

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

503B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
June 7, 2012

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande

Departmental Concurrence

**SUBJECT: CHANGE OF ZONE NO. 7543 / TENTATIVE PARCEL MAP NO. 33971** - Intent to Adopt Mitigated Negative Declaration – Applicant: Mark Stoker – Engineer/Representative: Benjamin Egan, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Agriculture (AG) (10 Acre Minimum) - Location: Southerly of Airport Boulevard, northerly of Avenue 58, easterly of Hernandez Lane, westerly of Apollo Lane located at 84-155 Avenue 56 (Airport Boulevard) in Vista Santa Rosa – 20.95 Acres - Zoning: Light Agriculture – 20 Acre Minimum (A-1-20) - **REQUEST:** The project proposes a change of zone to modify the current zoning classification from Light Agriculture – 20 Acre Minimum (A-1-20) to Light Agriculture – 5 Acre Minimum (A-1-5), and proposes a Schedule H Tentative Parcel Map dividing 20.95 acres into three (3) lots ranging in size from five (5) gross acres to ten (10) gross acres.

**RECOMMENDED MOTION:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41445**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7543**, amending the zoning classification for the subject property from Light Agriculture – 20 Acre Minimum (A-1-20) to Light Agriculture – 5 Acre Minimum (A-1-5), in accordance with Exhibit 3; and,

*Carolyn Syms Luna*

Carolyn Syms Luna  
Planning Director

Initials:  
CSL:jo

(Continued on next page)

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: July 31, 2012  
xc: Planning(2), Applicant, Co.Co.

Kecia Harper-Ihem  
Clerk of the Board

By: *Kecia Harper-Ihem*  
Deputy

Prev. Agn. Ref.

District: 4/4

Agenda Number:

16.3

The Honorable Board of Supervisors

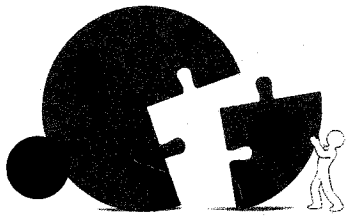
Re: CHANGE OF ZONE NO. 7543 / TENTATIVE PARCEL MAP NO. 33971

Page 2 of 2

**APPROVAL** of **TENTATIVE PARCEL MAP NO. 33971**, subject to the attached Conditions of Approval, and based upon the findings and conclusions incorporated in the staff report.

**BACKGROUND:**

The proposed change of zone and tentative parcel map were recommended for approval by the Planning Commission on March 21, 2012. No project issues were discussed and no condition changes were recommended at the hearing.



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Carolyn Syms Luna*  
*Director*

**MITIGATED NEGATIVE DECLARATION**

Project/Case Number: CZ07543 and PM33971

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

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

**COMPLETED/REVIEWED BY:**

By: Jay Olivas Title: Project Planner Date: February 15, 2012

Applicant/Project Sponsor: Mark Stoker Date Submitted: June 27, 2007

**ADOPTED BY:** Board of Supervisors

Person Verifying Adoption: \_\_\_\_\_ Date: \_\_\_\_\_

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

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

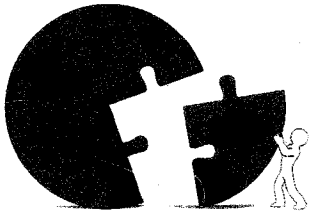
For additional information, please contact Jay Olivas, Project Planner at (951) 955-1195.

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

Please charge deposit fee case#: ZEA41445 ZCFG04807

**FOR COUNTY CLERK'S USE ONLY**

Empty rectangular box for County Clerk's use.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Carolyn Syms Luna**  
*Director*

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

**FROM:** Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

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

**EA41445. Change of Zone No. 7543 and Tentative Parcel Map No. 33971**

*Project Title/Case Numbers*

**Jay Olivas**  
*County Contact Person*

**(951) 955-1195**  
*Phone Number*

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

**Mark Stoker**  
*Project Applicant*

**56471 Twentynine Palms Hwy Yucca Valley, CA 92284**  
*Address*

**Southerly of Airport Blvd., northerly of Avenue 58, easterly of Hernandez Lane at 84-155 Avenue 56.**  
*Project Location*

**Change of Zone from A-1-20 to A-1-5 and Tentative Parcel Map to divide 21 acres into three lots.**  
*Project Description*

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

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$2101.50 + \$64
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Title*

\_\_\_\_\_  
*Date*

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

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

Please charge deposit fee case#: ZEA41445 ZCFG04807

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* I0703047

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

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

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

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

Received from: COACHELLA CONGREGATION OF \$64.00  
paid by: CK 1010  
paid towards: CFG04807 CALIF FISH & GAME: DOC FEE  
CFG FOR EA41445 (PM33971/CZ07543)  
at parcel #: 84155 AVENUE 56 THER  
appl type: CFG3

By \_\_\_\_\_ Jun 27, 2007 12:04  
KHAFLIGE posting date Jun 27, 2007

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

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

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

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

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* I1200393

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

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

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

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

Received from: COACHELLA CONGREGATION OF \$2,101.50  
paid by: CK 2242  
paid towards: CFG04807 CALIF FISH & GAME: DOC FEE  
CFG FOR EA41445 (PM33971/CZ07543)  
at parcel #: 84155 AVENUE 56 THER  
appl type: CFG3

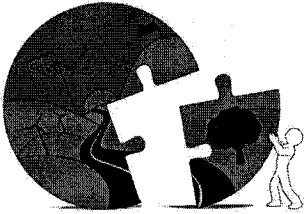
By JCMITCHE Feb 21, 2012 16:05  
posting date Feb 21, 2012

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

| Account Code       | Description | Amount     |
|--------------------|-------------|------------|
| 658353120100208100 | CF&G TRUST  | \$2,101.50 |

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

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

DATE: June 7, 2012

TO: Clerk of the Board of Supervisors

07.31.2012

FROM: Planning Department - Riverside Office

SUBJECT: CZ07543 / PM33971 -- Intent to Adopt Mitigated Negative Declaration  
(Charge your time to these case numbers)

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

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

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

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

Notice of Determination and Mit Neg Dec Forms  
Fish & Game Receipt (CFG04807)

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

Riverside Office • 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 • Fax (951) 955-1811

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





**Board Packet  
District 4**

Executive Office  
[REDACTED]

503 B

Clerk of the Board  
[REDACTED]

**Items included**

- 1 Board Packet w/Original Wet-Signed Signature on Form 11 Plus 1 Exhibit
- 1 Extra Copy Plus 1 Exhibit
- 1 Set of labels
- 1 CD

If you have any questions please call me.

*Thanks,  
Teresa Harness - Office Assistant III  
tharness@rctlma.org*



**RIVERSIDE COUNTY  
PLANNING DEPARTMENT**

***Planning Department  
Environmental Programs Division  
4080 Lemon Street 12th Floor  
Riverside, CA 920501  
Phone: (951) 955-6892  
Fax: (951) 955-1811***





## PLANNING COMMISSION MINUTE ORDER MARCH 21, 2012

### **I. AGENDA ITEM 3.1 CHANGE OF ZONE NO. 7543 / TENTATIVE PARCEL MAP NO. 33971**

Applicant: Mark Stoker – Engineer/Representative: Benjamin Egan, P.E. - Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Agriculture (AG) (10 AC Min.)– Location: Southerly of Airport Boulevard, northerly of Avenue 58, easterly of Hernandez Lane, westerly of Apollo Lane, located at 84-155 Avenue 56 (Airport Boulevard) in Vista Santa Rosa – 20.95 Gross Acres – Zoning: Light Agriculture - 20 Acre Minimum (A-1-20). (Legislative)

### **II. PROJECT DESCRIPTION:**

Proposal to change zoning classification from Light Agriculture – 20 Acre Minimum (A-1-20) to Light Agriculture – 5 Acre Minimum (A-1-5), and, proposed Schedule H Tentative Parcel Map to divide 20.95 acres into three (3) lots ranging in size from five gross acres to 10 gross acres.

### **III. MEETING SUMMARY:**

The following staff presented the subject proposal:

Principle Planner: Ken Baez at (951) 955-2009 or email [kbaez@rctlma.org](mailto:kbaez@rctlma.org) presented for  
Project Planner: Jay Olivas at (951) 955-1195 or email [jolivas@rctlma.org](mailto:jolivas@rctlma.org).

No one spoke in favor, neutral, or against this project.

### **IV. CONTROVERSIAL ISSUES:**

None

### **V. PLANNING COMMISSION ACTION:**

The Planning Commission, by a vote of 5-0,  
**Adopted** Mitigated Negative Declaration;  
**Approved Change of Zone 7543;** and  
**Tentatively Approved Parcel Map 33971.**

### **CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at [mcstark@rctlma.org](mailto:mcstark@rctlma.org).



LSB  
Agenda Item No.: 3.1  
Area Plan: Eastern Coachella  
Zoning District: Lower Coachella Valley  
Supervisorial District: Fourth  
Project Planner: Jay Olivas  
Planning Commission: March 21, 2012

CHANGE OF ZONE NO. 7543  
TENTATIVE PARCEL MAP NO. 33971  
E.A. No.: 41445  
Applicant: Mark Stoker  
Engineer/Representative: Benjamin Egan, P.E.

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**CHANGE OF ZONE NO. 7543** proposes to change the current zoning classification from Light Agriculture – 20 Acre Minimum (A-1-20) to Light Agriculture – 5 Acre Minimum (A-1-5).

**TENTATIVE PARCEL MAP NO. 33971** is a Schedule "H" subdivision to divide 21 acres into three (3) lots with lot sizes ranging from 5 gross acres to 10 gross acres.

The project site is located southerly of Airport Boulevard, northerly of Avenue 58, easterly of Hernandez Lane in Vista Santa Rosa.

### ISSUES OF POTENTIAL CONCERN:

The project is located in the City of La Quinta Sphere of Influence. A comment letter was received from City of La Quinta regarding minimum lot sizes and right of way widths. The City designates the site Low Density Agricultural/Equestrian Residential allowing up to 4 units per acre and requires 110 foot ultimate right of way for Airport Boulevard. Based on staff's review, proposed PM33971 would exceed these City standards due to minimum five acre lots and 76 foot half width right-of-way dedication which would be an approximate 152 foot ultimate right-of-way.

The project site contains an existing Polanco Mobile Home Park with 12 existing mobile units. The applicant has provided building permit documentation on each of the 12 mobile units which staff was to complete their review of each building permit prior to Planning Commission hearing to determine if valid and/or complete condition to resolve any outstanding building permits prior to map recordation. Polanco Mobile Home Parks are allowed without zoning permit due to agriculture nature of the area. The Building and Safety Department has issued previous building permits for the park.

### SUMMARY OF FINDINGS:

- |  |  |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5):    | Agriculture (AG) with Community Development Overlay (5 Acre Minimum)                                   |
| 2. Surrounding General Plan Land Use (Ex. #5): | Commercial Retail (CR); Agriculture (AG) (10 Acre Minimum); Light Industrial (LI)                      |
| 3. Existing Zoning (Ex. #3):                   | Light Agriculture – 20 Acre Minimum (A-1-20)   |
| 4. Proposed Zoning (Ex. #3):                   | Light Agriculture – 5 Acre Minimum (A-1-5)   |
| 5. Surrounding Zoning (Ex. #3):                | Light Agriculture – 20 Acre Minimum (A-1-20); Scenic Highway Commercial (C-P-S); Industrial Park (I-P) |
| 6. Existing Land Use (Ex. #1):                 | Existing Mobile Homes (Polanco Park)   |

- |                                   |   |
|-----------------------------------|---|
| 7. Surrounding Land Use (Ex. #1): | Mobile Homes; Vacant Land; Single Family Residential; Crops; Well Site  |
| 8. Project Data:                  | Total Acreage: 21 Acres<br>Total Proposed Parcels: 3<br>Proposed Min. Parcel Size: 5 Gross Acres<br>Schedule: "H" |
| 9. Environmental Concerns:        | See attached environmental assessment   |

**RECOMMENDATIONS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41445**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7543**, amending the zoning classification for the subject property from Light Agriculture – 20 Acre Minimum (A-1-20) to Light Agriculture – 5 Acre Minimum (A-1-5), in accordance with Exhibit 3; and,

**APPROVAL** of **TENTATIVE PARCEL MAP NO. 33971**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Agriculture Land Use Designation with Community Development Overlay, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed A-1-5 zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule H map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

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

1. The project site is designated Agriculture with Community Development Overlay (5 Acre Minimum) on the Eastern Coachella Valley Area Plan.

