with a 5,400 square foot community building up to 32 feet in height, including exercise path, carports, garages, located within Assessor's Parcel Number 727-030-041.

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

PLOT PLAN:TRANSMITTED Case #: PP24801

Parcel: 727-030-041

10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24801 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Exhibits A-1 thru A-4, Exhibit L, Exhibits B & C (Sheets 1 thru 5) dated January 5, 2011 by Rick Engineering and McFadden Associates.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

10.BS GRADE. 3 USE - OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 5 USE - PRE-CONSTRUCTION MTG RECOMMND

Prior to conducting any clearing, stockpiling, grading or excavation, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

10.BS GRADE. 6 USE - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit

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Riverside County LMS
CONDITIONS OF APPROVAL

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PERMIT PLAN: TRANSMITTED Case #: PP24801

Parcel: 727-030-041

10. GENERAL CONDITIONS

10.BS GRADE. 6 USE - NPDES INSPECTIONS (cont.)

RECOMMND

holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

PLOT PLAN:TRANSMITTED Case #: PP24801

Parcel: 727-030-041

10. GENERAL CONDITIONS

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT RECOMMND

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

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 9 USE - 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 10 USE - SLOPE STABL'TY ANLYS RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut and fill slopes over 30 feet in vertical height, or cut slopes steeper than 2:1 (horizontal to vertical)- unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

10.BS GRADE. 11 USE - MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 12 USE - DRAINAGE & TERRACING RECOMMND

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

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 14 USE - SLOPES IN FLOODWAY RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other

PLAN: TRANSMITTED Case #: PP24801

Parcel: 727-030-041

10. GENERAL CONDITIONS

10.BS GRADE. 14 USE - SLOPES IN FLOODWAY (cont.) RECOMMND

flood hazards, by a method acceptable to the Building & Safety Department's Engineer - which 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 Building & Safety Department Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 16 USE - LOT TO LOT DRN ESMT RECOMMND

A recorded easement is required for lot to lot drainage.

10.BS GRADE. 17 USE - PVT RD GRADG PMT RECOMMND

Constructing a private road requires a grading permit. All private roads which are conditioned to be paved shall conform to Ordinance 457 base and paving and inspection requirements.

10.BS GRADE. 18 USE - OFFST. PAVED PKG RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 20 USE - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

PLOT PLAN:TRANSMITTED Case #: PP24801

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10. GENERAL CONDITIONS

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

E HEALTH DEPARTMENT

10.E HEALTH. 1 CVWD WATER AND SEWER SERVICE RECOMMND

Plot Plan#24801 is proposing Coachella Valley Water District (CVWD) water and sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with CVWD as well as all other applicable agencies.

FIRE DEPARTMENT

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR RECOMMND

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

10.FIRE. 2 USE*-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type VB construction per the 2007 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 3 USE-#31-ON/OFF NOT LOOPED HYD RECOMMND

A combination of on-site and off-site super fire hydrant(s) (6"x4"x 2-2-1/2"), will be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

PLOT PLAN: TRANSMITTED Case #: PP24801

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10. GENERAL CONDITIONS

10.FIRE. 4 USE-#89-RAPID ENTRY KEY BOX RECOMMND

Rapid entry data and key storage cabinet shall be installed on the outside of the community building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 5 USE-#25-GATE ENTRANCES RECOMMND

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD RPT 7/13/11 RECOMMND

Plot Plan No. 24801 is a proposal to construct 80 multiple family rental units with 5,000 square foot community building, carports and garages. The site is located in the Mecca area, north of Avenue 64, east of Lincoln Street, and west of Date Palm Street. This case is associated with Parcel Map No. 36357 and Change of Zone 7753. The case is also related to CUP3500, which the District did not review.

It should be noted that the District's review is limited to the water quality aspects contained in the WQMP only and that drainage aspects/impacts will be reviewed by other departments/agencies. As such, the following comments assume that offsite flows do not comingle with onsite flows. For water quality purposes, onsite runoff from the project site and its impacts need only be treated. This would require separating the onsite and offsite flows. Alternatively, if offsite flows are allowed to comingle with the project's flows, all onsite and offsite runoff shall be treated and require larger BMPs.

The development of this project adversely impacts water quality. To mitigate for these impacts, the development proposes porous pavement and a retention basin. The porous pavement is proposed to offset both HCOC and water quality impacts while the basin is proposed to offset the HCOC impacts. In general, the impervious areas drain to the porous pavement which then drains to the basin.

PLOT PLAN:TRANSMITTED Case #: PP24801

Parcel: 727-030-041

10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD RPT 7/13/11 (cont.)

RECOMMND

The submittal reflects the general drainage and water quality plan for the development and meets the minimum requirements for the development review process. However, additional details will be required at the time improvement plans are submitted. This may require the porous pavement standard design to be modified to a filtration BMP, instead of infiltration, to address all project pollutants. This may include a thicken sand layer in lieu of the gravel layer.

10.FLOOD RI. 5 USE SUBMIT FINAL WQMP >PRELIM

RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects requiring Project Specific WQMPs are required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package. The format of the PRELIMINARY report shall mimic the format/template of the final report but can be less detailed. For example, points

PERMIT PLAN: TRANSMITTED Case #: PP24801

Parcel: 727-030-041

10. GENERAL CONDITIONS

10.FLOOD RI. 5 USE SUBMIT FINAL WQMP >PRELIM (cont.) RECOMMND

a, b & c above must be covered, rough calculations supporting sizing must be included, and footprint/locations for the BMPs must be identified on the tentative exhibit. Detailed drawings will not be required. This preliminary project specific WQMP must be approved by the District prior to issuance of recommended conditions of approval.

The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP. The report will need significant revisions to meet the requirements of a final project specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 6 USE WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by public agency or commercial property owner association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

PLANNING DEPARTMENT

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision

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10. GENERAL CONDITIONS

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

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

10.PLANNING. 3 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 4 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 5 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 7 USE - LAND DIVISION REQUIRED RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 8 USE - PERMIT SIGNS SEPARATELY RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to

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10. GENERAL CONDITIONS

10.PLANNING. 8 USE - PERMIT SIGNS SEPARATELY (cont.) RECOMMND

and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 9 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 10 USE - PHASES ALLOWED RECOMMND

Construction of this project may be done in phases. Any additional phases, or modifications to the approved phasing, may be permitted provided a plan for each phase of development is submitted to and approved by the Planning Department. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless otherwise indicated by the affected agency.

10.PLANNING. 11 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. he permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 12 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit

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10. GENERAL CONDITIONS

10. PLANNING. 12 USE - NOISE MONITORING REPORTS (cont.) RECOMMND

an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10. PLANNING. 13 USE - NO EA FOR GRADING RECOMMND

No environmental assessment for grading within the project boundaries shall be required provided such grading substantially conforms to the grading plan submitted as APPROVED EXHIBIT A, and does not significantly exceed 15,000 cubic yards of cut and 15,000 cubic yards of fill.

10. PLANNING. 14 USE - 90 DAYS TO PROTEST RECOMMND

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

10. PLANNING. 15 USE - GEO02246 RECOMMND

County Geologic Report (GEO) No. 2246 submitted for this project (PM36357 & PP24801) was prepared by Sladden Engineering and is entitled "Geotechnical Investigation, Proposed Paseo De Los Heroes III, Residential Development, North of 64th Avenue & East of Lincoln Street, Mecca Area, Riverside County, California", dated December 1, 2010. In addition, Sladden submitted "Response to County of Riverside Review Comments dated March 24, 2011, County geologic Report No. 2246", dated April 6, 2011. This document is herein incorporated as a part of GEO02246.

GEO02246 concluded:

1.No known faults are currently mapped on or projecting towards the site.

2.Risks associated with primary surface ground rupture

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10. GENERAL CONDITIONS

10.PLANNING. 15

USE - GEO02246 (cont.)

RECOMMND

should be considered low.

3.Nearby active faults are expected to produce strong seismic shaking during the design lie of the proposed project.

4.The potential for seismic settlements (liquefaction induced) impacting the site during a major seismic event on the nearby San Andreas Fault is considerable.

5.Seismically induced settlements are anticipated to be on the order of 2.68 inches. The maximum differential settlement is anticipated to be less than 1.5 inches.

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

7.Risks associated with slope instability (slope failure, landsliding, rock falls) are considered low.

8.Risks associated with subsidence is considered low.

9.Risks associated with debris flows should be considered low.

10.Risks associated with volcanic hazards are considered remote.

GEO02246 recommended:

1.Remedial grading and recompaction for the proposed building pad areas.

2.Use of post-tensioned slab foundation systems.

GEO02246 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO02246 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

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10. GENERAL CONDITIONS

10.PLANNING. 16 USE - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

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

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

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

10.PLANNING. 17 USE - PREVENT DUST & BLOWSAND

RECOMMND

Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blowsand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities.

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1 USE - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 2 USE - STD INTRO 3(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit,

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

10.TRANS. 3 USE - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 4 USE - ENCROACHMENT PERMIT RECOMMND

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

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

This is a proposal to develop a 10 acre site into 80 multiple family residential units (APN 727-030-041). The site is located on the east side of Lincoln Street, north

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10. GENERAL CONDITIONS

10.TRANS. 5 USE - FLOOD HAZARD REPORT 1 (cont.) RECOMMND

of 64TH Ave in the unincorporated territory of Mecca, County of Riverside, State of California. The project proponent shall provide mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm event.

10.TRANS. 6 USE - RETENTION AND STORAGE RECOMMND

For retention basin sizing and calculations refer to letter and exhibit dated July 18, 2011 from Alan French to Majeed Farshad.

10.TRANS. 7 USE - PERP DRAIN PATT/FACILITY RECOMMND

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

10.TRANS. 8 USE - ORD 460 10-YR/100-YR RECOMMND

The 10-year storm flow shall be contained within the curb and the 100-year storm flow shall be contained within the street right-of-way. In either situation the Flow-depth-times Flow-velocity factor shall be less than or equal to 6. Curb heights shall be limited to a maximum of 8 inches. The typical street section shall be in accordance with Ordinance 460 and Ordinance 461.

10.TRANS. 9 USE - RETENTION BASIN MAINTEN RECOMMND

The owner of the project site shall be responsible for the maintenance of the drainage facilities (including the retention basin) viable maintenance mechanism acceptable to the County should be provided for retention basin. The owner/developer shall obtain approval from Riverside County Transportation Department regarding the maintenance of the retention basin and underground systems, which shall include the language that the owner will maintain and clean the basin a minimum two times a year. These maintenance wording shall be shown on the title sheet of improvement plans.

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10. GENERAL CONDITIONS

10.TRANS. 10 USE - EASEMENT FOR DRAINAGE

RECOMMND

The project proponent will prepare and record easements for drainage purposed by separate instrument 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 by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP

RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 USE - NPDES/SWPPP (cont.)

RECOMMND

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. 2 USE - GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100 RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's letter regarding this application, or if not specifically addressed in their letter, to accommodate 100 year storm flows.

60.BS GRADE. 7 USE - OFFSITE GRDG 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. 8 USE - NOTARIZED OFFSITE LTR RECOMMND

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

60.BS GRADE. 9 USE - RECORDED ESMT REQ'D RECOMMND

A recorded easement is required for off site drainage facilities.

60.BS GRADE. 11 USE - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District and that all approved water quality treatment control BMPs have been included on the grading plan.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 12 USE - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

EPD DEPARTMENT

60.EPD. 1 EPD - MBTA SURVEY RECOMMND

IF VEGETATION CLEARANCE OR GRADING ON THIS SITE IS TO OCCUR DURING THE NESTING SEASON (FEB 1-AUG 31) A PRECONSTRUCTION NESTING BIRD SURVEY MUST BE CONDUCTED WITHIN 30 DAYS PRIOR TO GROUND DISTURBANCE ACTIVITIES. THIS SURVEY MUST BE CONDUCTED BY A QUALIFIED BIOLOGIST HOLDING AN MOU WITH RIVERSIDE COUNTY & SUBMITTED TO EPD FOR REVIEW.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 3 USE SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

60.PLANNING. 1 GEN*- CULTURAL RESOURCES PROFE RECOMMND

As a result of information contained in archaeological report PD-A-4273, prepared in 2005 by Archaeological Advisory Group for CUP 3500 on the same parcel, it was determined that this project is located within an area with

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

GEN*- CULTURAL RESOURCES PROFE (cont.)

RECOMMND

a high density of documented prehistoric native American cultural resources. Communication with the Cabazon Band of Mission Indians also corroborated this conclusion.

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

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

NOTE:

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

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

60.PLANNING. 3

GEN*- TRIBAL MONITORING

RECOMMND

As a result of information contained in archaeological report PD-A-4273, prepared by Archaeological Advisory Group in 2005 for CUP 3500 on the same parcel, and communication from the Cabazon Band of Mission Indians, it

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60. PRIOR TO GRADING PRMT ISSUANCE

60. PLANNING. 3

GEN*- TRIBAL MONITORING (cont.)

RECOMMND

was determined that this parcel is located in an area with a high density of documented prehistoric Native American subsurface cultural deposits.

Therefore, prior to the issuance of grading permits, the developer/permit holder shall enter into an agreement and retain a monitor designated by the Cabazon Band of Mission Indians who is group shall be known as the Tribal 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 allowed 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 in coordination with the Project Archaeologist.

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 Archaeological Monitor is responsible for implementing mitigation and standard professional practices for cultural resources, and shall consult with the County and developer/permit holder throughout the process. The Tribal Monitor is responsible for consultation on behalf of the Cabazon Band of Mission Indians only.

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 GEN*- TRIBAL MONITORING (cont.) (cont.) RECOMMND

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 tribe 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. 4 USE - PALEO PRIMP & MONITOR RECOMMND

This site is mapped in the County's General Plan as having a High and Undetermined potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

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60. PRIOR TO GRADING PRMT ISSUANCE

60. PLANNING. 4

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8. Procedures and protocol for collecting and processing of samples and specimens.

9. Fossil identification and curation procedures to be employed.

10. Identification of the permanent repository to receive any recovered fossil material. * The County of Riverside must be consulted on the repository/museum to receive the fossil material and a written agreement between the property owner/developer and the repository must be in place prior to site grading.

11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

60.PLANNING. 5 USE - 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 July 18, 2011, summarized as follows: require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties.

60.PLANNING. 6 GEN - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until Change of Zone No. 7753 has been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designations and/or zones ultimately applied to the property.

TRANS DEPARTMENT

60.TRANS. 2 USE-SBMT/APPVD GRADG PLAN/TRAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

60.TRANS. 4 USE - OBTAIN L&LMD APPLICATION RECOMMND

Obtain an application from the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, to submit application for required annexation per condition of approval 80.TRANS.10 and 90.TRANS.7.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 4 USE - OBTAIN L&LMD APPLICATION (cont.) RECOMMND

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

60.TRANS. 5 USE - DRAINAGE SUBMIT PLANS RECOMMND

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

60.TRANS. 6 USE - SUBMIT PLANS 2 RECOMMND

Per letter dated July 18, 2011, the project proponent 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. 7 USE - EASEMENT FOR DRAINAGE RECOMMND

The project proponent will prepare and record easements for drainage purposed by separate instrument 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 by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

60.TRANS. 8 USE - 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 9 USE - RETENTION AND STORAGE RECOMMND

For retention basin sizing and calculations refer to letter and exhibit dated July 18, 2011 from Alan French to Majeed Farshad.

60.TRANS. 10 USE - WATER QUALITY MGMT PLANS 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

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PALEO MONITORING REPORT RECOMMND

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL

RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3. Submitting a Contractors Statement of Conformance form (284-259).

4. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

5. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

80.E HEALTH. 1 PUBLIC/SEMI-PUBLIC POOLS/SPAS

RECOMMND

For any proposed public or semi-public swimming pool or spa, a set of three complete plans must be submitted to the Department of Environmental Health to verify compliance with the California Administrative Code, the California Health and Safety Code and the Uniform Plumbing Code.

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80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$ RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2 USE-#4-WATER PLANS RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 3 USE SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 USE - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT A.

80.PLANNING. 2 USE - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT A.

80.PLANNING. 3 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

80.PLANNING. 4 USE - MAXIMUM DWELLING UNITS RECOMMND

A maximum of 80 dwelling units are allowed under this permit.

80.PLANNING. 7 USE - HEIGHT LIMITATIONS RECOMMND

All buildings and structures within this permit shall not exceed 32 feet in overall height, except as provided by Section No. 18.20 of Ordinance No. 348. The permittee shall demonstrate to the satisfaction of the Planning Director and the Director of the Department of Building and Safety that construction plans comply with all height regulations; verification of compliance with the height regulations of this permit may include submission of a written certification by a state licensed professional that plans submitted to the Department of Building and Safety are in compliance and/or inspection of such plans by county staff.

80.PLANNING. 11 USE - SCHOOL MITIGATION RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14

USE - 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 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

shall not approve landscape plans within the Road Right-of-Way.

)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.

80.PLANNING. 15 USE - 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 15 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.PLANNING. 16 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 January 14, 2011, summarized as follows: The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

80.PLANNING. 18 USE - COLOR/FINISH SAMPLES RECOMMND

The permittee shall submit three 4" x 4" color and finish samples of siding and roofing materials for Planning Department approval. Coloration shall be compatible with the materials contained in Exhibit A.

80.PLANNING. 18 USE - FEE BALANCE RECOMMND

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

TRANS DEPARTMENT

80.TRANS. 3 USE - TUMF RECOMMND

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

80.TRANS. 4 USE - R-O-W DEDICATION 1 RECOMMND

Sufficient public street right-of-way along 64th Avenue shall be conveyed for public use to provide for a 30-foot half-width right-of-way.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6 USE - MAP CORNER CUT-BACK I

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.

80.TRANS. 10 USE -ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping along 64th Avenue.
- (2) Trails along 64th Avenue.
- (3) Streetlights on 64th Avenue.

For street lighting, 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.

80.TRANS. 12 USE - LIGHTING PLAN

RECOMMND

A separate street light plan and/or a separate bridge light plan is required for this project. Street (and/or bridge) lighting shall be designed in accordance with County

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 12 USE - LIGHTING PLAN (cont.) RECOMMND

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. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

80.TRANS. 13 USE -LANDSCAPING/TRAIL COM/IND RECOMMND

Landscaping (and/or trails) within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within 64th Avenue, and submitted to the Transportation Department. The landscape design shall incorporate a desert theme, including the extensive use of native desert and drought tolerant plant species. Irrigation systems shall incorporate the use of drip irrigation to the maximum extent feasible. The use of non-organic landscape elements such as rocks, decorative paving sand and gravel is encouraged. The uses of grass, sod or other water intense ground cover pland materials will not be permitted.

Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

80.TRANS. 16 USE - 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 17 USE - DRAIN EASEMENT

RECOMMND

The project proponent will prepare and record easements for drainage purposes by separate instrument 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 by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

80.TRANS. 18 USE - RETENTION AND STORAGE

RECOMMND

For retention basin sizing and calculations refer to letter and exhibit dated July 18, 2011 from Alan French to Majeed Farshad.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION

RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 USE - WQMP BMP CERT REQ'D

RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 USE - BMP GPS COORDINATES

RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 3 USE - BMP GPS COORDINATES (cont.) RECOMMND

coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

- 1.Sub-grade inspection prior to base placement.
- 2.Base inspection prior to paving.
- 3.Precise grade inspection of entire permit area.
 - a.Inspection of Final Paving
 - b.Precise Grade Inspection
 - c.Inspection of onsite storm drain facilities
 - d.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

- 1.Requesting and obtaining approval of all required grading inspections.
- 2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all

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90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.)

RECOMMND

paved areas.

3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

5. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

6. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN

RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials, including swimming pool chemicals, greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW

RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

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90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 3 USE - HAZMAT CONTACT

RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES

RECOMMND

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

90.FIRE. 2 USE-#66-DISPLAY BOARDS

RECOMMND

Display Boards will be as follows: Each complex shall have an illuminated diagrammatic representation of the actual layout which shows name of complex, all streets, building designators, unit members, and fire hydrant locations within dimension and located next to roadway access. The minimum size shall be no less than 4 feet x 4 feet.

90.FIRE. 3 USE-#012-PUB TYP BUILD

RECOMMND

PUBLIC TYPE BUILDINGS

90.FIRE. 4 USE-#83-AUTO/MAN FIRE ALARM

RECOMMND

Applicant or developer shall be responsible to install a manual and automatic Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation.

90.FIRE. 5 USE-#27-EXTINGUISHERS

RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 6 FINAL INSPECTION

RECOMMND

Prior to occupancy a Fire Department inspection is required to verify all conditions stated at plan check are met.

Riverside office (951)955-4777
Murrieta office (951)600-6160
Indio Office (760)863-8886

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 USE BMP - EDUCATION

RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.rcflood.org/npdes, e-mail fcnpdes@rcflood.org, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.FLOOD RI. 3 USE IMPLEMENT WQMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

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90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1

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. 2

USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of 214 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 3

USE - ACCESSIBLE PARKING

RECOMMND

A minimum of two (2) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 3 USE - ACCESSIBLE PARKING (cont.) RECOMMND

—."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 4 USE - COVERED PARKING SPACES RECOMMND

A minimum of 80 parking spaces shall be covered by a carport or enclosed garage.