2. The project site is surrounded by properties which are designated Commercial Retail to the north, Agriculture to the south and west, Agriculture and Light Industrial to the east.
3. The existing zoning for the subject site is Light Agriculture – 20 Acre Minimum (A-1-20).
4. The project proposes to change the zoning classification of the subject site from Light Agriculture – 20 Acre Minimum (A-1-20) to Light Agriculture – 5 Acre Minimum (A-1-5).
5. The proposed subdivision of 21 acres into three (3) lots with lot sizes ranging from five (5) gross acres to 10 gross acres is consistent with the proposed zoning to Light Agriculture – 5 Acre Minimum (A-1-5).
6. The proposed subdivision is compliant with the provisions of Ordinance No. 460, no exceptions are proposed.
7. The project site is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S) to the north, Light Agriculture – 20 Acre Minimum (A-1-20) to the south and west, and Light Agriculture – 20 Acre Minimum (A-1-20) and Industrial Park (I-P) to the east.
8. The project site contains a mobile home park with 12 mobile home units approved as a Polanco Park by building permits.
9. Surrounding land uses include vacant land to the north, agriculture and vacant land to the south, vacant land, single family residential and crops to the west and east which the proposed rural subdivision would be conditionally consistent.
10. The proposed tentative parcel map is consistent with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan subject to conditions such as requiring outdoor lighting to be hooded to prevent reflection into the sky.
11. The proposed tentative parcel map was transmitted to the Vista Santa Rosa Community Council; no objections were received.
12. This project is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan.
13. The initial study performed pursuant to Environmental Assessment No. 41445 identified the following potentially significant impacts:

a) Cultural Resources

b) Hazards & Hazardous Materials

This listed impact will be fully mitigated by the measures indicated in the initial study, conditions of approval, and attached government agency letters. No other significant impacts were identified.

**INFORMATIONAL ITEMS:**

1. As of this writing (2/15/12), no comment letters, in support or opposition have been received from the general public.
2. The project site is not located within:
  - a. The boundaries of a Specific Plan;
  - b. A 100-year flood plain, an area drainage plan, or dam inundation are; or,
  - c. Conservation Area of the CVMSHCP;
  - d. A Fault Zone;
  - e. An Agriculture Preserve;
3. The project site is located within:
  - a. The City of La Quinta Sphere of Influence;
  - b. A Community Development Overlay (Vista Santa Rosa Community);
  - c. Jacqueline Cochran Airport Influence Area;
  - d. The boundaries of the Coachella Valley Unified School District;
  - e. An area subject to Ordinance No. 655 (Regulating Light Pollution) Zone B (43.3 miles to Mt. Palomar Observatory);
  - f. An area subject to Liquefaction and active Subsidence.
4. The subject site is currently designated as Assessor's Parcel Number 759-020-032.
5. Staff received a comment letter from the City of La Quinta. Staff provided transmittals to the City regarding the proposed 5 and 10 acre lot minimums within Community Development Overlay and proposed right-of-way which are consistent with County standards.



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

**CZ07543 PM33971**

**VICINITY/POLICY AREAS**

Supervisor Benoit  
District 4

Date Drawn: 02/14/2012  
Vicinity Map

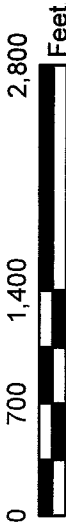


Assessors Bk. Pg. 759-02  
Thomas Bros. Pg. 5531 A5  
Edition 2011

Zoning District: Lower Coachella Valley  
Township/Range: T6SR8E

Section: 19

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 865-8277 (Eastern County) or website at <http://www.planning.riverside.ca.gov/index.html>



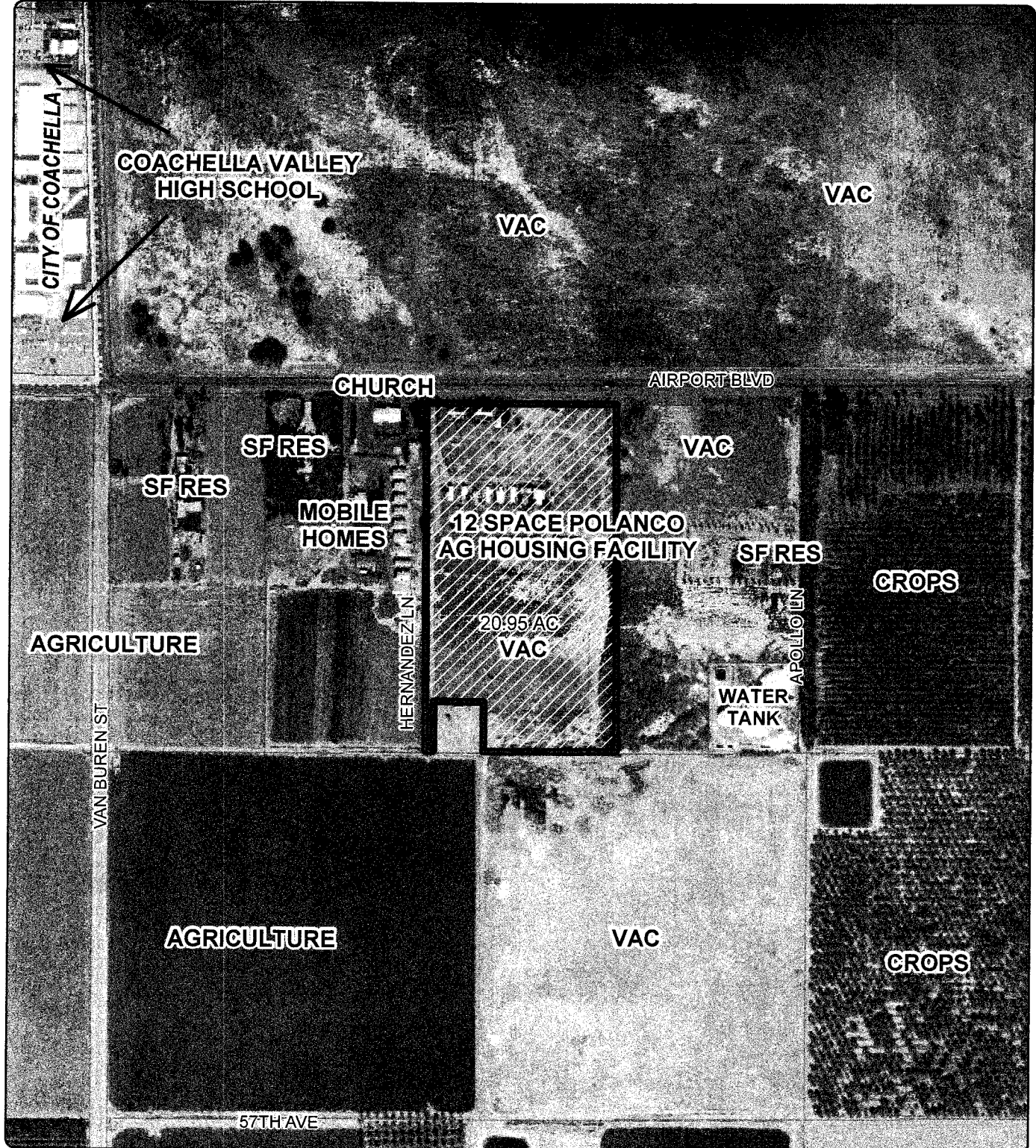
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07543 PM33971

LAND USE

Supervisor Benoit  
District 4

Date Drawn: 02/14/2012  
Exhibit 1



Zoning District: Lower Coachella Valley  
Township/Range: T6SR8E  
Section: 19

Assessors Bk. Pg. 759-02  
Thomas Bros. Pg. 5531 A5  
Edition 2011



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RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07543 PM33971

PROPOSED ZONING

Supervisor Benoit  
District 4

Date Drawn: 02/14/2012  
Exhibit 3

CITY OF COACHELLA

C-P-S

AIRPORT BLVD

HERNANDEZ LN

A-1-5  
(A-1-20)  
20.95 AC

APOLLON LN

I-P

A-1-20

VAN BUREN ST

A-1-20

Zoning District : Lower Coachella Valley  
Township/Range: T6SR8E  
Section: 19

Assessors Bk. Pg. 759-02  
Thomas Bros. Pg. 5531 A5  
Edition 2011



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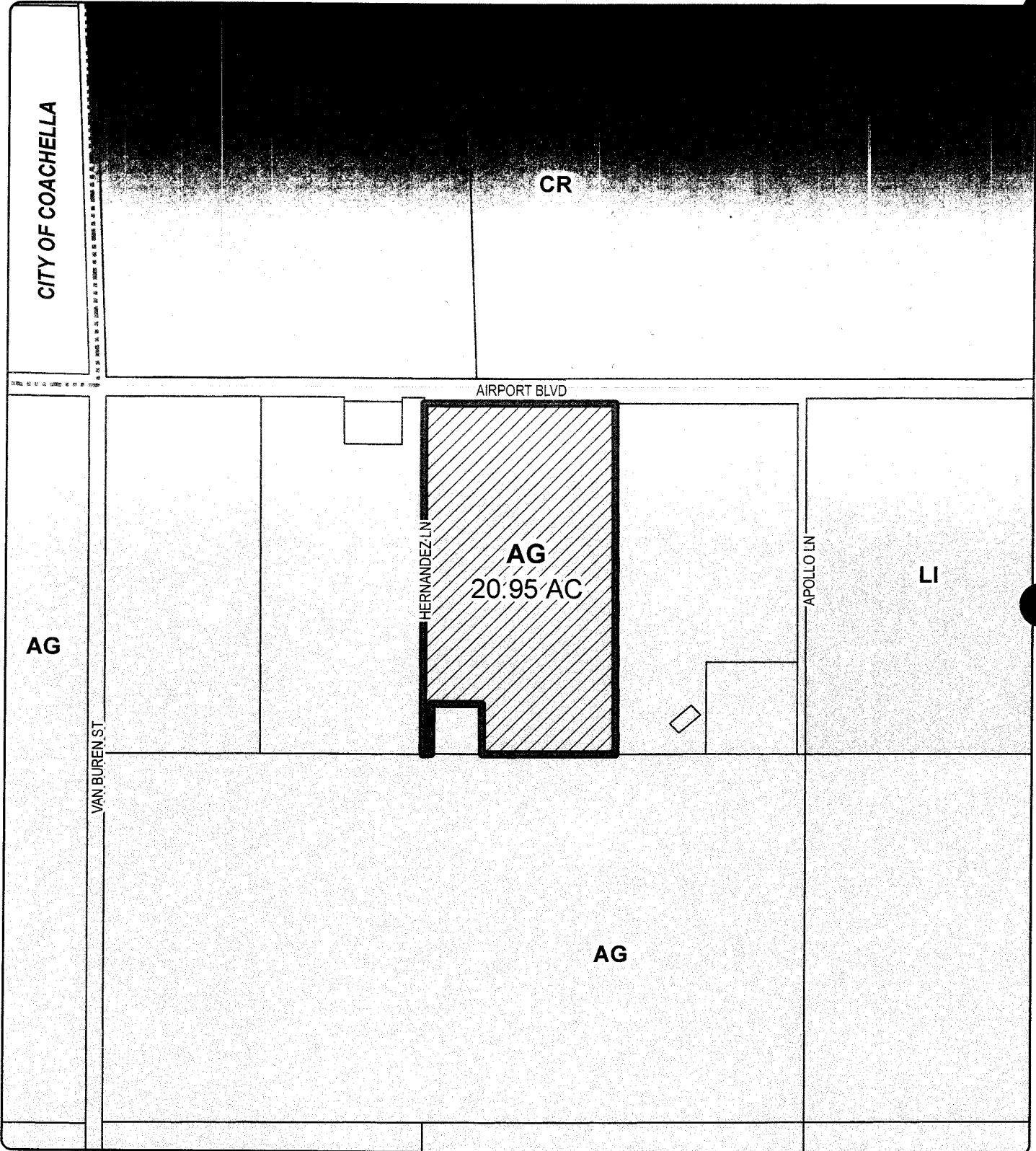


RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07543 PM33971  
EXISTING GENERAL PLAN

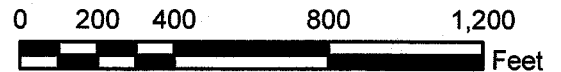
Supervisor Benoit  
District: 4

Date Drawn: 02/14/2012  
Exhibit 5



Zoning District : Lower Coachella Valley  
Township/Range: T6SR8E  
Section: 19

Assessors Bk. Pg. 759-02  
Thomas Bros. Pg. 5531 A  
Edition 2011



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



**COUNTY OF RIVERSIDE**  
**ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

**Environmental Assessment (E.A.) Number:** 41445  
**Project Case Type (s) and Number(s):** Change of Zone No. 7543; Tentative Parcel Map No. 33971  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Jay Olivas, Project Planner  
**Telephone Number:** (951) 955-1195  
**Applicant's Name:** Mark Stoker  
**Applicant's Address:** 56471 Twenty Nine Palms Highway Yucca Valley, CA 92284  
**Engineer's Name:** Ben Egan, P.E.  
**Engineer's Address:** 56471 Twenty Nine Palms Highway Yucca Valley, CA 92284

**I. PROJECT INFORMATION**

**A. Project Description:**

**Change of Zone No. 7543** proposes to change the current zoning classification from Light Agriculture – 20 Acre Minimum (A-1-20) to Light Agriculture – 5 Acre Minimum (A-1-5).

**Tentative Parcel Map No. 33971** is a Schedule "H" subdivision of 21 acres into three (3) lots with lot sizes ranging from 5 gross acres to 10 gross acres.

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

**C. Total Project Area:** 21 Acres

|                       |         |                        |                                |
|-----------------------|---------|------------------------|--------------------------------|
| Residential Acres: 21 | Lots: 3 | Units: 12              | Projected No. of Residents: 36 |
| Commercial Acres: N/A | Lots:   | Sq. Ft. of Bldg. Area: | Est. No. of Employees:         |
| Industrial Acres: N/A | Lots:   | Sq. Ft. of Bldg. Area: | Est. No. of Employees:         |
| Other: N/A            |         |                        |                                |

**D. Assessor's Parcel No(s):** 759-020-032

**E. Street References:** Southerly of Airport Boulevard, northerly of Avenue 58, easterly of Hernandez Lane in Vista Santa Rosa (84-155 Avenue 56).

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 6 South, Range 8 East, Section 19

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project is located in the Eastern Coachella Valley in the Vista Santa Rosa Community. The topography of the area consists of flat land. The project site is primarily a Polanco Park with 12 mobile home residences. Large lot agriculture parcels with residential homes, vacant land, a church site, and an existing high school surround the project site.

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** The General Plan Land Use designation is Agriculture (AG) with Community Development Overlay (CDO) which allows five (5 Acre Minimum) lots within the Vista Santa Rosa Community of the Eastern Coachella Valley Area Plan. Since the project proposes three lots with lot sizes ranging in size from five (5) acres to 10 acres, the project would be consistent with the five (5) acre minimum lot size requirement in the Agriculture (AG) designation with Community Development Overlay. The project would meet all applicable land use policies.
2. **Circulation:** The proposed project will add overall trips to the area. Due to the size of the project, right-of-way dedications will be required to provide adequate access and circulation for the property. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). The proposed project meets all applicable Multipurpose Open Space Element policies.
4. **Safety:** The proposed project is not located in a flood zone, fault zone, or dam inundation area. There is liquefaction potential for the project site. The proposed project site is susceptible to subsidence. The project is not within a high fire area. However, the tentative map provides for emergency vehicle access. The proposed project meets all applicable Safety Element policies.
5. **Noise:** The proposed project will permanently increase the ambient noise levels in the project vicinity above levels existing without the project. However, the project proposes to create three lots, and the impact to noise levels would not be significant. Also, the project is located within an area that has existing mobile homes, and the project is compatible with the surrounding uses. The proposed project meets all applicable Noise Element policies.
6. **Housing:** The project proposes three lots in an existing mobile home park, which contributes to the achievement of the Riverside County General Plan's goal of providing quality and diversified housing for the County's expanding population. Therefore, the project meets with all applicable Housing element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all applicable Air Quality Element policies.

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

C. **Foundation Component(s):** Agriculture

D. **Land Use Designation(s):** Agriculture (10 Acre Minimum)

E. **Overlay(s), if any:** Community Development Overlay (5 Acre Minimum)

F. **Policy Area(s), if any:** Not Applicable

**G. Adjacent and Surrounding:**

- 1. **Area Plan(s):** Eastern Coachella Valley Area Plan
- 2. **Foundation Component(s):** Agriculture; Community Development
- 3. **Land Use Designation(s):** Agriculture; Commercial Retail, Light Industrial
- 4. **Overlay(s) and Policy Area(s):** Community Development Overlay

**H. Adopted Specific Plan Information**

- 1. **Name and Number of Specific Plan, if any:** Not Applicable
- 2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

**I. Existing Zoning:** Light Agriculture – 20 Acre Minimum (A-1-20)

**J. Proposed Zoning, if any:** Light Agriculture – 5 Acre Minimum (A-1-5)

**K. Adjacent and Surrounding Zoning:** Scenic Highway Commercial (C-P-S) to the north, Light Agriculture (A-1-20) to the west, south and east, Industrial Park (I-P) further to the east.

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

**IV. DETERMINATION**

On the basis of this initial evaluation:

|   |
|---|
| <b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED</b>   |
| <input type="checkbox"/> I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.  |
| <input checked="" type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. <b>A MITIGATED NEGATIVE DECLARATION</b> will be prepared. |
| <input type="checkbox"/> I find that the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.   |



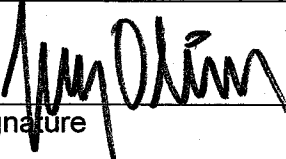
**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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

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

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



Signature

February 15, 2012

Date

Jay Olivas, Project Planner

Printed Name

For Carolyn Syms Luna, Director

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

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

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

Findings of Fact:

a-b) The proposed project is adjacent to Airport Boulevard in the Vista Santa Rosa Community. Airport Boulevard is not designated as a Scenic Highway. The project site contains 12 mobile home units (Polanco Park) and previously disturbed agriculture land. The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view. Future development will be subject to Vista Santa Rosa Design Guidelines and Vista Santa Rosa Land Use Concept Plan dated June 17, 2008. No construction is proposed with the parcel map at this time, but future development could occur with the new lots being created.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

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

Findings of Fact:

- a) The project site is located approximately 43.3 miles from Mt. Palomar Observatory and within Zone B of Ordinance No. 655. It has the potential to interfere with the Observatory. The project is required to comply with Ordinance No. 655 of the *Riverside County Standards and Guidelines*. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shining onto adjacent properties and streets. In addition to required compliance with Ordinance No. 655, the project has been required to note such on an Environmental Constrains Sheet that will accompany the final map. Therefore, less than significant impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**3. Other Lighting Issues**

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

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

b) Expose residential property to unacceptable light levels?

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

Source: On-site Inspection, Project Application Description

Findings of Fact:

- a) The proposed project could create a new source of light which would generally accompany new potential development as a result of the parcel map with new lots being created; however, any new source of light is not anticipated to reach a significant level due to the size and scope of the project. Therefore, the impact is considered less than significant.
- b) Surrounding land uses include vacant lots, mobile homes, and single family homes on large agriculture lots. The project proposes the creation of three lots with a minimum size of five gross acres. The amount of light that will be created is consistent with existing levels and is not considered substantial; therefore, surrounding properties will not be exposed to unacceptable light levels. Impacts to light levels are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

|   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act conparcel or land within a Riverside County Agricultural Preserve?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

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

**Findings of Fact:**

- a) The proposed project is located on land designated as farmland of "Local Importance", "Other Lands", and "Prime Farmland" as shown on the Riverside County Land Information System (RCLIS). However, the subject land is designated Agriculture (AG) and contains existing development consisting of a 12 unit Polanco Park for agricultural worker housing which is a compatible use within farmland areas. Additionally, Riverside County Integrated Project (RCIP) EIR, prepared in 2003, analyzed the effect of these land use designations on farmland and issued a Statement of Overriding Consideration, stating that the benefits of the RCIP Land Use Map, proposed under the 2003 RCIP, outweigh the impacts to farmland. With adherence to the AG land use designation, this project would not involve additional or new impacts not previously analyzed in the RCIP EIR. Therefore, no impact will occur.
- b) The project site is surrounded by vacant land and large-lots, crops, and single-family residential homes within an agricultural setting. The site is not located within an Agricultural Preserve. Therefore, less than significant impacts will occur.
- c) The proposed project is located adjacent to agriculturally zoned property and will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"). Less than significant impacts related to agriculturally zoned properties are anticipated.
- d) The proposed project is located within a Farmland Designation. However, the project will not involve changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore, less than significant impacts will occur.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**5. Forest**

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of forest land or conversion of forest land to non-forest use?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) The County does not have zoning that is specific to the preservation of forest land or timberland. Therefore, the proposed project will not conflict with any forest land zoning.

b & c) The site contains disturbed agricultural land; however, this is not considered forest land per the Public Resources Code. Therefore, the project will not result in the loss of any forest land.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

|   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Conflict with or obstruct implementation of the applicable air quality plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d. Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| e. Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| f. Create objectionable odors affecting a substantial number of people?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

**Findings of Fact:** The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan (Salton Sea Air Basin) to ensure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2003 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

- a) The 2003 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan Land Use designations, and population estimates. The population proposed by this project will not obstruct the implementation of the 2003 AQMP. Therefore, there is no impact.
- b) Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. These short-term, construction-related impacts will be reduced below a level of significance by dust control measures implemented during grading (Condition of Approval 10.BS GRADE. 7). This is a standard condition of approval and therefore is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.
- c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to any applicable federal or state ambient air quality standard. Therefore, less than significant impacts are expected.
- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential homes, which are considered sensitive receptors; however, the project is not expected to generate substantial point-source emissions. The project will not include major transportation facilities, commercial or manufacturing uses, or generate significant odors. Therefore, there is no impact.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

- e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, no impacts are expected.
- f) The project proposes a three lot subdivision and will not create objectionable odors affecting a substantial number of people. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?           | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Source: GIS database, CV-MSHCP, On-site Inspection, EPD review

Findings of Fact:

- a-g) The proposed project is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CV-MSHCP). A review by the Environmental Programs Division of the Planning department was done to assure consistency with the CV-MSHCP plan. No inconsistencies were reported. The land is previously disturbed as agricultural land. Therefore, the impact is considered less than significant.

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

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

| <b>CULTURAL RESOURCES</b> Would the project   |                          |                                     |                                     |                          |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| <b>8. Historic Resources</b>  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| a. Alter or destroy an historic site?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| b. Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: On-site Inspection, Project Application Materials, Cultural Resources Assessments PD-A 4567 by CRM TECH and PD-A-4721 by CRM TECH, dated October 12, 2011.

Findings of Fact:

- a) The project site presently contains 12 mobile units on previously disturbed agricultural land. Cultural Resource Assessment's (PD-A-4567 and PD-A-4721) found there is potential for additional subsurface prehistoric Native American cultural deposits, but did not identify any historic-period resources. Archaeological monitoring was recommended by the investigation report and has been included in the recommended conditions of approval. With implementation of archaeological monitoring during mass grading and trenching, impacts are considered less than significant with the mitigation measures incorporated. Archaeological monitoring will also serve to facilitate identification, evaluation, and appropriate mitigation, should any additional prehistoric cultural deposits be exposed inadvertently during grading or trenching.
- b) Potential historical resources as defined in California Code of Regulations, Section 15064.5 exist on the project site. The Cultural Resource Assessments demonstrated that the project may have potential impact on historical resources. Impacts are considered less than significant with the Cultural Resources Assessments by CRM TECH.



| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

**Mitigation:** Prior to the issuance of a grading permit, the permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Project Archaeologist (condition of approval 60.PLANNING.10).

**Monitoring:** Archaeological Monitoring shall be provided by Project Archaeologist and compliance will be verified by the Building and Safety Department during grading inspections.

| 9. Archaeological Resources |   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
|-----------------------------|---|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a.                          | Alter or destroy an archaeological site.  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| b.                          | Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| c.                          | Disturb any human remains, including those interred outside of formal cemeteries?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d.                          | Restrict existing religious or sacred uses within the potential impact area?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Source:** Project Application Materials, Cultural Resources Assessments PD-A 4567 by CRM TECH and PD-A-4721 by CRM TECH, dated October 12, 2011

**Findings of Fact:**

a-b) Based on a Cultural Resources test investigation, it was determined that the site did not meet the criteria for significance under CEQA, but that there is a possibility of additional prehistoric Native American artifacts to be found on the project site. Conditions have been added to the case to require archeological monitoring during grading activities (Condition of Approval 60.PLANNING.10). Therefore, the impact is considered less than significant with the mitigation measures incorporated.

c) The project proposes ground-disturbing activities which have the potential to uncover human remains. No human remains were identified during the two archaeological studies. The project has been conditioned to contact the Riverside County Coroner's office in the event that human remains area discovered (Condition of Approval 10.PLANNING.14). The project will have no impact on known human remains as none were identified.

d) The project will not restrict existing religious or sacred uses within the potential impact area as none were identified during the two archaeological studies and no information about sacred or religious sites or uses within the project boundaries was provided by the Augustine Band of Cahuilla Indians or any other Native American tribe. Therefore, there is no impact.

**Mitigation:** Archeological monitoring will be required for mass grading and trenching activities and a report shall be submitted by the Project Archaeologist with the results of the archaeological monitoring in compliance with the condition (Condition of Approval 60.PLANNING.10).

**Monitoring:** Monitoring shall be provided by Project Archaeologist, with compliance verified by the Building and Safety Department during grading inspections.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

**10. Paleontological Resources**

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

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

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", County Geologist Comments, Paleontological Resources Report by CRM TECH dated March 13, 2009;\_RCLIS

Findings of Fact:

a) According to RCLIS (GIS database) and review by the County Geologist, the project site is located in an area that is designated as having a low to moderate potential for paleontological sensitivity. A condition has been added to the case to require a paleontological resource impact mitigation program prior to grading permit issuance (Condition of Approval 60.PLANNING.6). Therefore, the impact is considered less than significant with the mitigation measures incorporated.

Mitigation: A paleontological resource impact mitigation program will be required prior to grading permit issuance demonstrating compliance with the condition (Condition of Approval 60.PLANNING.6).

Monitoring: Monitoring shall be provided by County Geologist and Building and Safety Department.

**GEOLOGY AND SOILS** Would the project

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

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

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

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

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

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

Findings of Fact:

a) According to RCLIS (GIS database), the proposed project is not located within a fault zone. Based on the review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing trending toward the subject site that would expose people to structures to potential substantial adverse risks. Therefore, no impacts are expected.

b) In addition, the site is not located within one-half mile from an earthquake fault zone. Therefore, the potential for this site to be affected by surface fault rupture is considered low and no impacts are expected.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**12. Liquefaction Potential Zone**

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

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

**Source:** Riverside County General Plan Figure S-3 "Generalized Liquefaction," Geologic Report No. 2165 by LandMark Consultants, Inc.

**Findings of Fact:**

a) According to RCLIS (GIS database), there is a high potential for this site to be affected by seismically induced liquefaction. Less than significant impacts are anticipated.

**Mitigation:** No mitigation measures required.

**Monitoring:** No monitoring measures required.

**13. Ground-shaking Zone**

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

Be subject to strong seismic ground shaking?