90.PLANNING. 7 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

90.PLANNING. 9 USE - UTILITIES UNDERGROUND RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 10 USE - CURBS ALONG PLANTERS RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 11 USE - TRASH ENCLOSURES RECOMMND

Eleven (11) trash enclosures which are adequate to enclose a minimum of 22 bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 11 USE - TRASH ENCLOSURES (cont.) RECOMMND

recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 13 USE - WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

90.PLANNING. 14 USE - COLOR/FINISH COMPLIANCE RECOMMND

The permittee shall properly install approved color and finish products in accordance with these conditions of approval.

90.PLANNING. 16 USE - LC LNDSCP INSPECT DEPOST 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 Installation, Six Month Establishment, and One Year Post-Establishment 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. 17 USE - LC COMPLY W/ LNDSCP/ IRR 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, 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

PERMIT PLAN: TRANSMITTED Case #: PP24801

Parcel: 727-030-041

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 17 USE - LC COMPLY W/ LNDSCP/ IRR (cont.) RECOMMND

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. 18 USE - WALL/BERM REQUIRED RECOMMND

A minimum six (6) foot high decorative block wall or combination landscaped earthen berm and decorative block wall shall be constructed along the northerly, easterly and westerly property boundaries. The exterior side of all masonry walls shall be surfaced with a protective coating that will facilitate the removal of graffiti. The required wall and/or berm shall be subject to the approval of the Director of the Department of Building and Safety and the Planning Director and the appropriate flood control agency, and shall be shown on all grading and landscaping plans.

90.PLANNING. 19 USE - WROUGHT IRON FENCE REQ. RECOMMND

A six (6) foot high wrought iron fence with pilasters 20 feet on-center shall be constructed along Avenue 64. The required fence shall be subject to the approval of the Building and Safety Department.

90.PLANNING. 20 USE - ORD NO. 659 (DIF) RECOMMND

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

The amount for Multiple Family Residential projects is

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Parcel: 727-030-041

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 20 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

\$2783.00 per dwelling unit.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

TRANS DEPARTMENT

90.TRANS. 4 USE - SIGNING & STRIPING

RECOMMND

A signing and striping plan is required for this project. The project proponent 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.

90.TRANS. 7 USE STREETLIGHT AUTHORIZATION

RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 8 USE - STREETLIGHTS INSTALL

RECOMMND

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

Streetlight 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 associated with this development where the developer is

PLAN: TRANSMITTED Case #: PP24801

Parcel: 727-030-041

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 USE - STREETLIGHTS INSTALL (cont.) RECOMMND

seeking Building Final Inspection (Occupancy).

90.TRANS. 11 USE - IMPROVEMENTS RECOMMND

64th Avenue along project boundary is a paved County maintained road designated as a Local Street and shall be improved with 20-feet of asphalt concrete pavement within a 30-foot half-width dedicated right-of-way in accordance with County Standard No. 105, pages 1 & 2, Section "C" (40'/60'). Improvements shall be coordinated with the existing improvements for Tract Map No. 27787 as constructed in accordance with Improvement Plans No. 901-LL.

90.TRANS. 14 USE - 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. 18 USE - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along 64th Avenue.
- (2) Trails along 64th Avenue.

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14:34

Riverside County LMS
CONDITIONS OF APPROVAL

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PLOT PLAN:TRANSMITTED Case #: PP24801

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 18 USE -ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

(3) Streetlights on 64th Avenue.

90.TRANS. 20 USE - 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: www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

90.TRANS. 21 USE - LANDSCAPING COMM/IND RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within 64th Avenue.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

90.TRANS. 23 USE - R-O-W DEDICATION 1 RECOMMND

Sufficient public street right-of-way along 64th Avenue shall be conveyed for public use to provide for a 30-foot half-width right-of-way.

90.TRANS. 24 USE - DRAIN IMPROV COMPLETE RECOMMND

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

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14:34

Riverside County LMS
CONDITIONS OF APPROVAL

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PLAN:TRANSMITTED Case #: PP24801

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 25

USE - EASEMENT FOR DRAINAGE 2

RECOMMND

The project proponent will prepare and record easements for drainage purposes by separate instrument 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 by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

90.TRANS. 26

USE - OWNER MAINTEN NOTICE

RECOMMND

The owner of the project site shall be responsible for the maintenance of the drainage facility (including the surface retention basin and the underground systems). A viable maintenance mechanism acceptable to the County should be provided for retention basin and underground systems. The owner/developer shall obtain approval from Riverside County Transportation Department regarding the maintenance of the retention basin and underground retention systems, which shall include the language that the owner will maintain and clean the manholes/inlets minimum two times a year and also pump out the debris from the manholes/inlets two times a year. These maintenance wording shall be shown on the title sheet of improvement plans.



Department of **Public Health**
Riverside County Community Health Agency

Date: July 14, 2011

To: Jay Olivas
Planner IV
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, California 92502
Fax: (951) 955-8631

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) 358-5096
Fax: (951) 358-5443



Project Reviewed: Plot Plan No. 24801

Reference Number: 96849

Applicant: Mary Ann Ybarra
Coachella Valley Housing Coalition
45701 Monroe Street
Indio, California 92201

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

Review Stage: First Review

Information Provided: " Paseo De Los Heroes III, Final Noise Study, County of Riverside, California" dated June 28, 2011, JN:07857-03

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 10,400 assumed for 64th Avenue (the County General Plan classifies 64th Avenue as a "Collector" highway provided by Western Coachella Valley Area Plan Circulation Figure 7, dated 10/07/2003.
2. Truck/Auto Mix as follows (Riverside Co. Road Department):

For Collector 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	10.9
Heavy Truck	0.74	0.35	0.04	0.35

3. Traffic Speed of 40 MPH for 64th Avenue.
4. The distance from the centerline of 64th Avenue to the nearest multi-unit building face is estimated to be 120 feet.

5. Modeling for 64th Avenue 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 distance recommended should provide sufficient attenuation to reduce exterior roadway noise levels to below 65 Ldn and interior noise levels to below 45 Ldn.

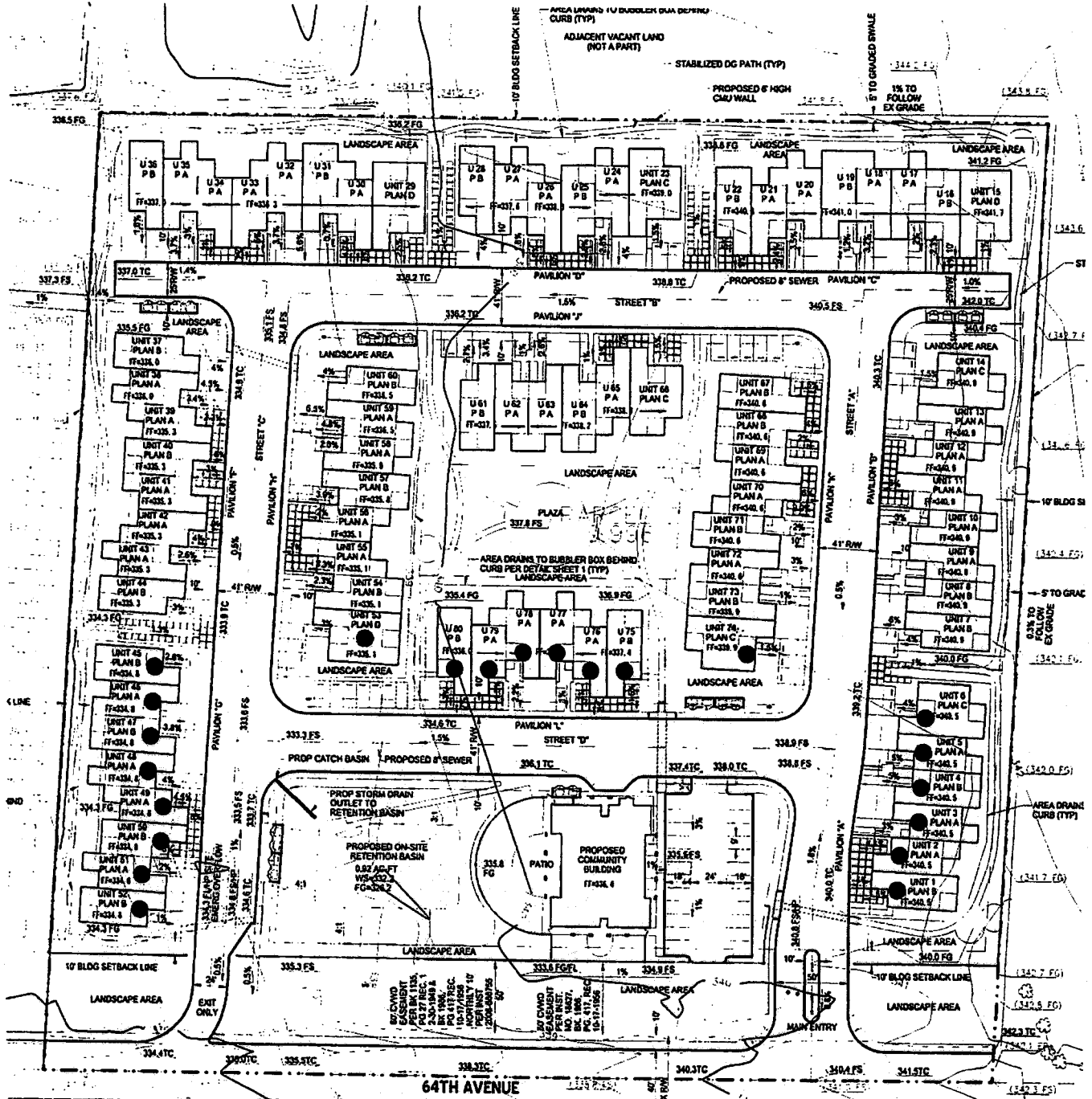
Recommendations:

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

No noise barrier is required due to distance, multi-unit buildings locations and landscaping for the outdoor recreational area.
2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.
3. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.
4. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings.
5. The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors to the west of the site.