**Source:** Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

**Findings of Fact:**

According to General Plan Figure S-4, the proposed project site is not located in an area which is susceptible to landslide risk as a result of seismic activity. Figure S-13 of the General Plan indicates that the proposed project site is located in an area that has a very high ground-shaking risk. The proposed development will be required to comply with the latest edition of the California Building Code (CBC 2010) which takes into consideration earthquake risk. This requirement is not considered unique mitigation for CEQA purposes. The proposed project will have a less than significant impact with regard to ground shaking.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**14. Landslide Risk**

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

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

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Source: On-site Inspection, Riverside County General Plan

Findings of Fact:

- a) The project site has flat topography, there is no potential for landslide risk. Therefore, no impacts are expected to occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**15. Ground Subsidence**

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

Source: Project Application Materials, GIS database

Findings of Fact:

- a) According to RCLIS (GIS database), the proposed project is located in area of active subsidence addressed by County Geological Report No. 2165; impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**16. Other Geologic Hazards**

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

- a) The proposed project is not located within an area that is subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| <b>17. Slopes</b>  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| a. Change topography or ground surface relief features?                          | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b. Create cut or fill slopes greater than 2:1 or higher than 10 feet?            | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c. Result in grading that affects or negates subsurface sewage disposal systems? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

- a) The project proposes contains flat topography, project grading is not proposed as a result of the proposed tentative parcel map. The proposed project will not substantially alter ground surface relief features. Therefore, there is no impact.
- b) No slopes with a slope ratio greater than two to one (2:1) (horizontal run: vertical rise) are proposed. Therefore, there is no impact.
- c) No infiltration lines will be disturbed as a result of the tentative parcel map. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

|  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| <b>18. Soils</b>   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| a) Result in substantial soil erosion or the loss of topsoil?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2010), creating substantial risks to life or property?                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Source: Project Application Materials, Geology Review, Geologic Report No. 2165

Findings of Fact:

- a) Graded, but undeveloped, land shall provide, in addition to erosion-control planting, any drainage facilities deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1st to May 31st (Condition of Approval 10.BS GRADE.6). Therefore, the impact is considered less than significant.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

- b) Based on the Geologic Report with concurrence from the County Geologist, the expansion potential of the onsite soils is considered low and no special design provisions relative to expansive soils are needed. Therefore, no impacts related to soil expansion is anticipated.
- c) The area does not feature a sewer system, the existing mobile homes within this proposed land subdivision require the use of septic systems. Each parcel is a minimum of five gross acres which can support septic tanks. Therefore, there is no impact since soils are adequate for septic tanks.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**19. Erosion**

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

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

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

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

Source: Project Application Materials

Findings of Fact:

- a) The project will not have an impact or change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. Impacts therefore, are considered less than significant.
- b) The proposed project is not anticipated to result in any increase in water erosion either on or off site with implementation of the above-stated conditions of approval. The project has been required to accept and properly dispose of all off-site drainage flowing onto or through the site (Condition of Approval 10.TRANS.2). This is a standard condition of approval and not considered unique mitigation for CEQA purposes. Impacts related to water erosion are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ordinance 460, Section 14.2 and Ordinance 484

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Findings of Fact:

- a) The project site lies within a moderate area of wind erosion. The project site is not anticipated to be impacted by blowsand from off site because current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities (Condition of Approval 10 BS.GRADE.7). This is a standard best management practices condition and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

**21. Greenhouse Gas Emissions**

|  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Source: Application materials

Findings of Fact:

- a) The Planning Department does not require a greenhouse gas numerical analysis for small projects that would not contribute cumulatively significant amounts of exhaust emissions or generate cumulatively considerable levels of GHGs from fuel combustion or involve substantial water and electricity demands. The proposed project with change of zone, is consistent with the General Plan, and a three lot land subdivision of no smaller than five gross acres per parcel. Approval of this tentative parcel map does not expressly authorize the construction of any buildings; however, construction of future residences or other projects are likely to occur thereafter. The type of small-scale development authorized by this project would not generate enough GHG emissions from its construction or operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and retail stores from having to quantify and mitigate GHG emissions under CEQA. The contribution to GHG emissions is far below the 900-ton threshold that might otherwise trigger GHG analysis according to CAPCOA's model. Therefore, the impact is considered less than significant.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

b) As of the creation of this environmental analysis, the only adopted policy that would impact this project at the time of approval would be AB 32. This project does not conflict with the requirements of AB 32. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. Hazards and Hazardous Materials**

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

Source: Project Application Materials, Department of Environmental Health Review

Findings of Fact:

- a) The project does not propose any use that would involve the transport, use, or disposal of hazardous material—beyond a small increase in typical household cleaner use resulting from the possible addition of the two homes. Therefore, less than significant impacts are expected.
- b) The proposed project is not anticipated to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, there is no impact.
- c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project allows for adequate emergency access. Therefore, there is no impact.



| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

- d) There are no existing or proposed schools within one-quarter mile of the project site or in the project vicinity. Also, the proposed project does not propose the transportation of substantial amounts of hazardous materials (refer to Finding of Fact 20a). Therefore, there is no impact.
- e) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, would not create a significant hazard to the public or the environment. Therefore, there is no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| <b>23. Airports</b>  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| a. Result in an inconsistency with an Airport Master Plan?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b. Require review by the Airport Land Use Commission?  | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                | <input type="checkbox"/>            | <input type="checkbox"/>            |
| c. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d. For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Source:** Riverside County General Plan Figure S-19 "Airport Locations," GIS database; Airport Land Use Commission letter dated September 15, 2009

**Findings of Fact:**

- a) The project site is located within an Airport Master Plan. The project was determined to be consistent with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan.
- b) The project site is located within an Airport Master Plan and was reviewed by the Airport Land Use Commission. Compliance with the Airport Land Use Commission (ALUC) Letter dated September 15, 2009 shall be required. Compliance with the requirements of the September 15, 2009 letter includes that outdoor lighting shall be hooded to prevent lumens being directed sky ward, and prohibitions of certain uses which would direct a steady light or flashing light towards an aircraft, prohibit any use which would generate smoke or water vapor, prohibit any use that would generate electrical interference, and require additional ALUC review for any future discretionary proposals for buildings 20,000 square feet or greater and land uses with potential concentrations of people such as churches, temples, schools, libraries, real estate offices, and farm labor camps. Therefore, subject to these conditions, this impact is considered less than significant with mitigation incorporated.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

- c) The project site is located within an airport land use plan and was determined to be consistent by ALUC with conditions as stated in the September 15, 2009 letter from ALUC; therefore the project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. Impacts would be less than significant.
- d) The project site is not located within the vicinity of a private airstrip, or heliport, and therefore would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

**Mitigation:** Compliance with ALUC letter dated September 15, 2009 which includes conditions to minimize impacts to Jacqueline Cochran Regional Airport including hooded lighting and prohibitions of certain uses. Additionally, an Environmental Constraints Sheet shall be provided with the final map disclosing to future land owners of an existing airport within two miles (Condition of Approval 50. PLANNING.9).

**Monitoring:** Monitoring to be provided by Planning Department, Building and Safety Department, and ALUC staff.

**24. Hazardous Fire Area**

a. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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

**Findings of Fact:**

- a) The proposed project is not located within a high fire area. The site allows for primary/secondary access for emergency vehicles. It is not anticipated that the proposed project would expose people or structures to a significant risk of loss, injury or death involving wildland fires. Therefore, there is no impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

a. Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

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

c. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?  |                                |  |                                     |                                     |
| d. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e. Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| g. Otherwise substantially degrade water quality?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| h. Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Source:** Riverside County Flood Control District Flood Hazard Report/Condition; Coachella Valley Water District Letter dated March 11, 2011

**Findings of Fact:**

- a) The topography of the area consists of disturbed agriculture land. The project is not anticipated to substantially alter the existing drainage patterns of the project site. Therefore, the impact is considered less than significant.
- b) The proposed project will not violate any water quality standards or waste discharge requirements. BMPs include minimizing urban runoff, minimizing the impervious footprint, conserving natural areas, and minimizing directly connected impervious areas. Less than significant impacts are anticipated.
- c) Water service is provided by the Coachella Valley Water District as indicated in their comment letter dated March 11, 2011. The project lies within the Lower Whitewater River Subbasin Area of Benefit. The proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Therefore, there is less than significant impact.
- d) During any future construction and grading phase of development, the project has the potential to contribute to additional polluted runoff water. However, the project will not exceed the capacity of existing or planned stormwater drainage systems. The project will be required to

|                                |  |                              |           |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

provide for adequate drainage facilities and/or appropriate easements should the project exceed current capacity (Condition of Approval 10.FLOOD.1). Therefore, the impact is considered less than significant.

- e) The proposed project is not located within a 100-year flood zone. The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Therefore, no impacts are anticipated.
- f) The proposed project is not located within a 100-year flood zone. The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows. Therefore, no impacts are anticipated.
- g) The proposed project is not anticipated to substantially degrade water quality (refer to Finding of Fact 23b). County Flood has determined that a Water Quality Management Plan is not required. Therefore, impacts are considered less than significant.
- h) The site has been designed to minimize drainage infrastructure. Therefore, the proposed project does not include the construction of new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands). Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**26. Floodplains**

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

| NA - Not Applicable <input checked="" type="checkbox"/>  | U - Generally Unsuitable <input type="checkbox"/> | R - Restricted <input type="checkbox"/> |
|--|---|---|
| a. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site? | <input type="checkbox"/>                          | <input checked="" type="checkbox"/>     |
| b. Changes in absorption rates or the rate and amount of surface runoff?   | <input type="checkbox"/>                          | <input checked="" type="checkbox"/>     |
| c. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?   | <input type="checkbox"/>                          | <input checked="" type="checkbox"/>     |
| d. Changes in the amount of surface water in any water body?   | <input type="checkbox"/>                          | <input checked="" type="checkbox"/>     |

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Condition, GIS database; Coachella Valley Water District Letter dated March 11, 2011

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

**Findings of Fact:**

- a) The project will not substantially alter the existing drainage pattern for the area. Therefore, impacts are considered less than significant.
- b) It is not anticipated that offsite flows will be affected by implementation of the proposed project. Therefore, the impact is considered less than significant.
- c) The proposed project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. In addition, the project site is not located in an area susceptible to the impacts of the failure of a levee or dam. Therefore, impacts are considered less than significant.
- d) The proposed project is not expected to change the amount of surface water in any body of water. No buildings or obstructions will be allowed to block, concentrate or divert drainage flows as stated in Finding of Fact 24a. Therefore, less than significant impacts to the amount of surface water are expected.

**Mitigation:** No mitigation measures required.

**Monitoring:** No monitoring measures required.

**LAND USE/PLANNING** Would the project

| 27. Land Use   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| a. Result in a substantial alteration of the present or planned land use of an area?                   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b. Affect land use within a city sphere of influence and/or within adjacent city or county boundaries? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

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

**Findings of Fact:**

- a) The Tentative Parcel Map proposes a subdivision of 21 gross acres into three lots with a minimum size of five (5) gross acres. This subdivision is consistent with the Agriculture (AG) land use designation with Community Development Overlay (5 Acre Minimum). The proposed project will not result in a substantial alteration of the present or planned land use of this area.
- b) According to RCLIS (GIS Database), the proposed project is located within the City of La Quinta sphere of influence which comment letter was submitted. City standards are exceeded by minimum five acre lots and proposed right-of-way dedications.

**Mitigation:** No mitigation required.

**Monitoring:** No monitoring required.

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| <b>28. Planning</b>   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| a. Be consistent with the site's existing or proposed zoning?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b. Be compatible with existing surrounding zoning?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c. Be compatible with existing and planned surrounding land uses?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| d. Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?                         | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

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

Findings of Fact:

- a) The proposed project site is currently zoned Light Agriculture – 20 Acre Minimum (A-1-20). However, the proposed project includes a Change of Zone which would change the existing zoning to Light Agriculture – 5 Acre Minimum (A-1-5). The proposed development, a subdivision of 21 acres into three (3) lots with a minimum parcel size of five (5) gross acres and up to approximately 10 gross acres with 12 existing mobile home units (Polanco Park) and previously disturbed agriculture land, is consistent with the standards for the proposed zoning.
- b) The site is surrounded by land which is zoned Light Agricultural – 20 Acre Minimum (A-1-20) and Scenic Highway Commercial (C-P-S) and Industrial Park (I-P); the proposed project is compatible with the existing surrounding zoning. The project proposes a zone change from Light Agriculture - 20 Acre Minimum (A-1-20) to Light Agriculture - 5 Acre Minimum (A-1-5).
- c) The proposed project is surrounded by large-lots The project is proposing five and ten acre agriculture parcels which will be compatible with existing and future land uses in the area.
- d) The land use designation for the proposed project site is Agriculture (AG) with Community Development Overlay (CDO) (5 Acre minimum). The project is proposing to subdivide 21 acres into three (3) lots with a minimum lot size of five (5) gross acres. This subdivision is consistent with the Agriculture land use designation with the CDO. CDO is intended to encourage agriculture uses to remain in the area as long as landowners desire, while providing for a gradual, orderly transition to other land use types. Additionally, the project is located within the Vista Santa Rosa Community Land Use Concept Plan. The proposed project will not result in a substantial alteration of the present or planned land use of this area. The proposed project is consistent with the land use designation and policies of the General Plan.
- e) The proposed project will not disrupt or divide the physical arrangement of an established community.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**MINERAL RESOURCES** Would the project

**29. Mineral Resources**

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Findings of Fact:

- a) The project area has not been used for mining. Therefore, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, there is no impact.
- b) The project site has not been used for mineral resources; therefore, the project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, there is no impact.
- c) Surrounding the project site are agriculture lots and vacant land. There are no existing surface mines surrounding the project site; therefore, the project will be compatible with the surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, there is no impact.
- d) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**30. Airport Noise**

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

NA  A  B  C  D

b. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA  A  B  C  D

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

Findings of Fact:

- a) The proposed project site is located within an Airport Influence Area and will be subject to some over flight, however, the project will not expose people residing on the project site to excessive noise levels related to air traffic. Therefore, the project has less than significant impacts with regards to airport noise.
- b) The proposed project site is not located within the vicinity of a private air strip; therefore, the project will not expose people residing on the project site to excessive noise levels. No impacts are expected.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**31. Railroad Noise**

NA  A  B  C  D

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

Findings of Fact: The proposed project is not located in the vicinity of any railroads. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.



|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| <b>32. Highway Noise</b>   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> |                                |  |                              |                                     |

Source: On-site Inspection, Project Application Materials

Findings of Fact: The proposed project is not located in the vicinity of a major highway. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>33. Other Noise</b>   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| NA <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> |                          |                          |                                     |                          |

Source: Project Application Materials, Riverside County Land Information System (RCLIS), County Ordinance No. 847 (Regulating Noise in Riverside County)

Findings of Fact: Short-term, construction-related noise impacts may occur during project grading and construction as a result of the parcel map with any future development. However, construction activities will be required to comply with County noise standards. Since the construction site is within one-quarter mile of an occupied residence, 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. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers. During construction, best efforts will be made to locate stockpiling and/or vehicle staging areas as far as practical from existing residential dwellings. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

|   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| <b>34. Noise Effects on or by the Project</b>   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| a. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?  |                          |                          |                                     |                                     |
| b. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

- a) The proposed project will raise ambient noise levels in the area which currently exist without the project. However, the project shall not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The project proposes the creation of three (3) lots ranging in size from five (5) gross acres to 10 gross acres which are similar in intensity to neighboring agricultural properties. The development of the proposed project will not substantially increase ambient noise levels. Therefore, this impact is considered less than significant.
- b) The proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction. As discussed in Finding of Fact 34a, construction hours would be limited due to the proximity of the project site to occupied residences. The project will be consistent with the County Noise Ordinance No. 847, therefore, impacts are considered less than significant.
- c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance (County Ordinance No. 847), or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847. Therefore, impacts are expected to be less than significant.
- d) The proposed project will not expose people to or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| POPULATION AND HOUSING |  | Would the project        |                          |                                     |                                     |
|------------------------|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| <b>35. Housing</b>     |  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| a.                     | Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b.                     | Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c.                     | Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d.                     | Affect a County Redevelopment Project Area?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e.                     | Cumulatively exceed official regional or local population projections?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| f. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

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

Findings of Fact:

- a) The proposed project site contains 12 mobile home occupied units and the majority of the land is vacant. The proposed project will not displace any existing residences. Therefore, there is no impact.
- b) The proposed project creates three lots which may create a demand for additional housing as the vacant lots could be developed with housing units in the future as currently allowed in the A-1 Light Agriculture zone and may include affordable units. Therefore, the impact would be less than significant.
- c) The proposed project site contains a 12 unit Polanco mobile home park and vacant land; therefore, it will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.
- d) The project is not located within or near a County Redevelopment Project Area.
- e) The project proposes the subdivision of 21 acres into three (3) agricultural parcels, which could equate to an increase of additional persons. Proposed Parcel 1 contains an existing Polanco Park with approximately 12 units with 36 persons. This population increase will not exceed official regional or local population projections.
- f) The project will not induce substantial population growth in an area.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

|                          |                          |                          |                                     |                          |
|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>36. Fire Services</b> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed project will have a less than significant impact on the demand for Fire services since project is required to provide adequate fire access including dedication along Airport Boulevard (76 foot half width) and access requirements along Hernandez Lane (30 feet in width). Prior to the issuance of a certificate of occupancy, the Applicant shall comply with the provisions of Ordinance No. 659.10 which requires payment of the appropriate fees related to the funding and construction of facilities necessary to address the direct cumulative environmental effect generated by new development projects (Condition of Approval 10.PLANNING.9). With compliance to Ordinance No 659.10, impacts to Fire services are viewed as less than significant.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause additional construction that would result in any significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Sheriff Services**

Source: General Plan

Findings of Fact:

The Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site. Similar to fire protection services, the proposed project will incrementally increase the demand for sheriff services in the project area; however, due to its limited size, the proposed project will not create a significant impact on sheriff services. Riverside County's development impact fee Ordinance No. 659.10 also collects fees for sheriff services, which is intended to offset any incremental increases in need for sheriff services (Condition of Approval 10.PLANNING.9). The proposed project is required to pay these development impact fees prior to issuance of building permits. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659.10, the proposed project will have a less than significant impact on sheriff services and no mitigation measures are required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
|--|--------------------------------|--|------------------------------|-----------|

**38. Schools**

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

Source: Riverside Unified School District correspondence, GIS database

Findings of Fact:

The Coachella Valley Unified School District provides public education services for the project area. The applicant of this project is conditioned to pay the school impact fees for residential uses as set by State Law. Fees are required to be paid prior to issuance of any future building permits (Condition of Approval 80.PLANNING.1). Therefore, with payment of school fees the potential impact is mitigated to a less than significant level.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**39. Libraries**

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

Source: General Plan

Findings of Fact:

The proposed development will have impacts on library resources because it will generate end users. However, Riverside County's development impact fee Ordinance No. 659.10 also collects fees for library services, which is intended to offset any incremental increases in need for libraries. The proposed project is required to pay these development impact fees prior to issuance of any building permits (Condition of Approval 10.PLANNING.9). Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**40. Health Services**

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

Source: General Plan

Findings of Fact:

The project will not create a significant additional need for additional health services. However, these types of services are normally user fee or tax-supported services. No shortage in the provision of health care service is expected as a result of the proposed project. The proposed project will not have a significant impact on health services and no mitigation measures are required. Therefore, the impact is considered less than significant.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**RECREATION**

**41. Parks and Recreation**

a. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b. Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c. Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

**Source:** Riverside County Land Information System (RCLIS); County Ordinance No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications); County Ordinance No. 659.10 (Establishing Development Impact Fees)

**Findings of Fact:**

- a) The scope of the proposed project does not involve the construction or expansion of recreational facilities. Therefore, the impact is considered less than significant.
- b) Future residents of the project site could potentially use neighboring recreational facilities. Due to the size of the proposed development, which entails the addition of persons to the area, it is not anticipated that the project could generate impacts to nearby parks or recreational facilities. Therefore, the impact is considered less than significant.
- c) The proposed project could potentially incrementally increase the use of some types of recreational facilities. The project site is located within a Community Service Area (CSA). The project may be subject to Quimby fees at that time of any future construction (Conditions of Approval 50.Planning.10 and 90.Planning.1). Thus, the impact is considered less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
|--|--------------------------------|--|------------------------------|-----------|

**42. Recreational Trails**

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

Source: Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

The General Plan does not identify any trails on this site and the proposed project has not incorporated any trails into its design; therefore, the project will have no impact on recreational trails.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

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

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

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

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

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

d) Alter waterborne, rail or air traffic?

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

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

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

f) Cause an effect upon, or a need for new or altered maintenance of roads?

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

g) Cause an effect upon circulation during the project's construction?

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

h) Result in inadequate emergency access or access to nearby uses?

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

i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?

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

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Source: General Plan; Riverside County Transportation Department Review, Riverside County Fire Department Review

Findings of Fact:

- a) The proposed project will increase vehicular traffic with required dedications for Airport Boulevard (76 feet in half width) and access requirements along Hernandez Lane (30 feet in width); however, the Transportation Department did not require a traffic study for the proposed project. The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system. Nor will the project conflict with any County policy regarding mass transit. The impact is considered less than significant.
- b) The project site meets all parking requirements of Ordinance No. 348 Section 18.12 "Off-Street Parking." Nor will the project conflict with an applicable congestion management plan.
- c & d) The proposed project is located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.
- e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there is no impact.
- f) The project will cause a slight increase in the population of the area, thus creating an increase in maintenance responsibility. A portion of property taxes are provided to the Community Services District to offset the increased cost of maintenance. Therefore, there is a less than significant impact.
- g) It is not anticipated that there will be a substantial effect upon circulation during the proposed project's construction. Therefore, this impact is considered less than significant.
- h) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, this impact is considered less than significant.
- i) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**44. Bike Trails**

Source: General Plan

Findings of Fact:

The project is not located adjacent to or nearby any designated bike trails. Therefore, there is no impact.



| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**45. Water**

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

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

**Source:** Department of Environmental Health Review

**Findings of Fact:**

- a) The proposed project is served by the Coachella Valley Water District and may result in the construction of new water treatment facilities or expansion of existing facilities as the result of the parcel map since future lots could be developed. The subject site is immediately adjacent to an existing CVWD well site. Impacts would be less than significant.
- b) The proposed project will be served by the Coachella Valley Water District (CVWD). Based on review by CVWD, it is anticipated that the project will have sufficient water supplies available for existing and any future development. The subject site is immediately adjacent to an existing CVWD well site. Therefore, the impact is considered less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**46. Sewer**

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

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

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Source: Department of Environmental Health Review

Findings of Fact:

- a) The proposed project may result in the construction of new waste water treatment facilities as the result of future lots being developed from the parcel map. If the parcel map records, the vacant lots could be developed under the proposed A-1-5 zone with new septic and/or future sewer lines. To date, the site contains an existing 12 unit Polanco Park on Parcel 1, no other new development is proposed on Parcels 2 or 3 at this time. The construction of potential new wastewater treatment systems for Parcels 2 or 3 is not anticipated to cause significant environmental effects due to flat topography and nearby water district facilities. Therefore, the impact is considered less than significant.
- b) The proposed project has adequate wastewater treatment capacity to serve the existing project site; therefore, the project will not result in service that has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**47. Solid Waste**

|   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

- a-b) The project is relatively small and will not generate significant amounts of construction or demolition waste. No new construction is planned at this time, but future lots could be developed as the result of the parcel map. The project will be served by Riverside County Waste Management Department. The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
|--|--------------------------------|--|------------------------------|-----------|

**48. Utilities**

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

|   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Electricity?                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Natural gas?                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Communications systems?                            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Storm water drainage?                              | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Street lighting?                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Maintenance of public facilities, including roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Other governmental services?                       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: General Plan

Findings of Fact:

a,b,c) The project proposes the creation of three (3) lots and presently contains 12 existing mobile home units. The project will require utility services in the form of electricity, natural gas, and telecommunications for any future development. Each of the utility systems is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Imperial Irrigation District, Southern California Edison, Southern California Gas, and the telephone company will ensure that potential impacts to utility systems are reduced to a non-significant level.

d) Storm water drainage will be handled both on and off site from existing site improvements, adjacent roadways and based on required on-site retention as described in the Coachella Valley District transmittal letter dated March 11, 2011.

e) Cumulative traffic impacts from the project will result in the need for additional street lights. Electricity is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems.

f) No offsite utility improvements will be required to support the existing site. Future lots being developed as the result of the parcel map may require offsite utility improvements. The impact would be less than significant.

g) The project will not require additional government services.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

**49. Energy Conservation**

a) Would the project conflict with any adopted energy conservation plans?

Source: General Plan

Findings of Fact:

a) The County has not adopted any energy conservation plans, nor do any State or Federal energy conservation plans apply to the project site. There is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

Source: Staff review, Project Application Materials

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

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. Most of the area consists of large lot development. The introduction of minor amounts of new possible sites will not cumulatively impact the area as adequate resources and infrastructure exist to accommodate the increase in capacity.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Mitigation measures have been incorporated as noted throughout the Environmental Assessment.

**VI. EARLIER ANALYSES**

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

- CAPCOA, CEQA and Climate Change, January 2008.
- GIS: Riverside County Geographic Information System database.
- CVMSHCP: Multi-Species habitat conservation Program, Adopted June 17, 2003.
- Riverside County General Plan, Adopted October 7, 2003.

Location Where Earlier Analyses, if used, are available for review: None

Location: County of Riverside Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501

**VII. AUTHORITIES CITED**

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

PARCEL MAP Parcel Map #: PM33971

Parcel: 759-020-032

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 33971 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 33971 dated February 9, 2012.

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

10. EVERY. 2 MAP - HOLD HARMLESS

RECOMMND

The 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 TENTATIVE MAP or FINAL MAP, which action is brought within the time period provided for in California Government Code Section 66499.37; 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 TENTATIVE MAP or FINAL MAP, 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,

CEL MAP Parcel Map #: PM33971

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10. GENERAL CONDITIONS

10. EVERY. 2                    MAP - HOLD HARMLESS (cont.)                    RECOMMND

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.

10. EVERY. 3                    MAP - PROJECT DESCRIPTION                    RECOMMND

The land division hereby permitted is to divide approximately 21 acres into 3 lots ranging in size from five gross acres to 10 gross acres located within Assessor's Parcel Number 759-020-032.