- 6 Multi-units with windows adjacent to 64th Street shall use dual glazing at STC rating of 26 or higher on lots 1 -6, 45-53 and 74-80.
- 7 All multi-units adjacent to 64th Avenue (on lots 1 -6, 45-53 and 74-80) require a mechanical ventilation system such as air-conditioning with fresh air intakes. (Summary of Recommendations are taken from page 1-A of the Acoustical Report. See attached map.)
- 8 Provide exterior walls with a minimum Sound Transmission Class (STC) rating of 46. Typical walls with this rating will have 2X4 studs or greater, 16" o.c. with R-13 insulation, a minimum 7/8" exterior surface of cement plaster and a minimum interior surface of 1/2" gypsum board.
- 9 Provide roof / ceiling systems utilizing minimum 1/2" plywood sheathing that is well sealed to form, a continuous barrier with a minimum R-19 batt insulation in the joist cavities.
- 10 All windows and doors assemblies used throughout the project should be free of cut outs and openings and shall well fitted and well-weather-stripped.

EXHIBIT 1-A SUMMARY OF RECOMMENDATIONS



LEGEND:


- = LOTS REQUIRING STANDARD DUAL-GLAZED WINDOWS WITH A MINIMUM STC RATING OF 26 AND A MEANS OF MECHANICAL VENTILATION (e.g. AIR CONDITIONING)

Paseo De Los Heroes III Final Noise Study
County of Riverside, CA (JN - 07857-004.dwg)





**RIVERSIDE COUNTY SHERIFF'S DEPARTMENT
STANLEY SNIFF, SHERIFF**

TO: County of Riverside Planning Department
FROM: Captain Raymond Gregory 
DATE: February 4, 2011
SUBJECT: Paseo De Los Heroes III
Project Planner J. Olivas -

Thank you for the opportunity to comment on the proposed construction of the 80 multiple family (Townhouse Style) rental units, east of Lincoln Street and south of Avenue 64 in the unincorporated area of Riverside County known as Mecca.

The plans I reviewed show a walled community will be built on 10 acres of vacant land. The project includes an approximate 5,000 square foot community room, exercise path, carport, garages and other associated improvements.

The recommendations in this report are not intended to override nor supersede any order of the fire department or Fire Marshal. The following issues of concern related to public safety and law enforcement are presented:

1. Current Planned Design:

- A. Exterior Building Security:** The exterior doors of all buildings should be of steel construction and secured with a heavy-duty type lock to provide protection against forced entry. The doors should have a steel plate mounted to the side of the door near the latching bolt to prevent prying and tampering. The exterior entrances to the construction site should be locked when the construction concludes for the day using a Knox-Box system. The Knox-Box system should be installed on all gates used for access to the project to allow police and or fire personnel access to the construction site.

- B. Exterior Lighting Plan:** All exterior lighting fixtures should be mounted to a height that would reduce any tampering or damage. It is recommended that metal halide type lighting is used for the reasons of accurate color rendition and increased visibility. All areas of the site, including the parking lots and perimeter area, should have sufficient lighting to deter trespassers and vandalism during evening hours.

- C. **Surveillance System:** We recommend a computer controlled digital surveillance system with cameras covering a close up view of the entryways into the site and the entrances/exits to the parking lot. Additional cameras could be installed during construction to cover all angles to include areas with specific safety concerns, (employee parking, building materials, and trailers). The benefits of a computer controlled system over a VHS Tape system is the digital system can run continually and daily surveillance can be stored indefinitely on a computer disc for future review. The video tapes of a VHS Surveillance System lose their video quality over time and take up more space for storage.
- D. **Alarm System:** A security alarm system should be installed with sensors covering all exterior doors/windows of all office and storage buildings and storage containers. In addition to the door/window sensors, interior motion detectors and interior microphones could be installed to monitor potential criminal activity inside the interior of the construction site in the event of alarm activation. The subscriber should provide the servicing alarm vendor with a contact person, and/or responder in the event of alarm activation. Since a security guard is planned to be on site 24 hours a day, they should be able to contact a manager or have access to keys to all areas of the construction site so deputies are able to check the interior of buildings in the event of alarm activation.
- E. **Business Numbering or Monument:** The property address should be prominently displayed and visible from all bordering streets that have entrance/exits areas for the project. The numbers affixed to the building or monument should be of contrasting color from the building façade and illuminated at night. This will assist in emergency responses by the fire department or the Riverside County Sheriff's Department.

2. Construction Site:

- A. **Exterior Fence:** Prior to construction of any structure, a material storage area should be established along the perimeter of the property and enclosed by a six (6) foot chain link fence with locking gates to minimize theft of materials and/or equipment. "No Trespassing" signs should be mounted on all four sides of the fencing.
- B. **Lighting and Storage:** The developer and/or builder's name, address, and phone number should be conspicuously posted at the construction site. Visibility into the construction site should not be intentionally hampered by equipment or storage of construction materials. Any stored construction material should be stored as near as possible to the center of the site and should be kept at a minimum height to allow view into the site from the roadway. The construction site should be well lit during hours of darkness to prevent intruders, and all entrances and exits should be clearly marked and locked when not in use.
- C. **Equipment, Staffing, and Supervision:** It is recommended that a list of serial and/or license numbers of equipment stored at the location be maintained both at the site and at any off-site main office. The public and non-essential employees should have restricted access to the construction areas. Current emergency contact information for the project

and construction supervisor should be kept on file with the Sheriff's Department. A list of construction employee names that are permitted to be on the construction site in the evening hours should be kept with the construction supervisor in the event deputies check the site and locate unauthorized personnel or trespassers at night.

- D. On Site Security:** During construction, we recommend on-site security be provided at all times when construction has ceased. This would assist in alleviating theft from the site and reduce the burden put upon the Sheriff's Department during the construction period. From past experience, construction sites of this size and magnitude are regularly targeted by thieves. On-site security not only provides a deterrent, but also helps as a conduit for reporting suspicious activity in the area.

Should the Planning Department, developer, or construction staff have any questions regarding the above law enforcement and public safety concerns, they may contact Lieutenant Clay Hubbard at (760) 863-8227, between the hours of 8:00 AM and 5:00 PM, Monday through Friday.

(Accounting Use Only)

Check Number: _____ Date: _____



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

January 14, 2011

Jay Olivas, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: Plot Plan (PP) No. 24801 (Fast Track 2010-19)
Proposal: The PP proposes 80 multiple family rental units, community building, and other improvements.
APN: 727-030-041

Dear Mr. Olivas:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located north of Avenue 64, east of Lincoln Street, and west of Date Palm Street, in the Eastern Coachella Valley Area Plan. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to ***Design Guidelines for Recyclables Collection and Loading Areas***, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. **Prior to final building inspection**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department.
3. **Prior to issuance of a building permit**, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

4. **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
5. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.
6. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
7. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3200.

Sincerely,



Ryan Ross
Planner IV

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: Jan. 6, 2011

TO:

Riv. Co. Transportation Dept. – Desert Office
Riv. Co. Transportation Dept. –Traffic Div.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Coachella Valley Water District
Riv. Co. Fire Department – Desert Office
Riv. Co. Dept. of Bldg. & Safety – Grading
Riv. Co. Dept. of Bldg. & Safety – Plan Check
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.
P.D.Geology Section-D. Jones

Riv. Co. GIS – Phillip Kang
P.D. Landscaping Section-R. Dyo
P.D. Archaeology Section-L. ~~Mobile Department~~
Sunline Transit Agency
Riv. Co. Sheriff's Department
Riv. Co. Waste Management Dept.
The Desert Recreation & Parks District
Riv. Co. EDA- Redevelopment
Mecca Community Council
4th District Supervisor
4th District Planning Commissioner

Coachella Valley Unified School Dist
Southern California Gas
Imperial Irrigation District
Verizon
Time Warner Cable
CALTRANS District #8
RWQCB-Colorado River
Air Quality Mgmt. District –South Coast
Eastern Information Center (UCR)

JAN 12 2011

CHANGE OF ZONE NO. 7753 / TENTATIVE PARCEL MAP NO. 36357 / PLOT PLAN NO. 24801 (FAST TRACK NO. 2010-19) – EA42414 – Applicant: McFadden Associates – Engineer/Representative: Rick Engineering – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC); Eastern Coachella Valley Area Plan: Community Development: High Density Residential (CD:HDR) (8-14 DU/AC) - Location: Northerly of Avenue 64, easterly of Lincoln Street, westerly of Date Palm Street, extended – 20 Gross Acres - Zoning: General Agriculture – 10 Acre Minimum (A-2-10) and Mobile Home Subdivisions (R-T) - **REQUEST: Change of Zone from A-2-10 to R-3 on an approximate 10 acre portion of a 20 acre lot, tentative parcel map (Schedule H) to divide an 20 gross acres into two 10 acre lots with one lot containing an existing mobile home park (CUP03500) and one lot proposed for multiple family residential units, and a plot plan that proposes 80 multiple family rental units (Townhouse Style) up to 25 feet in height with 5,000 square foot community building, exercise path, pedestrian walkways, carports, garages, and associated site improvements – APN(s): 727-030-041 – Related Cases: CUP03500**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting Agenda on January 27, 2011**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Jay Olivas, Project Planner**, at (951) 955-1195 or email at jolivas@rctlma.org / MAILSTOP# 1070.

COMMENTS: The CVUSD is authorized by State Legislature to levy a developer fee on new residential development. The fee has been established at \$2.97 per sq. ft. for all residential construction; however, it is subject to change without prior notice. The fees collected will be used to assist in the housing of students within the CVUSD, and they are required to be paid prior to the issuance of the building permit.

DATE: 1/20/11

SIGNATURE: Elsa F. Esqueda / ekh

PLEASE PRINT NAME AND TITLE: Elsa F. Esqueda, Director of Facilities

TELEPHONE: 760-398-5909 ext. 203

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.

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: Jan. 6, 2011

TO:

Riv. Co. Transportation Dept. – Desert Office
Riv. Co. Transportation Dept. –Traffic Div.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Coachella Valley Water District
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Riv. Co. GIS – Phillip Kang
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Time Warner Cable
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RWQCB-Colorado River
Air Quality Mgmt. District –South Coast
Eastern Information Center (UCR)

CHANGE OF ZONE NO. 7753 / TENTATIVE PARCEL MAP NO. 36357 / PLOT PLAN NO. 24801 (FAST TRACK NO. 2010-19) – EA42414 – Applicant: McFadden Associates – Engineer/Representative: Rick Engineering – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC); Eastern Coachella Valley Area Plan: Community Development: High Density Residential (CD:HDR) (8-14 DU/AC) - Location: Northerly of Avenue 64, easterly of Lincoln Street, westerly of Date Palm Street, extended – 20 Gross Acres - Zoning: General Agriculture – 10 Acre Minimum (A-2-10) and Mobile Home Subdivisions (R-T) - **REQUEST: Change of Zone from A-2-10 to R-3 on an approximate 10 acre portion of a 20 acre lot, tentative parcel map (Schedule H) to divide an 20 gross acres into two 10 acre lots with one lot containing an existing mobile home park (CUP03500) and one lot proposed for multiple family residential units, and a plot plan that proposes 80 multiple family rental units (Townhouse Style) up to 25 feet in height with 5,000 square foot community building, exercise path, pedestrian walkways, carports, garages, and associated site improvements – APN(s): 727-030-041 – Related Cases: CUP03500**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a LDC Meeting Agenda on January 27, 2011. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact Jay Olivas, Project Planner, at (951) 955-1195 or email at jolivas@rctlma.org / MAILSTOP# 1070.