BS GRADE DEPARTMENT

10.BS GRADE. 3                    MAP-GIN INTRODUCTION                    RECOMMND

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

10.BS GRADE. 4                    MAP-G1.2 OBEY ALL GDG REGS                    RECOMMND

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

10.BS GRADE. 5                    MAP-G1.3 DISTURBS NEED G/PMT                    RECOMMND

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

10.BS GRADE. 6                    MAP-G1.5 EROS CNTRL PROTECT                    RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 01 to May 31.

PARCEL MAP Parcel Map #: PM33971

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10. GENERAL CONDITIONS

10.BS GRADE. 7                    MAP-G1.6 DUST CONTROL                    RECOMMND

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

10.BS GRADE. 8                    MAP-G2.1 GRADING BONDS                    RECOMMND

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

10.BS GRADE. 9                    MAP-G2.5 2:1 MAX SLOPE RATIO                    RECOMMND

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

10.BS GRADE. 10                    MAP-G2.6SLOPE STABL'TY ANLY                    RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horizontal to vertical) or over 30 feet in vertical height - unless addressed in a previous report.

10.BS GRADE. 11                    MAP-G2.8MINIMUM DRNAGE GRAD                    RECOMMND

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

10.BS GRADE. 12                    MAP-G2.11DR WAY XING NWC                    RECOMMND

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

10.BS GRADE. 13                    MAP-G2.12SLOPES IN FLOODWAY                    RECOMMND

Graded slopes which infringe into the 100 year storm flow flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Departments District Grading 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 District Grading Engineer blocks, concentrates or diverts drainage flows.



CEL MAP Parcel Map #: PM33971

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10. GENERAL CONDITIONS

10.BS GRADE. 14 MAP-G2.13 FIRE D'S OK ON DR.

RECOMMND

Driveways shall be designed in accordance with Riverside County Fire Department standards - or the governing Fire Department if not the county - and shall require their approval prior to issuance of the grading permit. Approval shall be in the form of a conditional approval letter addressed to the related case file or by written approval from the Fire Department.

10.BS GRADE. 15 MAP-G2.21 POST & BEAM LOT

RECOMMND

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

10.BS GRADE. 17 MAP-G1.4 NPDES/SWPPP

RECOMMND

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

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 CVWD POTABLE WATER SERVICE

RECOMMND

Parcel Map#33971 is proposing Coachella Valley Water District potable water service. It is the responsibility of the developer to ensure that all requirements to obtain potable water are met with CVWD, as well as, all other

PARCEL MAP Parcel Map #: PM33971

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10. GENERAL CONDITIONS

10.E HEALTH. 1 CVWD POTABLE WATER SERVICE (cont.) RECOMMND

applicable agencies.

10.E HEALTH. 2 OWTS/ATU-MAINTAIN ALL SETBACKS RECOMMND

All proposed Onsite Wastewater Treatment System (OWTS) and/or Advanced Treatment Unit (ATU) systems must maintain all required setbacks as specified by the Department of Environmental Health (DEH) Technical Guidance Manual, Uniform Plumbing Code, or, State and Local regulations whichever is more restrictive.

In addition, all OWTS and/or ATUs must not be proposed in "Do Not Disturbed Areas" and/or environmental constraint areas as defined by the appropriate regulatory agencies and/or by the recorded Environmental Constraint Sheet.

FIRE DEPARTMENT

10.FIRE. 1 MAP-#13-HYDRANT SPACING RECOMMND

Schedule H fire protection. An approved standard fire hydrant (6"x4"x2 1/2") shall be located within 500 feet of the driveway entrance as measured along approved vehicular travelways. Minimum fire flow shall be 500 GPM for 2-hour duration at 20 PSI.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Parcel Map 33971 is a proposal to divide 20.95 acres into 3 single family residential lots in Coachella Valley area. The site is located northerly of Avenue 58, southerly of Airport Boulevard, and easterly of Hernandez Lane, located at 84155 Avenue 56, Thermal, CA.

It should be noted that the District's review is limited to the water quality aspects. The flood hazard aspect will be reviewed by the Coachella Valley Water District and or the Transportation Department.

The development does not fall into any of the Priority Development Project categories as identified under the Colorado River Regional Water Quality Control Board Orders.

Therefore, a Water Quality Management Plan is not required at this time. The District has no objections with the subdivision as shown on the exhibit.

TENTATIVE MAP Parcel Map #: PM33971

Parcel: 759-020-032

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1                   MAP - MAP ACT COMPLIANCE                   RECOMMND

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

10.PLANNING. 2                   MAP - FINAL MAP PREPARER                   RECOMMND

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

10.PLANNING. 3                   MAP - FEES FOR REVIEW                   RECOMMND

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

10.PLANNING. 5                   MAP - ZONING STANDARDS                   RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the proposed A-1-5 zone.

10.PLANNING. 6                   MAP - PROCEDURE FOR PHASING                   RECOMMND

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

10.PLANNING. 7                   MAP - MAINTAIN FLOOD FACILITY                   RECOMMND

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

PARCEL MAP Parcel Map #: PM33971

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10. GENERAL CONDITIONS

10.PLANNING. 8 MAP - NO OFFSITE SIGNAGE

RECOMMND

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

10.PLANNING. 9 MAP - ORD NO. 659 (DIF)

RECOMMND

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

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

10.PLANNING. 11 MAP - PDP01352

RECOMMND

County Paleontological Report (PDP) No. 1352, submitted for this case (PM33971), was prepared by CRM Tech and is entitled: "Paleontological Resource Assessment Report, Tentative Parcel Map No. 33971, Assessor's Parcel No. 759-020-032, 84-155 56th Avenue, Thermal, Riverside County California", dated March 13, 2009.

PDP01352 concluded the proposed project's potential impact on paleontological resources is determined to range from low to moderate for Holocene vertebrate fossil remains and from moderate to for Holocene invertebrate remains.

PDP01352 recommended a paleontological resource impact mitigation program be developed and implemented to prevent the impact or reduce it to a level less than significant.

CEL MAP Parcel Map #: PM33971

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10. GENERAL CONDITIONS

10.PLANNING. 11 MAP - PDP01352 (cont.)

RECOMMND

PDP01352 satisfies the requirement for a Paleontological Study for Planning/CEQA purposes. PDP01352 is hereby accepted for PM33971. Prior to grading permit issuance, an appropriate paleontological resource impact mitigation program (PRIMP) shall be submitted to the County Geologist for review and approval, as described elsewhere in this conditions set.

10.PLANNING. 14 GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

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

10.PLANNING. 15 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

PARCEL MAP Parcel Map #: PM33971

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10. GENERAL CONDITIONS

10.PLANNING. 15 GEN - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

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

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

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

10.PLANNING. 16 MAP - LC LANDSCAPE REQUIREMENT

RECOMMND

Prior to the installation or rehabilitation of 5,000 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

1)Submit landscape and irrigation plans to the County Planning Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.

2)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

3)Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859; and,

CEL MAP Parcel Map #: PM33971

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10. GENERAL CONDITIONS

10.PLANNING. 16                   MAP - LC LANDSCAPE REQUIREMENT (cont.)                   RECOMMND

4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor.

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the Installation 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.

10.PLANNING. 17                   MAP - LANDSCAPE SPECIES                   RECOMMND

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site

<http://www.rctlma.org/planning/content/devproc/landscape/landscape.html> . Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

10.PLANNING. 18                   MAP - GEO02165                   RECOMMND

County Geologic Report (GEO) No. 2165, submitted for this project (PM33971) was prepared by LandMark Consultants, Inc. and is entitled: "Geotechnical & Percolation Report, Proposed Thermal Kingdom Hall, Thermal, California", LCI Report No. LP09015, dated March 12, 2009. In addition, the following reports were also submitted for this GEO:

"Response to Review Comments, County Geologic Report No. 2165, Geotechnical and Percolation Report - Proposed Thermal Kingdom Hall, Thermal, California", LCI Report No. LP09015, dated August 24, 2009.

"Response to Review Comments No. 2, County Geologic Report No. 2165, Geotechnical and Percolation Report - Proposed Thermal Kingdom Hall, Thermal, California", LCI Report No. LP09015, dated May 10, 2010.

These documents are herein incorporated as a part of GEO02165.

GEO02165 concluded:

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10. GENERAL CONDITIONS

10.PLANNING. 18 MAP - GEO02165 (cont.)

RECOMMND

1.The primary seismic hazard at the project site is the potential for strong groundshaking during earthquakes along the San Andreas Fault.

2.The nearest fault to the site, the San Andres Fault, is located 5.3 miles to the northeast.

3.The potential for surface rupture at the project site is considered to be unlikely.

4.Evaluation of liquefaction potential at the site indicates that isolated layers of silty sand, silty clay, and clayey sandy silt at depths between 10 and 47.5 feet may liquefy under seismically induced groundshaking; potentially resulting in an estimated 2 inches of deep seated settlement.

5.Sand boil formation is possible.

6.The hazard of landsliding is unlikely.

7.The risk of volcanic hazards is considered very low.

8.The threat of tsunami, sieches, or other seismically induced flooding is unlikely.

GEO02165 recommended:

1.Mitigation for the estimated degree of liquefaction movement include either deep soil mixing (cement), vibro-compaction, vibro-replacement, geopiers, stone columns, compaction grouting, or deep dynamic compactions. Some other means to mitigate liquefaction damage include either a deep foundation system, rigid mat foundations, and grad-beam reinforced foundations that can withstand some differential movement or tilting, but may not protect fracturing of buried utilities.

2.If a rigid mat foundation is used to resist liquefaction settlement, the mat foundation may be either conventionally reinforced or tied with post-tensioned tendons. Reinforced compacted fill soils are recommended beneath the mat foundation.

3.All surface improvements, debris or vegetation including grass, trees, and weeds on the site at the time of



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10. GENERAL CONDITIONS

10.PLANNING. 18 MAP - GEO02165 (cont.) (cont.)

RECOMMND

construction should be removed from the construction area.

4.The existing surface soil within the building pad areas should be removed to 18 inches below the lowest foundation grade or 36 inches below the original grade (whichever is deeper), extending five feet beyond all exterior wall/column lines (including adjacent concreted areas).

GEO No. 2165 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO No. 2165 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.

An environmental constraints sheet (ECS) shall be prepared relative to the liquefaction potential at this site, as described elsewhere in this conditions set.

10.PLANNING. 19 MAP - 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 the approval or conditional approval of this project.

TRANS DEPARTMENT

10.TRANS. 2 MAP - DRAINAGE 2

RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 6 MAP - STD INTRO 3(ORD 460/461)

RECOMMND

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

10.TRANS. 7 MAP - SOUTH VALLEY PARKWAY

RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBB. These additional studies will provide the basis for establishing the RBBB fee structure.

Prior to the issuance of building permits the project shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

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10. GENERAL CONDITIONS

10.TRANS. 8                      MAP - FLOOD HAZARD REPORT 1                      RECOMMND

This is a proposal to subdivide 20.95 acres into four square feet residential lots. 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. 9                      MAP - FLOOD HAZARD REPORT 2                      RECOMMND

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

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

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

In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply.

10.TRANS. 11                      MAP - RETENTION BASIN                      RECOMMND

The project proponent will need to construct retention basins on each of the lots to retain 100-year storm flows that originate on the lots. The project proponent will obtain approval from Riverside County Transportation Department regarding the adequacy of the basin design.

10.TRANS. 12                      MAP - PERP DRAIN PATT/FACILITY                      RECOMMND

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

10.TRANS. 13                      MAP - 10-YR & 100-YR ST CONVE                      RECOMMND

The 10-year storm flow shall be contained within the curb and 100-year storm flow shall be contained within the

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10. GENERAL CONDITIONS

10.TRANS. 13                      MAP - 10-YR & 100-YR ST CONVE (cont.)                      RECOMMND

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

10.TRANS. 14                      MAP - DRAINAGE PROTECTION                      RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1                      MAP - EXPIRATION DATE                      RECOM

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

50. PRIOR TO MAP RECORDATION

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50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1

MAP-#46-WATER PLANS

RECOMMND

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

50.FIRE. 2

MAP-#53-ECS-WTR PRIOR/COMBUS

RECOMMND

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

PLANNING DEPARTMENT

50.PLANNING. 1

MAP - PREPARE A FINAL MAP

RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 2

MAP - SURVEYOR CHECK LIST

RECOMMND

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

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

B. All lots on the FINAL MAP shall have a minimum lot size of 5 gross acres.

C. All lot sizes and dimensions on the FINAL MAP shall be

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 2                    MAP - SURVEYOR CHECK LIST (cont.)                    RECOMMND

in conformance with the development standards of the proposed A-1-5 zone, and with the Riverside County General Plan.

50.PLANNING. 3                    MAP - REQUIRED APPLICATIONS                    RECOMMND

No FINAL MAP shall record until Change of Zone No. 7543 have been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designations and/or zones ultimately applied to the property.

50.PLANNING. 5                    MAP - COMPLY WITH ORD 457                    RECOMMND

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention comply with Ordinance Nos. 457 and 348.

50.PLANNING. 6                    MAP - ECS SHALL BE PREPARED                    RECOMMND

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

50.PLANNING. 7                    MAP - ECS AFFECTED LOTS                    RECOMMND

The following note shall be placed on the FINAL MAP:  
"Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department - Survey Division, in E.C.S. Book \_\_\_\_, Page \_\_\_\_. This affects Parcel Nos. 1 through 3."