COMMENTS: *time Warner Cable is able to provide service with a plant extension.*

DATE: 1-13-11

SIGNATURE: *R.L.*

PLEASE PRINT NAME AND TITLE: Ken Garrison Construction Coordinator

TELEPHONE: 760-674-5458

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.



Fast Track Authorization

Case No.: _____

FTA No. 2010-19

SUPERVISOR John Benoit

SUPERVISORIAL DISTRICT: 4

Company/Developer: Coachella Valley Housing Coalition Contact: Mary Ann Ybarra

Address: 45701 Monroe St. Ste G, Indio, CA 92201

Phone: (760) 347-3157 ext. 250 Fax: (760) 342-6466 Email: maryann.ybarra@cvhc.org

Architectural Firm: McFadden Architects Contact: Chris McFadden

Address: 42-635 Melanie Place Ste. 102, Palm Desert, CA 92211

Phone: (760) 346-8014 Fax: (760) 568-0963 Email: cmcfadden@mmarc.com

Engineering Firm: Rick Engineering Contact: Marten Anderson

Address: 1223 University Avenue Ste. 1223, Riverside, CA 92507

Phone: (951) 782-0707 Fax: (951) 782-0723 Email: manderson@rickengineering.com

Land Use Application(s): General Plan Amendment Conditional Use Permit Change of Zone

Plot Plan Parcel Map Other _____

Site Information:

Assessor's Parcel Number(s) 727-030-041

Cross Streets/Address Lincoln Street/Avenue 64

Land Use Designation MHDR; HDR Zoning R-T; A-2 Site Acreage 10

Redevelopment Project Area/Sub-Area: Mecca Sub-Area

Unincorporated Community Mecca

Project Information (Estimate Amounts):

Eligibility Criteria Full Time Jobs Capital Investment Annual Taxable Sales Board of Supervisors Child Care
 Workforce Housing Other _____

Permanent Full-Time Jobs 3 Wages per Hour \$10-15 Construction Jobs 350

Capital Investment \$22,296,184.00 Taxable Sales \$0.00 Bldg Size: 66,204

Project Type Commercial Industrial Office Residential Other Workforce Housing

Industrial Classification N/A Other _____

Commercial Classification N/A Other _____

Project Description:

Project will consist of 80 modular housing units (16 two bedroom, 53 three bedroom, and 11 four-bedroom units).

The Economic Development Agency (EDA) hereby acknowledges that the above referenced development warrants special consideration relative to the permit processing as required by the County of Riverside, and encourages the affected County agencies to immediately institute "FAST TRACK" procedures to enable the project to proceed as soon as possible, in accordance with Board Fast Track Policy A-32. *This Authorization contains preliminary project information and serves as a basis for determining "FAST TRACK" eligibility. During the county's development review process, the proposed project size and configuration may be altered.

Lisa Brandl 12/21/10
Lisa Brandl, Managing Director of EDA Date

Sarah Mundy
Sarah Mundy, Assistant Director of EDA Date

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Set ID# CC006098

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C207753

DATE SUBMITTED: 12-13-10

APPLICATION INFORMATION

Applicant's Name: Chris McFadden-McFadden Architects E-Mail: cmcfadden@mmarc.com

Mailing Address: 42-635 Melanie Place, Suite 102
Palm Desert, Ca 92211
Street City State ZIP

Daytime Phone No: (760) 346-8014 Fax No: (760) 568-0963

Engineer/Representative's Name: Marten Anderson-Rick Engineering E-Mail: manderson@rickengineering.com

Mailing Address: 1770 Iowa Avenue - Ste. 100
Riverside, CA 92507
Street City State ZIP

Daytime Phone No: (951) 782-0707 Fax No: (951) 782-0723

Property Owner's Name: Paseo Housing Associates, L.P. E-Mail: John.Aguilar@cvhc.org

Mailing Address: C/O Coachella Valley Housing Coalition, 45701 Monroe Street, Suite G
Indio, Ca 92201
Street City State ZIP

Daytime Phone No: (760) 347-3157 Fax No: (760) 342-6466

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

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

PM 36357
Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555
PP2480

EA42414 *CFG05781*

APPLICATION FOR CHANGE OF ZONE

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The 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 processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

John Mealey, Executive Director

PRINTED NAME OF APPLICANT


SIGNATURE OF APPLICANT

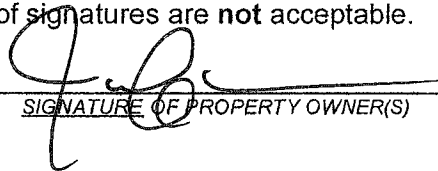
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

John Mealey, Executive Director

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 727-030-041

Section: 5 Township: 7 South Range: 9 East

Approximate Gross Acreage: 20

General location (nearby or cross streets): North of 64th Avenue, South of 62nd Avenue, East of Lincoln Street, West of Johnson Street.

Thomas Brothers map, edition year, page number, and coordinates: 2009, 5592, F-4

APPLICATION FOR CHANGE OF ZONE

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Existing Zoning: A-2-10 Proposed Zoning R-3

Property is not within a Specific Plan

Related cases filed in conjunction with this request:

Plot Plan and Parcel Map

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman - Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|--|---|---|
| <input type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input checked="" type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM36357 DATE SUBMITTED: 12/9/2010
EA42414 CF605781

APPLICATION INFORMATION

Applicant's Name: Chris McFadden-McFadden Assoc E-Mail: cmcfadden@mmarc.com

Mailing Address: 42-635 Melanie Place, Suite 102
Palm Desert, CA 92211 *Street*

Daytime Phone No: (760) 346-8014 Fax No: (760) 568-0963
City State ZIP

Engineer/Representative's Name: Marten Anderson-Rick Engineering E-Mail: manderson@rickeng.com

Mailing Address: 1770 Iowa Ave, Suite 100
Riverside, CA 92507 *Street*

Daytime Phone No: (951) 782-0707 Fax No: (951) 782-0723
City State ZIP

Property Owner's Name: Paseo Housing Assoc, L.P. E-Mail: john.aguilar@cvhc.org

Mailing Address: C/O Coachella Valley Housing Coalition, 45-701 Monroe Street, Suite G
Indio, CA 92201 *Street*

Daytime Phone No: (760) 347-3157 Fax No: (760) 342-6466
City State ZIP

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

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(951) 955-3200 • Fax (951) 955-3157

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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John Mealey, Executive Director

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

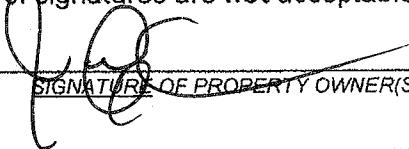
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I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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John Mealey, Executive Director

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owner's signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 727-030-041

Section: 5 Township: 7 South Range: 9 East

Approximate Gross Acreage: 20

General location (cross streets, etc.): North of 64th Avenue, South of 62nd Avenue, East of Lincoln Street, West of Johnson Street.

Thomas Brothers map, edition year, page number, and coordinates: 2009, 5592, F-4

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD)).

Schedule H. The project proposes the subdivision of approximately 20-acre existing parcel into 2-10 acre parcels, the installation of 80 homes at 6 to 8 per pavilion, a 5,000 square foot community building, exercise path, pedestrian walkways, carports, garages and associated site improvements.

Related cases filed in conjunction with this request:

Plot Plan and Change of Zone

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). LLA04960, CUP03500, CZ07299 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 40712 E.I.R. No. (if applicable): N/A

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: Phase 1 Environmental, Geotechnical

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Will the proposal result in cut or fill slopes steeper than 2.1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 15,000 CY

Estimated amount of fill = cubic yards 15,000 CY

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

What is the anticipated route of travel for transport of the soil material?
N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 83,000 sq. ft.

If this is a residential subdivision, 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, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land Pay Quimby fees Combination of both

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Does the subdivision exceed more than one acre in area? Yes No

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River Santa Margarita River San Jacinto River Whitewater River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 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 as complete 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:

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) [Signature] Date 12/08/10

Owner/Representative (2) _____ Date _____

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> PLOT PLAN | <input type="checkbox"/> CONDITIONAL USE PERMIT | <input type="checkbox"/> TEMPORARY USE PERMIT |
| <input type="checkbox"/> REVISED PERMIT | <input type="checkbox"/> PUBLIC USE PERMIT | <input type="checkbox"/> VARIANCE |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP24801 DATE SUBMITTED: 12/9/2010
EA 42414

APPLICATION INFORMATION

Applicant's Name: Chris McFadden-McFadden Associates E-Mail: cmcfadden@mmarc.com

Mailing Address: 42-635 Melanie Place, Suite 102
Palm Desert, Ca 92211
City State ZIP

Daytime Phone No: (760) 346-8014 Fax No: (760) 568-0963

Engineer/Representative's Name: Marten Anderson-Rick Engineering E-Mail: manderson@rickeng.com

Mailing Address: 1770 Iowa Avenue - Ste. 100
Riverside, CA 92507
City State ZIP

Daytime Phone No: (951) 782:0707 Fax No: (951) 782-0723

Property Owner's Name: Paseo Housing Associates, L.P. E-Mail: John.Aguilar@cvhc.org

Mailing Address: C/O Coachella Valley Housing Coalition, 45701 Monroe Street, Suite G
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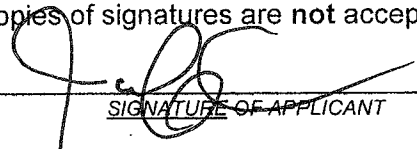
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APPLICATION FOR LAND USE AND DEVELOPMENT

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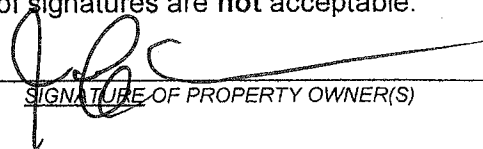
All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

John Mealey, Executive Director 
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

John Mealey, Executive Director 
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 727-030-041

Section: 5 Township: 7 South Range: 9 East

Approximate Gross Acreage: 20.0

General location (nearby or cross streets): North of 64th Avenue, South of 62nd Avenue, East of Lincoln Street, West of Johnson Street

Thomas Brothers map, edition year, page number, and coordinates: 2009, 5592, F-4

APPLICATION FOR LAND USE AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

Schedule H. The project proposes the subdivision of approximately 20-acre existing parcel into 2-10 acre parcels, the installation of 80 homes at 6 to 8 per pavilion, a 5,000 square foot community building, exercise path, pedestrian walkways, carports, garages and associated site improvements.

Related cases filed in conjunction with this request:

Change of Zone and Tentative Parcel Map

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). LLA04960, CUP03500, CZO7299 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 40712 E.I.R. No. (if applicable): N/A

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: Phase 1 Environmental, Geotechnical

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 15,000 CY

Estimated amount of fill = cubic yards 15,000 CY

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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

What is the anticipated route of travel for transport of the soil material?
N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 83,000 sq. ft.

Is the development proposal located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Does the development project area exceed more than one acre in area? Yes No

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River Santa Margarita River San Jacinto River Whitewater River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 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 as complete 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:

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) _____ Date _____

Owner/Representative (2) _____ Date _____

RIVERSIDE COUNTY GIS



Selected parcel(s):
727-030-041

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.

STANDARD WITH PERMITS REPORT

APNs

727-030-041-2

OWNER NAME / ADDRESS

PASEO HOUSING ASSOC
ADDRESS NOT AVAILABLE

MAILING ADDRESS

C/O COACHELLA VALLEY HOUSING
45701 MONROE ST STE G
INDIO CA. 92201

LEGAL DESCRIPTION

LEGAL DESCRIPTION IS NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 18.32 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 5592 GRID: F4, F5

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY

NOT WITHIN A CITY SPHERE

ANNEXATION DATE: NOT APPLICABLE

NO LAFCO CASE # AVAILABLE

NO PROPOSALS

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

JOHN BENOIT, DISTRICT 4

TOWNSHIP/RANGE

T7SR9E SEC 5

ELEVATION RANGE

-156/-168 FEET

PREVIOUS APN

727-030-036

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.

HDR

MHDR

AREA PLAN (RCIP)

EASTERN COACHELLA VALLEY

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

A-2-10 (CZ 7299)

R-T (CZ 7299)

ZONING DISTRICTS AND ZONING AREAS

LOWER COACHELLA VALLEY DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

PROJECT AREA NAME: DCPA

SUBAREA NAME: MECCA

AMENDMENT NUMBER: 2

ADOPTION DATE: DEC. 23, 1986

ACREAGE: 364 ACRES

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA
NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP
NOT IN A CELL GROUP

WRMSHCP CELL NUMBER
NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)
NONE

VEGETATION (2005)
NO DATA AVAILABLE

FIRE

HIGH FIRE AREA (ORD. 787)
NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA
NOT IN A FIRE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
NOT WITHIN THE WESTERN RIVERSIDE COUNTY MSHCP FEE AREA

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION.
In EAST

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
NOT WITHIN THE WESTERN TUMF FEE AREA

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
EASTERN COACHELLA VALLEY

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE
230

TRANSPORTATION AGREEMENTS

NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS
NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW
NOT REQUIRED.

WATER DISTRICT
CVWD

FLOOD CONTROL DISTRICT
COACHELLA VALLEY WATER DISTRICT

WATERSHED
WHITEWATER

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL
HIGH
VERY HIGH

SUBSIDENCE
ACTIVE

PALEONTOLOGICAL SENSITIVITY
HIGH SENSITIVITY (HIGH A).
BASED ON GEOLOGIC FORMATIONS OR MAPPABLE ROCK UNITS THAT ARE ROCKS THAT CONTAIN FOSSILIZED BODY ELEMENTS, AND TRACE FOSSILS SUCH AS TRACKS, NESTS AND EGGS. THESE FOSSILS OCCUR ON OR BELOW THE SURFACE.

UNDETERMINED POTENTIAL.
AREAS UNDERLAIN BY SEDIMENTARY ROCKS FOR WHICH LITERATURE AND UNPUBLISHED STUDIES ARE NOT AVAILABLE HAVE UNDETERMINED POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES. THESE AREAS MUST BE INSPECTED BY A FIELD SURVEY CONDUCTED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST.

MISCELLANEOUS

SCHOOL DISTRICT
COACHELLA VALLEY UNIFIED

COMMUNITIES
MECCA

COUNTY SERVICE AREA
IN OR PARTIALLY WITHIN
MECCA #97 -
STREET LIGHTING

LIGHTING (ORD. 655)
NOT APPLICABLE, 48.04 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
045604

FARMLAND
LOCAL IMPORTANCE
URBAN-BUILT UP LAND

TAX RATE AREAS
058177
•CITRUS PEST CONTROL 2
•COACH VAL CO WTR STORM WTR UNIT
•COACHELLA VAL JT BLO HIGH

- COACHELLA VALLEY COUNTY WATER
- COACHELLA VALLEY PUBLIC CEMETERY
- COACHELLA VALLEY REC AND PARK
- COACHELLA VALLEY RESOURCE CONSER
- COACHELLA VALLEY UNIFIED SCHOOL
- COUNTY FREE LIBRARY
- COUNTY SERVICE AREA 97 *
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- CV MOSQ & VECTOR CONTROL
- CVC WTR IMP DST 1 DEBT SV
- DESERT COMM PROJ AMEND 2-AB1290
- DESERT COMMUNITY COLLEGE
- GENERAL
- GENERAL PURPOSE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SO COACHELLA VALLEY CSD
- SUPERVISORIAL ROAD DISTRICT 4

SPECIAL NOTES

PLEASE REFER TO ORDINANCE 457.96 FOR COACHELLA VALLEY AGRICULTURAL GRADING EXEMPTIONS.

CODE COMPLAINTS

Case #	Description	Start Date
CV1009597	ABATEMENT	Dec. 2, 2010

BUILDING PERMITS

Case #	Description	Status
BAS080208	MAINTENANCE ROOM	FINAL
BGR080278	GRADING FOR CUP03500 53 SPACE MH PARK	FINAL
BGR080278	GRADING FOR CUP03500 53 SPACE MH PARK	FINAL
BMK080054	53 SPACE MOBILE HOME PARK/COMM CTR CUP 03500	FINAL
BMK080054	53 SPACE MOBILE HOME PARK/COMM CTR CUP 03500	FINAL
BMR080874	MH INSTALL MODEL 3523B SPACE 1 1213 SQ FT	FINAL
BMR080877	MH INSTALL MODEL 3523B SPACE 2 1213 SQ FT	FINAL
BMR080878	MH INSTALL MODEL 3523B SPACE 8 1213 SQ FT	FINAL
BMR080879	MH INSTALL MODEL 3523B SPACE 9 1213 SQ FT	FINAL
BMR080880	MH INSTALL MODEL 3523B SPACE 10 1213 SQ FT	FINAL
BMR080881	MH INSTALL MODEL 3523B SPACE 11 1213 SQ FT	FINAL
BMR080882	MH INSTALL MODEL 3523B SPACE 12 1213 SQ FT	FINAL
BMR080883	MH INSTALL MODEL 3523B SPACE 16 1213 SQ FT	FINAL
BMR080884	MH INSTALL MODEL 3523B SPACE 18 1213 SQ FT	FINAL
BMR080885	MH INSTALL MODEL 3523B SPACE 19 1213 SQ FT	FINAL
BMR080886	MH INSTALL MODEL 3523B SPACE 21 1213 SQ FT	FINAL
BMR080887	MH INSTALL MODEL 3523B SPACE 22 1213 SQ FT	FINAL
BMR080888	MH INSTALL MODEL 3523B SPACE 23 1213 SQ FT	FINAL
BMR080889	MH INSTALL MODEL 3523B SPACE 24 1213 SQ FT	FINAL
BMR080890	MH INSTALL MODEL 3523B SPACE 25 1213 SQ FT	FINAL
BMR080891	MH INSTALL MODEL 3523B SPACE 27 1213 SQ FT	FINAL
BMR080892	MH INSTALL MODEL 3523B SPACE 28 1213 SQ FT	FINAL
BMR080893	MH INSTALL MODEL 3523B SPACE 29 1213 SQ FT	FINAL
BMR080894	MH INSTALL MODEL 3523B SPACE 30 1213 SQ FT	FINAL
BMR080895	MH INSTALL MODEL 3523B SPACE 31 1213 SQ FT	FINAL
BMR080896	MH INSTALL MODEL 3523B SPACE 35 1213 SQ FT	FINAL
BMR080897	MH INSTALL MODEL 3523B SPACE 37 1213 SQ FT	FINAL
BMR080898	MH INSTALL MODEL 3523B SPACE 38 1213 SQ FT	FINAL
BMR080899	MH INSTALL MODEL 3523B SPACE 39 1213 SQ FT	FINAL
BMR080900	MH INSTALL MODEL 3523B SPACE 40 1213 SQ FT	FINAL
BMR080901	MH INSTALL MODEL 3523B SPACE 42 1213 SQ FT	FINAL
BMR080902	MH INSTALL MODEL 3523B SPACE 43 1213 SQ FT	FINAL
BMR080903	MH INSTALL MODEL 3523B SPACE 44 1213 SQ FT	FINAL
BMR080904	MH INSTALL MODEL 3523B SPACE 46 1213 SQ FT	FINAL
BMR080905	MH INSTALL MODEL 3523B SPACE 47 1213 SQ FT	FINAL
BMR080906	MH INSTALL MODEL 3523B SPACE 48 1213 SQ FT	FINAL
BMR080907	MH INSTALL MODEL 3523B SPACE 49 1213 SQ FT	FINAL
BMR080908	MH INSTALL MODEL 3523B SPACE 51 1213 SQ FT	FINAL