50.PLANNING. 8                    MAP - ECS NOTE RIGHT-TO-FARM                    RECOMMND

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

"Parcel Nos. 1 through 3, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the

FINAL MAP Parcel Map #: PM33971

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 8

MAP - ECS NOTE RIGHT-TO-FARM (cont.)

RECOMMND

County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

50.PLANNING. 9

MAP - ECS NOTE AIRPORT

RECOMMND

The following environmental constraints note shall be placed on the ECS:

"This land division is within 2 miles of the Jacqueline Cochran Regional Airport. At the time of the approval of the TENTATIVE MAP by the County of Riverside, the Jacqueline Cochran Regional Airport maintained operations to the east of this property. Property within this land division may be subject to overflight and noise as necessary to operate aircraft to or from the Jacqueline Cochran Regional Airport."

50.PLANNING. 10

MAP - DESERT REC AND PARK DIST

RECOMMND

Prior to the recordation of the FINAL MAP, the land divider shall submit to the Planning Director a duly and completely executed agreement with the Desert Recreation District which demonstrates to the satisfaction of the County that the land divider has provided for payment of parks and

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 10            MAP - DESERT REC AND PARK DIST (cont.)            RECOMMND

recreation fees and/or dedication of land for the proposed land division in accordance with Section 10.35 of Ordinance No. 460.

50.PLANNING. 11            MAP - FEE BALANCE            RECOMMND

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

50.PLANNING. 13            MAP - ECS LIQUEFACTION            RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to the potential hazard of liquefaction (may include entirety of site). In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 2165, is subject to the potential hazard of liquefaction. Therefore, mitigation of this hazard, in the form of remedial grading, ground improvement, and/or structural design improvements, is required prior to placement of settlement sensitive structures on this site."

50.PLANNING. 14            MAP - ECS NOTE ARCHAEOLOGICAL            RECOMMND

The following Environmental Constraints note shall be placed on the ECS:

"County Archaeological Report no. PD-A-4721 was prepared for this property on October 12, 2011 by CRM TECH and is on file at the County of Riverside Planning Department. The property is subject to surface alteration restrictions based on the results of the report."

50.PLANNING. 15            MAP - ECS NOTE MT PALOMAR LIGH            RECOMMND

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

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to



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50. PRIOR TO MAP RECORDATION

50.PLANNING. 15                    MAP - ECS NOTE MT PALOMAR LIGH (cont.)                    RECOMMND

reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

TRANS DEPARTMENT

50.TRANS. 3                        MAP - SUFFICIENT R-O-W    RECOMMND

Sufficient right-of-way along Airport Boulevard shall be dedicated for public use to provide for a 76-foot half-width right-of-way.

Sufficient right-of-way along LOT "B" (Hernandez Lane) shall be dedicated for public use but not accepted to provide for a 30-foot half-width right-of-way that terminates into a cul-de-sac adjacent to Parcel 3.

50.TRANS. 4                        MAP - ACCESS RESTRICTION    RECOMMND

Lot access shall be restricted on Airport Boulevard and so noted on the final map, with the exception of approved street access openings.

50.TRANS. 19                        MAP- CORNER CUT-BACK I/SUR    RECOMMND

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

50.TRANS. 21                        MAP- UTILITY PLAN GP ROADS    RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 21                    MAP- UTILITY PLAN GP ROADS (cont.)                    RECOMMND  
for verification purposes.

50.TRANS. 24                    MAP - STREET NAME SIGN                    RECOMMND  
The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 26                    MAP - SOUTH VALLEY PARKWAY                    RECOMMND  
The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBB. These additional studies will provide the basis for establishing the RBBB fee structure.

Prior to the issuance of building permits the project shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

50.TRANS. 27                    MAP-FINAL MAP DRAIN EASEMENT 1                    RECOMMND

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to Transportation Department prior to recordation of the final map. The project proponent shall delineate and record all drainage easements

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50. PRIOR TO MAP RECORDATION

50.TRANS. 27                      MAP-FINAL MAP DRAIN EASEMENT 1 (cont.)                      RECOMMND

to the benefit of the public and agencies for flood control purposes unless otherwise agreed to by the Director of Transportation. A note shall be placed on the final map identifying and describing the easements as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed." The project proponent shall also delineate and record that all the drainage easement will be maintained by the property owner(s).

50.TRANS. 28                      MAP-FINAL MAP DRAIN EASEMENT 2                      RECOMMND

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

50.TRANS. 29                      MAP-FINAL MAP DRAIN EASEMENT 3                      RECOMMND

Coachella Valley Water District will need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations and other facilities. The project proponent may be required to install these facilities and provide land and/or easement on which some of these facilities will be located. These sites shall be shown on the parcel map as lots and/or easement to be deeded to Coachella Valley Water District for such purpose.

50.TRANS. 30                      MAP - UTILITY CLEARANCE 1                      RECOMMND

There are existing Bureau of Reclamation not shown on the tentative parcel map. There may be conflicts with these facilities. Final map will not be approved or recorded until utility clearances have been completed with Coachella Valley Water District. The Bureau of Reclamation facilities include but are not limited to lateral 119.64-4.1-1.7.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1                      MAP\* PM10 PLAN REQUIRED                      RECOMMND

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1                    MAP\* PM10 PLAN REQUIRED (cont.)                    RECOMMND

prior to the issuance of a grading permit.

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

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

60.BS GRADE. 2                    MAP\*TRANS& CVWD REVIEW REQ'D                    RECOMMND

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

60.BS GRADE. 3                    MAP\* PM 10 CLASS REQUIRED                    RECOMMND

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

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

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

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

\*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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 5                    MAP-G2.7DRNAGE DESIGN Q100

RECOMMND

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

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

60.BS GRADE. 6                    MAP-G2.14OFFSITE GDG ONUS

RECOMMND

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

60.BS GRADE. 7                    MAP-G1.4 NPDES/SWPPP

RECOMMND

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 8 MAP IMPORT/EXPORT

RECOMMND

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

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BUR OWL SURVEY

RECOMMND

WITHIN 30 DAYS PRIOR TO GROUND DISTURBANCE A PRECONSTRUCTION SURVEY FOR BURROWING OWL MUST BE CONDUCTED BY A QUALIFIED BIOLOGIST HOLDING AN MOU WITH RIVERSIDE COUNTY. THE FINDINGS OF THIS SURVEY MUST BE SUBMITTED TO EPD FOR REVIEW PRIOR TO GRADING PERMIT ISSUANCE.

60.EPD. 2 EPD - MBTA NESTING BIRD SURVEY

RECOMMND

IF GRADING ONSITE IS TO OCCUR WITHIN THE NESTING SEASON (FEBRUARY 1- AUGUST 30) A NESTING BIRD SURVEY MUST BE CONDUCTED WITHIN 30 DAYS PRIOR TO GROUND DISTURBANCE. THIS SURVEY MUST BE CONDUCTED BY A QUALIFIED BIOLOGIST HOLDING AN MOU WITH RIVERSIDE COUNTY AND FINDINGS SUBMITTED TO EPD FOR REVIEW PRIOR TO GRADING PERMIT ISSUANCE.

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - MITIGATION MONITORING

RECOMMND

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this TENTATIVE MAP and E.A. No. 41445 which must be satisfied prior to the issuance of a grading permit.

The Planning Director may require inspection or other monitoring to ensure such compliance.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2                    MAP - FEE BALANCE                    RECOMMND

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

60.PLANNING. 4                    MAP - REQUIRED APPLICATIONS                    RECOMMND

No grading permits shall be issued until Change of Zone No. 7543 has been approved and adopted by the Board of Supervisors and has been made effective.

60.PLANNING. 5                    MAP - PM10 MITIGATION PLAN                    RECOMMND

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

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

60.PLANNING. 6                    MAP - PALEO PRIMP & MONITOR                    RECOMMND

PDP01352 prepared by CRM Tech March 13, 2009, determined the proposed project's potential impact on paleontological resources is determined to range from low to moderate for Holocene vertebrate fossil remains and from moderate to for Holocene invertebrate remains. HENCE,

PRIOR TO ISSUANCE OF ANY GRADING PERMIT, THE FOLLOWING SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY GEOLOGIST:

A Paleontological Resource Impact Mitigation Program

PARCEL MAP Parcel Map #: PM33971

Parcel: 759-020-032

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6 MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

(PRIMP) report that includes, at a minimum, the following:

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.
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. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
6. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
7. Procedures and protocol for collecting and processing of samples and specimens.
8. Fossil identification and curation procedures to be employed.
9. 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 prior to being curated.
10. All pertinent exhibits, maps and references.
11. Procedures for reporting of findings.
12. 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 qualified paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report shall be submitted



CEL MAP Parcel Map #: PM33971

Parcel: 759-020-032

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

to the office of the County Geologist along with a copy of this condition and the grading plan for 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 qualified paleontologist for the in-grading implementation of the PRIMP.

60.PLANNING. 10 GEN - CULTURAL RESOURCES PROFE RECOMMND

As a result of information contained in PD-A-4567, dated 2009, prepared by CRM TECH, and report PD-A-4721, dated October 12, 2011, prepared by CRM TECH, has demonstrated that there is potential for additional subsurface prehistoric Native American cultural deposits to be found within the project boundaries.

Therefore, 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 Archaeologist." The Project Archaeologist 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 any required tribal or special interest monitors. The Project Archaeologist 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 Archaeologist 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 any required tribal or 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.

PARCEL MAP Parcel Map #: PM33971

Parcel: 759-020-032

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10                    GEN - CULTURAL RESOURCES PROFE (cont.)                    RECOMMND

NOTE:

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

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

60.PLANNING. 12                    MAP - LIQUEFACTION MITIGATION                    RECOMMND

This site, as delineated on the environmental constraints sheet ECS map and as indicated in County Geologic Report (GEO) No. 2165, is subject to the potential hazard of liquefaction. Therefore, mitigation of this hazard, in the form of remedial grading, ground improvement, and/or structural design improvements, is required prior to placement of settlement sensitive structures on this site. Hence, prior to issuance of grading permits, the developer shall submit to the County Geologist one copy of the grading plan along with one copy of the Geotechnical Investigation Report required for a grading permit at this site. This report shall be reviewed and approved by the County Geologist PRIOR TO ISSUANCE GRADING PERMITS.

TRANS DEPARTMENT

60.TRANS. 1                        MAP - SOUTH VALLEY PARKWAY                        RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBB. These additional studies will provide the basis for establishing the RBBB fee structure.

CEL MAP Parcel Map #: PM33971

Parcel: 759-020-032

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 MAP - SOUTH VALLEY PARKWAY (cont.)

RECOMMND

Prior to the issuance of building permits the project shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

60.TRANS. 2 MAP - 10-YR & 100-YR ST CONVEY

RECOMMND

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

60.TRANS. 3 MAP - DRAINAGE SUBMIT PLANS 1

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 Department for review and approval. The project proponent shall pay all fees as required by Riverside County Transportation Department.

60.TRANS. 4 MAP - DRAINAGE EASEMENT MAINT

RECOMMND

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to Transportation Department. The project proponent shall delineate and record all drainage easements to the benefit of the public and agencies for flood control purposes unless otherwise agreed to by the Director of Transportation. The project proponent shall also delineate and record that the drainage

05/22/12  
10:19

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 31

PARCEL MAP Parcel Map #: PM33971

Parcel: 759-020-032

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 4 MAP - DRAINAGE EASEMENT MAINT (cont.) RECOMMND

easement will be maintained by the property owner(s).

60.TRANS. 5 MAP - 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

TRANS DEPARTMENT

70.TRANS. 1 MAP - EROSION CONTROL RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 2 MAP-G3.1NO B/PMT W/O G/PMT RECOMMND

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 ENV HEALTH CLEARANCE REQUIRED RECOMMND

The Department of Environmental Health (DEH) will preliminarily accept for review the proposed use of an Onsite Wastewater Treatment System (OWTS) for each lot of Parcel Map#33971 based on Sladden Engineering soils percolation report project#544-07073 dated April 5, 2007.

Upon building submittal, the applicant must submit to DEH for review a detailed soils percolation report specific to the proposed project on each individual lot along with three copies of detailed contoured plot plans wet stamped

CEL MAP Parcel Map #: PM33971

Parcel: 759-020-032

80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 1 ENV HEALTH CLEARANCE REQUIRED (cont.) RECOMMND

and signed by the Professional of Record drawn to an appropriate scale showing the location of all applicable detail as required in the DEH Technical Guidance Manual.

If grading is proposed, the applicant must show all pertinent detail on scaled Precise Grading Plans wet stamped and signed by the Professional of Record. Please note that any significant grading at the proposed OWTS area may require further soils percolation testing and/or engineering.

Furthermore, a floor plan of the proposed structure showing all proposed plumbing fixtures must also be submitted to DEH for review to ensure proper septic tank sizing.

80.E HEALTH. 2 DEH SITE EVALUATION REQUIRED RECOMMND

The Department of Environmental Health (DEH) site evaluation is required. The applicant must ensure that the groundwater detection boring (4" perforated pipe installed at a depth that extends at least 10 feet below the proposed leach line trench bottom) is installed for DEH staff to evaluate.

In addition, the applicant must ensure that the job property is clearly identified with a durable placard delineating the site address or APN# as well as ensure that all property corners are clearly staked or marked.