BMR080909	MH INSTALL MODEL 3523B (33 SPACES) 1213 SQ FT	VOID
BMR080910	MH INSTALL MODEL 3443R SPACE #3 1026 SQ FT	FINAL
BMR080911	MH INSTALL MODEL 3443R SPACE #4 1026 SQ FT	FINAL
BMR080912	MH INSTALL MODEL 3443R SPACE #6 1026 SQ FT	FINAL
BMR080913	MH INSTALL MODEL 3443R SPACE #7 1026 SQ FT	FINAL
BMR080914	MH INSTALL MODEL 3443R SPACE #13 1026 SQ FT	FINAL
BMR080915	MH INSTALL MODEL 3443R SPACE #14 1026 SQ FT	FINAL
BMR080916	MH INSTALL MODEL 3443R SPACE #17 1026 SQ FT	FINAL
BMR080917	MH INSTALL MODEL 3443R SPACE #32 1026 SQ FT	FINAL
BMR080918	MH INSTALL MODEL 3443R SPACE #33 1026 SQ FT	FINAL
BMR080919	MH INSTALL MODEL 3443R SPACE #34 1026 SQ FT	FINAL
BMR080920	MH INSTALL MODEL 3443R SPACE #52 1026 SQ FT	FINAL
BMR080921	MH INSTALL MODEL 3564A SPACE #5 1306 SQ FT	FINAL
BMR080922	MH INSTALL MODEL 3564A SPACE #15 1306 SQ FT	FINAL
BMR080923	MH INSTALL MODEL 3564A SPACE #20 1306 SQ FT	FINAL
BMR080924	MH INSTALL MODEL 3564A SPACE #26 1306 SQ FT	FINAL
BMR080925	MH INSTALL MODEL 3564A SPACE #36 1306 SQ FT	FINAL
BMR080926	MH INSTALL MODEL 3564A SPACE #41 1306 SQ FT	FINAL
BMR080927	MH INSTALL MODEL 3564A SPACE #45 1306 SQ FT	FINAL
BMR080928	MH INSTALL MODEL 3564A SPACE #50 1306 SQ FT	FINAL
BMR080935	FOUNDATION SYSTEM FOR SPACE 1 - ENG PLANS	FINAL
BMR080937	FOUNDATION SYSTEM FOR SPACE 2 - ENG PLANS	FINAL
BMR080938	FOUNDATION SYSTEM FOR SPACE 3 - ENG PLANS	FINAL
BMR080939	FOUNDATION SYSTEM FOR SPACE 4 - ENG PLANS	FINAL
BMR080940	FOUNDATION SYSTEM FOR SPACE 5 - ENG PLANS	FINAL
BMR080941	FOUNDATION SYSTEM FOR SPACE 6 - ENG PLANS	FINAL
BMR080942	FOUNDATION SYSTEM FOR SPACE 7 - ENG PLANS	FINAL
BMR080943	FOUNDATION SYSTEM FOR SPACE 8 - ENG PLANS	FINAL
BMR080944	FOUNDATION SYSTEM FOR SPACE 9 - ENG PLANS	FINAL
BMR080945	FOUNDATION SYSTEM FOR SPACE 10- ENG PLANS	FINAL
BMR080946	FOUNDATION SYSTEM FOR SPACE 11- ENG PLANS	FINAL
BMR080947	FOUNDATION SYSTEM FOR SPACE 12- ENG PLANS	FINAL
BMR080948	FOUNDATION SYSTEM FOR SPACE 13- ENG PLANS	FINAL
BMR080949	FOUNDATION SYSTEM FOR SPACE 14- ENG PLANS	FINAL
BMR080950	FOUNDATION SYSTEM FOR SPACE 15- ENG PLANS	FINAL
BMR080951	FOUNDATION SYSTEM FOR SPACE 16- ENG PLANS	FINAL
BMR080952	FOUNDATION SYSTEM FOR SPACE 17- ENG PLANS	FINAL
BMR080953	FOUNDATION SYSTEM FOR SPACE 18- ENG PLANS	FINAL
BMR080954	FOUNDATION SYSTEM FOR SPACE 19- ENG PLANS	FINAL
BMR080955	FOUNDATION SYSTEM FOR SPACE 20- ENG PLANS	FINAL
BMR080956	FOUNDATION SYSTEM FOR SPACE 21- ENG PLANS	FINAL
BMR080957	FOUNDATION SYSTEM FOR SPACE 22- ENG PLANS	FINAL
BMR080958	FOUNDATION SYSTEM FOR SPACE 23- ENG PLANS	FINAL
BMR080959	FOUNDATION SYSTEM FOR SPACE 24- ENG PLANS	FINAL
BMR080960	FOUNDATION SYSTEM FOR SPACE 25- ENG PLANS	FINAL
BMR080961	FOUNDATION SYSTEM FOR SPACE 26- ENG PLANS	FINAL
BMR080962	FOUNDATION SYSTEM FOR SPACE 27- ENG PLANS	FINAL
BMR080963	FOUNDATION SYSTEM FOR SPACE 28- ENG PLANS	FINAL
BMR080964	FOUNDATION SYSTEM FOR SPACE 29- ENG PLANS	FINAL
BMR080965	FOUNDATION SYSTEM FOR SPACE 30- ENG PLANS	FINAL
BMR080966	FOUNDATION SYSTEM FOR SPACE 31- ENG PLANS	FINAL
BMR080967	FOUNDATION SYSTEM FOR SPACE 32- ENG PLANS	FINAL
BMR080968	FOUNDATION SYSTEM FOR SPACE 33- ENG PLANS	FINAL
BMR080969	FOUNDATION SYSTEM FOR SPACE 34- ENG PLANS	FINAL
BMR080970	FOUNDATION SYSTEM FOR SPACE 35- ENG PLANS	FINAL
BMR080971	FOUNDATION SYSTEM FOR SPACE 36- ENG PLANS	FINAL
BMR080972	FOUNDATION SYSTEM FOR SPACE 37- ENG PLANS	FINAL
BMR080973	FOUNDATION SYSTEM FOR SPACE 38- ENG PLANS	FINAL
BMR080974	FOUNDATION SYSTEM FOR SPACE 39- ENG PLANS	FINAL
BMR080975	FOUNDATION SYSTEM FOR SPACE 40- ENG PLANS	FINAL
BMR080976	FOUNDATION SYSTEM FOR SPACE 41- ENG PLANS	FINAL

	FOUNDATION SYSTEM FOR SPACE 42- ENG PLANS	FINAL
BMR080978	FOUNDATION SYSTEM FOR SPACE 43- ENG PLANS	FINAL
BMR080979	FOUNDATION SYSTEM FOR SPACE 44- ENG PLANS	FINAL
BMR080980	FOUNDATION SYSTEM FOR SPACE 45- ENG PLANS	FINAL
BMR080981	FOUNDATION SYSTEM FOR SPACE 46- ENG PLANS	FINAL
BMR080982	FOUNDATION SYSTEM FOR SPACE 47- ENG PLANS	FINAL
BMR080983	FOUNDATION SYSTEM FOR SPACE 48- ENG PLANS	FINAL
BMR080984	FOUNDATION SYSTEM FOR SPACE 49- ENG PLANS	FINAL
BMR080985	FOUNDATION SYSTEM FOR SPACE 50- ENG PLANS	FINAL
BMR080986	FOUNDATION SYSTEM FOR SPACE 51- ENG PLANS	FINAL
BMR080987	FOUNDATION SYSTEM FOR SPACE 52- ENG PLANS	FINAL
BNR080080	COMM CTR/OFC/MANAGER UNIT/PATIO/DECK	FINAL
BNR080080	COMM CTR/OFC/MANAGER UNIT/PATIO/DECK	FINAL
BPT080555	LATTICE PATIO TO COMMUNITY CENTER CUP03500	FINAL
BWL080701	TRASH ENCLOSURE FOR CUP03500	FINAL
BWL100215	PARTIAL PERIMETER WALL 619 LF CO STANDARD	EXPIRED
BWL100216	PARTIAL PERIMETER WALL 515 LF - CO STANDARD	EXPIRED
BWL100217	PARTIAL PERIMETER WALL 319 LF CO STANDARD	EXPIRED
BWL100218	PARTIAL PERIMETER WALL 450 LF CO STANDARD	EXPIRED
BWL100219	4 ENTRY MONUMENTS 14X56 EA	EXPIRED

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
NO ENVIRONMENTAL PERMITS	NOT APPLICABLE	NOT APPLICABLE

PLANNING PERMITS

Case #	Description	Status
CFG04151	CFG FOR EA40712 (CUP03500 CZ07299)	PAID
CFG05781	CFG FEE FOR EA42414	PAID
COC06207	CERTIFY APN AS LEGAL LOT	APPROVED
CUP03406R2	ADD ONE-HALF ACRE OF LAND TO CUP AND ADJ. BULDS.	APPROVED
CUP03500	53 SPACE MOBILEHOME PARK W/ ACCESSORY DAY CARE, OFF	APPROVED
CUP03500	53 SPACE MOBILEHOME PARK W/ ACCESSORY DAY CARE, OFF	APPROVED
CZ07299	CHANGE OF ZONE FROM	APPROVED
CZ07299	CHANGE OF ZONE FROM	APPROVED
CZ07753	CHANGE FROM A-2-10 TO R-3	DRT
EA40712	EA FOR CUP03500	APPROVED
EA42414	EA FOR CZ07753 PM36357 PP24801	DRT
GEO01632	GEOTECHNICAL REPORT FOR CUP03500	APPROVED
GEO02246	GEOLOGIC REVIEW FOR PM36357 & PP24801	APPROVED
GPA00863	AMEND ECV/CD/HDR TO MHDR (5-8DU/AC)	APPROVED
HR01275	LLA ADJUSTMENT OF TWO CONTIGOUS LOTS	PAID
LLA04960	ADJUST LOT LINES	APPROVED
MT100375	CUP03500	VOID
MT100378	CUP03500	PAID
MT100380	CUP03500	PAID
MT100398	CUP03500 BMK080054	VOID
MT100399	NOT AVAILABLE	VOID
MT100400	CUP 03500	PAID
PM36357	SCHEDULE H. THIS PROJECT PROPOSES THE SUBDIVISION	DRT
PP23859	LANDSCAPE PLANS FOR CUP03500	TENTAPPR
PP24801	SCHEDULE H. THE PROJECT PROPOSES 80 UNITS	DRT

REPORT PRINTED ON...Mon Jul 18 13:42:36 2011
Version 110502

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/11/2011.

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

APN (s) or case numbers C207753/PM36357/PP24801 For

Company or Individual's Name Planning Department

Distance buffered 600'

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

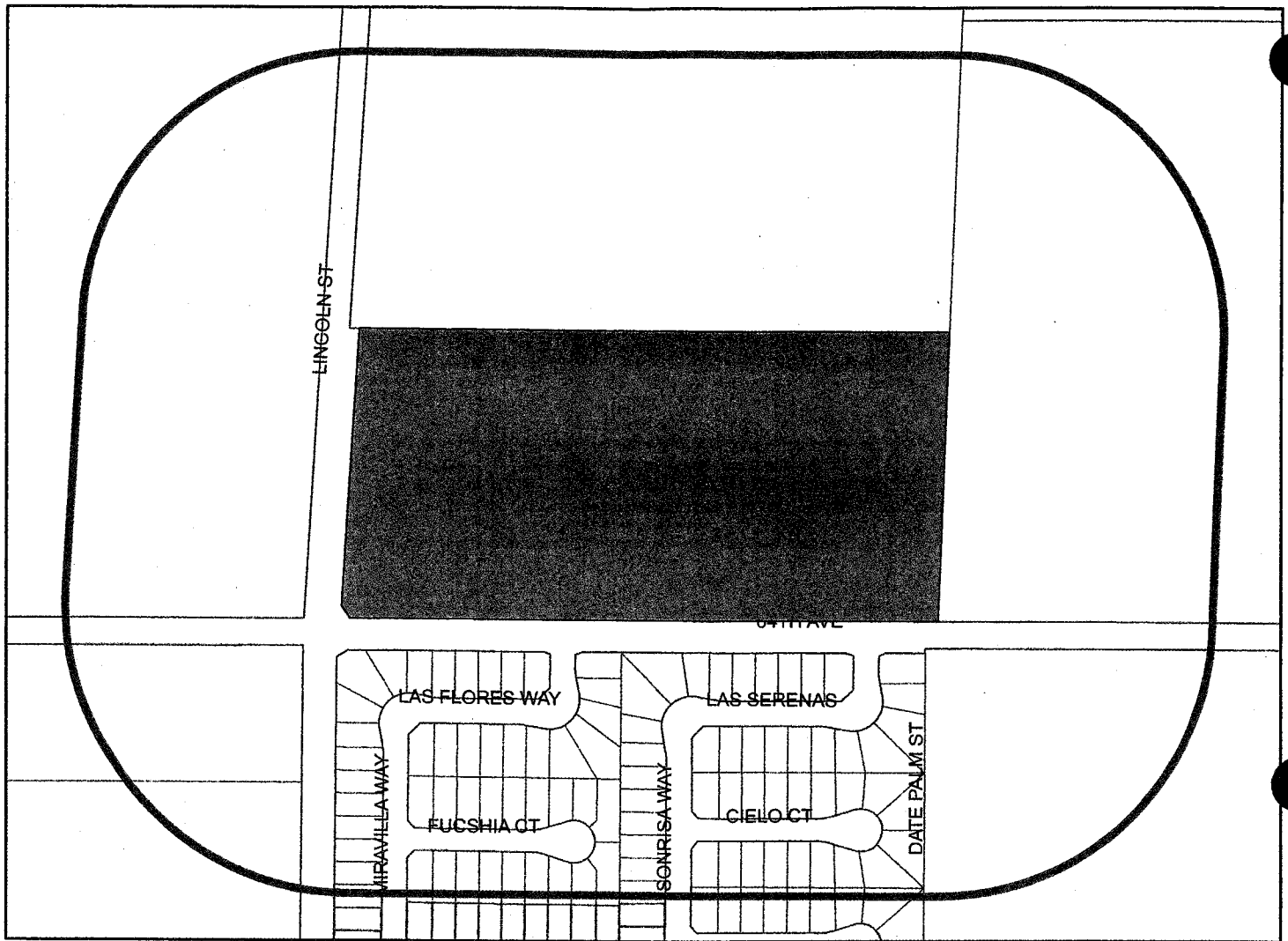
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

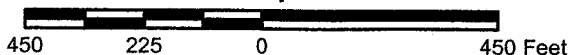
600 feet buffer



Selected Parcels

727-331-022	727-350-069	727-350-017	727-350-076	727-350-059	727-332-016	727-350-086	727-350-087	727-350-052	727-350-073
727-350-016	727-331-006	727-350-088	727-331-004	727-331-026	727-350-005	727-350-061	727-331-029	727-350-072	727-030-037
727-331-024	727-350-070	727-331-028	727-350-006	727-350-008	727-350-001	727-331-013	727-350-084	727-092-010	727-331-007
727-331-002	727-350-078	727-350-013	727-350-056	727-350-089	727-331-003	727-331-008	727-332-013	727-331-021	727-350-060
727-350-058	727-332-010	727-331-019	727-350-004	727-350-074	727-331-011	727-332-020	727-350-066	727-350-083	727-350-057
727-350-077	727-350-007	727-331-023	727-350-081	727-331-014	727-332-019	727-332-012	727-332-024	727-350-067	727-350-082
727-332-021	727-331-005	727-350-010	727-331-018	727-332-023	727-350-053	727-331-017	727-331-009	727-350-062	727-332-015
727-350-064	727-350-075	727-331-027	727-331-025	727-350-063	727-350-068	727-332-022	727-350-085	727-350-002	727-332-014
727-350-080	727-332-011	727-331-020	727-111-008	727-350-054	727-350-071	727-332-018	727-332-008	727-030-041	727-092-013

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.

ASMT: 727020006, APN: 727020006
USA 727
U S DEPARTMENT OF INTERIOR
WASHINGTON DC 21401

ASMT: 727331002, APN: 727331002
FEDERICO MANDUJANO, ETAL
P O BOX 795
MECCA CA 92254

ASMT: 727030038, APN: 727030038
SURENDER VUTHOORI
C/O MARTINA RAVICZ
P O BOX 168
JOSHUA TREE CA 92252

ASMT: 727331003, APN: 727331003
FRANCISCO HERNANDEZ, ETAL
91105 LAS FLORES WAY
MECCA, CA. 92254

ASMT: 727030041, APN: 727030041
PASEO HOUSING ASSOC
C/O COACHELLA VALLEY HOUSING
45701 MONROE ST STE G
INDIO CA 92201

ASMT: 727331004, APN: 727331004
ARTURO VASQUEZ, ETAL
91095 LAS FLORES WAY
MECCA, CA. 92254

ASMT: 727092010, APN: 727092010
ESTHER GOROSPE, ETAL
C/O GLORIA GONZALEZ
85446 AVENUE 52
COACHELLA CA 92236

ASMT: 727331005, APN: 727331005
JOSE VENEGAS, ETAL
91085 LAS FLORES WAY
MECCA, CA. 92254

ASMT: 727092013, APN: 727092013
PRYAMID VENTURES, ETAL
C/O ROBERT DEL GAGNON
73612 HIGHWAY 111
PALM DESERT CA 92260

ASMT: 727331006, APN: 727331006
ANGELICA DIAZ, ETAL
91075 LAS FLORES WAY
MECCA, CA. 92254

ASMT: 727111008, APN: 727111008
MICHAEL BOZICK, ETAL
C/O NICHOLAS L BOZICK
P O BOX 698
MECCA CA 92254

ASMT: 727331007, APN: 727331007
EUFEMIO MORENO, ETAL
91065 LAS FLORES WAY
MECCA, CA. 92254

ASMT: 727331001, APN: 727331001
VALENTIN GARCIA, ETAL
91125 LAS FLORES WAY
MECCA, CA. 92254

ASMT: 727331008, APN: 727331008
FRANCISCO LOPEZ, ETAL
91055 LAS FLORES WAY
MECCA, CA. 92254

ASMT: 727331009, APN: 727331009
JUAN RAZO, ETAL
91045 LAS FLORES WAY
MECCA, CA. 92254

ASMT: 727331016, APN: 727331016
SALVADOR SANCHEZ, ETAL
91072 FUCHSIA CT
MECCA, CA. 92254

ASMT: 727331010, APN: 727331010
ROBERTO MANRIQUEZ, ETAL
91035 LAS FLORES WAY
MECCA, CA. 92254

ASMT: 727331017, APN: 727331017
JUAN QUINTANILLA, ETAL
91082 FUCHSIA CT
MECCA, CA. 92254

ASMT: 727331011, APN: 727331011
JAVIER ARREDONDO, ETAL
91025 LAS FLORES WAY
MECCA, CA. 92254

ASMT: 727331018, APN: 727331018
JUAN CENTENO, ETAL
91092 FUCHSIA CT
MECCA, CA. 92254

ASMT: 727331012, APN: 727331012
SIRO PEREZ, ETAL
91032 FUCHSIA CT
MECCA, CA. 92254

ASMT: 727331019, APN: 727331019
ISIDRO ZAVALA, ETAL
91102 FUCHSIA CT
MECCA, CA. 92254

ASMT: 727331013, APN: 727331013
ELVIRA GUERRA
91042 FUCHSIA WAY
MECCA, CA. 92254

ASMT: 727331020, APN: 727331020
MARISOL SOTELO
P O BOX 1474
MECCA CA 92254

ASMT: 727331014, APN: 727331014
JOSE CEJA, ETAL
91052 FUCHSIA CT
MECCA, CA. 92254

ASMT: 727331021, APN: 727331021
GERARDO MAGANA, ETAL
91107 FUCHSIA CT
MECCA, CA. 92254

ASMT: 727331015, APN: 727331015
SALVADOR GONZALEZ
91062 FUCHSIA CT
MECCA, CA. 92254

ASMT: 727331022, APN: 727331022
ABEL FONSECA, ETAL
91097 FUCHSIA CT
MECCA, CA. 92254

ASMT: 727331023, APN: 727331023
JORGE GONZALES, ETAL
91087 FUCHSIA CT
MECCA, CA. 92254

ASMT: 727332008, APN: 727332008
NORBERTO FERREIRA, ETAL
P O BOX 1217
MECCA CA 92254

ASMT: 727331024, APN: 727331024
DANIEL AYALA, ETAL
91077 FUCHSIA CT
MECCA, CA. 92254

ASMT: 727332009, APN: 727332009
ROGELIO ARREDONDO, ETAL
64169 MIRAVILLA WAY
MECCA, CA. 92254

ASMT: 727331025, APN: 727331025
MANUEL ZAMORA, ETAL
91067 FUCHSIA CT
MECCA, CA. 92254

ASMT: 727332010, APN: 727332010
HELEN VALLADARES
64149 MIRAVILLA WAY
MECCA, CA. 92254

ASMT: 727331026, APN: 727331026
BASILIO SANTANA, ETAL
91057 FUCHSIA CT
MECCA, CA. 92254

ASMT: 727332011, APN: 727332011
MARIO RAMOS
64129 MIRAVILLA WAY
MECCA, CA. 92254

ASMT: 727331027, APN: 727331027
MANUEL RODRIGUEZ, ETAL
91047 FUCHSIA CT
MECCA, CA. 92254

ASMT: 727332012, APN: 727332012
JOSE DIAZ
53990 ENTERPRISE WAY
COACHELLA CA 92236

ASMT: 727331028, APN: 727331028
EFRAIN LUNA, ETAL
91037 FUCHSIA CT
MECCA, CA. 92254

ASMT: 727332013, APN: 727332013
FRANCISCO RODRIGUEZ, ETAL
64089 MIRAVILLA WAY
MECCA, CA. 92254

ASMT: 727331029, APN: 727331029
CARLOS VERDUGO, ETAL
91027 FUCHSIA CT
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LOS ANGELES CA 90025

ASMT: 727350055, APN: 727350055
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C/O QUANTUM SVCING CORP
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