\*\*Please note that if groundwater encroachment is observed, further engineering, as well as, Regional Water Quality Control Board Clearance may be required.\*\*

FIRE DEPARTMENT

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

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

PARCEL MAP Parcel Map #: PM33971

Parcel: 759-020-032

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1                   MAP - SCHOOL MITIGATION

RECOMMND

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

TRANS DEPARTMENT

80.TRANS. 1                   MAP - TUMF

RECOMMND

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

80.TRANS. 2                   MAP - SOUTH VALLEY PARKWAY

RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBB. These additional studies will provide the basis for establishing the RBBB fee structure.

Prior to the issuance of building permits the project shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

80.TRANS. 3                   MAP - DRAIN EASEMENT

RECOMMND

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on

CEL MAP Parcel Map #: PM33971

Parcel: 759-020-032

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3                      MAP - DRAIN EASEMENT (cont.)                      RECOMMND

the final map. Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). All the legals and plats for drainage easement shall be submitted to the County Surveyor's office to be reviewed and recorded.

90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

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

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

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

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

E HEALTH DEPARTMENT

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

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 2                      USE-FEE STATUS                      RECOMMND

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

PLANNING DEPARTMENT

90.PLANNING. 1                      MAP - QUIMBY FEES                      RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of

PARCEL MAP Parcel Map #: PM33971

Parcel: 759-020-032

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 1 MAP - QUIMBY FEES (cont.)

RECOMMND

parcs and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the Desert Recreation District.

90.PLANNING. 2 MAP - PALEO MONITORING REPORT

RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

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 San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

90.PLANNING. 5 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.

TRANS DEPARTMENT

90.TRANS. 2 MAP - UTILITY INSTALL GP ROADS

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines located on General



CEL MAP Parcel Map #: PM33971

Parcel: 759-020-032

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2                      MAP - UTILITY INSTALL GP ROADS (cont.)                      RECOMMND

Plan road, shall be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each 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.

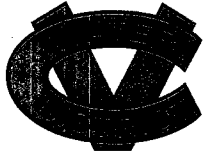
90.TRANS. 3                      MAP - DRAINAGE IMPR COMPLETE                      RECOMMND

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

90.TRANS. 4                      MAP - EASEMENT FOR DRAINAGE                      RECOMMND

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

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



Established in 1918 as a public agency  
**Coachella Valley Water District**

**RECEIVED**

**MAR 30 2011**

**Directors:**

Peter Nelson, President - Div. 4  
John P. Powell, Jr., Vice President - Div. 3  
Patricia A. Larson - Div. 2  
Debi Livesay - Div. 5  
Franz W. De Klotz - Div. 1

Riverside County  
Planning Department  
Desert Office  
Officers:  
Steven B. Robbins, General Manager-Chief Engineer  
Julia Fernandez, Board Secretary

March 11, 2011

Redwine and Sherrill, Attorneys

File: 0163.1  
0421.1  
0721.1  
060819-2

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

Dear Mr. Olivas:

Subject: Tentative Parcel Map No. 33971, Amended No. 3; Related Case CZ07543

This letter supersedes Coachella Valley Water District's (District's) letter dated August 12, 2009.

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

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

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 may need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines 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.

March 11, 2011

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.

There are existing U.S. Bureau of Reclamation (USBR) facilities shown on the development plans. There are no conflicts with these facilities.

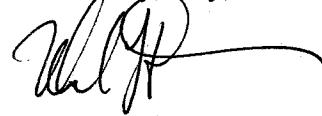
Plans for grading, landscaping and irrigation systems shall be submitted to the District for review. This review is for ensuring efficient water management.

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: Alan French, Riverside County Transportation Department, Riverside  
Majeed Farshad, Riverside County Department of Transportation, Palm Desert  
Michael Mistica, Department of Environmental Health, Riverside

TD:ch\eng\sw\11\March\TPM-33971-Supersedes

060819-2



Established in 1918 as a public agency  
**Coachella Valley Water District**

Directors:

Patricia A. Larson, President  
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

December 7, 2010

File: 0163.1  
0421.1  
0721.1

**RECEIVED**

**DEC 15 2010**

Riverside County  
Planning Department  
Desert Office

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

Dear Mr. Olivas:

Subject: Tentative Parcel Map No. 33971, Amended No. 3

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 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.

The Riverside County Health Department requires sanitary sewer service to be provided when there are existing sewers within 200-feet of the development. For your development, there are existing sanitary sewer service available in the area, but over the 200-foot requirement. The District strongly suggests that development connect to the District's sanitary sewer system and the District may survey existing property owners in this area to determine the potential for multi-user participation in a sewer line extension.

There are existing U.S. Bureau of Reclamation (USBR) facilities not shown on the development plans. There may be conflicts with these facilities. We request that prior to the recordation of the map utility clearances have been completed with the District. The USBR conflicts include but are not limited to Irrigation Lateral Nos. 119.64-4.1 and 119.64-4.1-1.7.

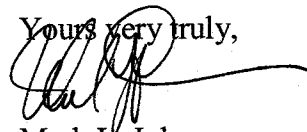
Plans for grading, landscaping and irrigation systems shall be submitted to the District for review. This review is for ensuring efficient water management.

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 Tesfaye Demissie, Stormwater Engineer, extension 2605.

Yours very truly,



Mark L. Johnson  
Director of Engineering

cc: See attached list

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, 8<sup>th</sup> Floor  
Riverside, CA 92501

Michael Mistica  
Department of Environmental Health  
Post Office Box 1280  
Riverside, CA 92502

TD:ch/eng/sw/10/DEC/TPM 33971, Amended 3

060819-2



Established in 1918 as a public agency

# Coachella Valley Water District

**Directors:**

Patricia A. Larson, President  
Peter Nelson, Vice President  
Tellis Codekas  
John W. McFadden  
Russell Kitahara

**Officers:**

Steven B. Robbins, General Manager-Chief Engineer  
Julia Fernandez, Secretary  
Dan Parks, Asst. General Manager  
Redwine and Sherrill, Attorneys

**RECEIVED** August 12, 2009

**AUG 17 2009**

**Riverside County  
Planning Department  
Desert Office**

File: 0163.1  
0421.1  
0721.1

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

Dear Mr. Olivas:

Subject: Tentative Parcel Map No. 33971, Amended No. 1; Related Case CZ07543

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

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

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 may need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines 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.

August 12, 2009

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.

There are existing U.S. Bureau of Reclamation (USBR) facilities shown on the development plans. There may be conflicts with these facilities. We request that prior to the recordation of the map utility clearances have been completed with the District. The USBR conflicts include but are not limited to Irrigation Lateral Nos. 119.64-4.1.

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 Tesfaye Demissie, Stormwater Engineer, extension 2605.

Yours very truly,



Mark L. Johnson  
Director of Engineering

cc: Alan French, Riverside County Transportation Department, Riverside  
Majeed Farshad, Riverside County Department of Transportation, Palm Desert  
Monte Bowers, PE, San Diego  
Michael Mistica, Department of Environmental Health, Riverside

TD:md\eng\sw\09\august\TPM-33971

060819-2





ESTABLISHED IN 1918 AS A PUBLIC AGENCY

# COACHELLA VALLEY WATER DISTRICT

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

**DIRECTORS:**

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

**OFFICERS:**

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

September 6, 2007

**RECEIVED**

File: 0163.1  
0421.1  
0721.1

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

SEP 10 2007

RIVERSIDE COUNTY  
PLANNING DEPARTMENT  
INDIO OFFICE

Dear Mr. Borrows:

Subject: Tentative Parcel Map No. 33971 and Change of Zone No. 07543

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). A Water Supply Assessment for this project is not required.

The District can furnish domestic water and sanitation service to this area in accordance with the current regulations of this District. These regulations provide for the payment of certain fees and charges by the subdivider and said fees and charges are subject to change.

The District will need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the tract map as lots and/or easements to be deeded to the District for such purpose.

**TRUE CONSERVATION  
USE WATER WISELY**

September 6, 2007

There are existing Bureau of Reclamation 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 a building permit until arrangements have been made with the District regarding these facilities. The Bureau of Reclamation conflicts include but are not limited to Irrigation Lateral Nos. 119.64-4.1 and 119.64-41-1.7.

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

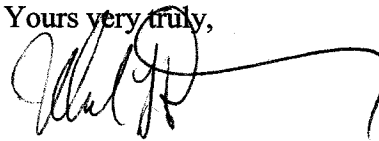
The project lies within the area of benefit of the Coachella Valley Groundwater Replenishment Program. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.

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

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

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

Yours very truly,



Mark L. Johnson  
Director of Engineering

cc: Majeed Farshad  
Riverside County Department of Transportation, Indio

Monte Bowers  
Berryman and Henigar, San Diego

Jeff Johnson  
Riverside County Department of Public Health, Indio

Mark Stoker  
56471 Twentynine Palms Highway  
Yucca Valley, CA 92284



ESTABLISHED IN 1918 AS A PUBLIC AGENCY

# COACHELLA VALLEY WATER DISTRICT

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

**DIRECTORS:**

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

**OFFICERS:**

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

August 10, 2007

File: 0163.1

0421.1

0721.1

Maurice Borrows  
Riverside County Planning Department  
82-675 Highway 111, Room 209  
Indio, CA 92201

**RECEIVED**

AUG 21 2007

**RIVERSIDE COUNTY  
PLANNING DEPARTMENT  
INDIO OFFICE**

Dear Mr. Borrows:

Subject: Tentative Parcel Map No. 33971 and Change of Zone No. 07543

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

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

The District will furnish domestic water and sanitation service to this area in accordance with the current regulations of this District. These regulations provide for the payment of certain fees and charges by the subdivider and said fees and charges are subject to change.

The District will need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the tract map as lots and/or easements to be deeded to the District for such purpose.

The sewers shall be designed so as to readily facilitate connecting with a community trunk line. Dry or wet sewers shall be installed. Plans for their installation shall be submitted to and approved by the District prior to issuance of a building permit.

**TRUE CONSERVATION  
USE WATER WISELY**

Maurice Borrows  
Riverside County Planning Department

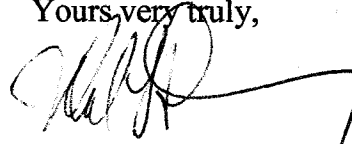
2

August 10, 2007

There are existing Bureau of Reclamation facilities not shown on the Tentative Parcel Map. There may be conflicts with these facilities. We request that before any building takes place, that arrangements have been made with the District regarding these facilities. The Bureau of Reclamation conflicts include but are not limited to Lateral 119.64-4.1-1.7.

If you have any questions please call Tesfaye Demissie, Stormwater Engineer, extension 2605.

Yours very truly,



Mark L. Johnson  
Director of Engineering

cc: Majeed Farshad  
Riverside County Department of Transportation, Indio

Monte Bowers  
Berryman and Henigar, San Diego

Jeff Johnson  
Riverside County Department of Public Health, Indio

TS:ch\eng\sw\07\Aug\TPM 33971

060819-2

**LAND DEVELOPMENT COMMITTEE**  
**4th CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

**RECEIVED**

DEC 1 2010

DATE: November 22, 2010

**TO:**

Riv. Co. Transportation Dept. - Palm Desert  
Riv. Co. Environmental Health Dept.  
Coachella Valley Water Dist.  
Riv. Co. Fire Dept. - Palm Desert  
Riv. Co. Dept. of Building & Safety - Grading  
Riv. Co. Dept. of Building & Safety-Plan Check  
Riv. Co. Parks & Open Space District

Riv. Co. Environmental Programs Dept.  
P.D.. Geology Section-D. Jones  
P.D. Landscaping Section-R Dyo  
Riv. Co. EDA- Redevelopment  
Riv. Co. ALUC - John Guerin  
The Desert Recreation & Parks Dist.  
Thermal Community Council

**Facilities Department**  
4<sup>th</sup> District Supervisor  
4<sup>th</sup> District Planning Commissioner  
City of La Quinta  
~~Coachella Valley Unified School Dist~~  
Imperial Irrigation District

**TENTATIVE PARCEL MAP NO. 33971, AMENDED NO. 3** - EA41445 - Applicant: Mark Stoker - Engineer/Representative: HEITEC, Inc. - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Eastern Coachella Valley Community Plan: Agricultural: Agricultural (AG: AG) (10 Acre Minimum) - Location: Southerly of Airport Boulevard, northerly of Avenue 58, easterly of Hernandez Lane, located at 84155 Avenue 56, Thermal, CA. - 20.95 Gross Acres - Zoning: Light Agricultural - 20 Acre Minimum (A-1-20) - **REQUEST:** The project is a Schedule H tentative parcel map which proposes to divide 20.95 into three (3) single family residential lots. - APN(s): 759-020-032, 759-020-033 - Concurrent Cases: CZ07543, EA41445, CFG04807, GEO02165 - Related Case: None

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **December 16, 2010 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

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

**COMMENTS:** No objection to above-named project. Effective June 26, 2010 the new Level I School Fee is \$2.97 per square foot on all new residential construction. The Commercial/Industrial/Senior Housing fee remains at the Statutory Fee of .47¢ per square foot. The Coachella Valley Unified School District is authorized by State Legislature and Judicial Actions to levy a developer fee on new residential, commercial-industrial, and senior developments.

DATE: 12/2/10

SIGNATURE: 

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.*



45-305 Oasis Street  
Indio, CA 92201

Phone (760) 347-3484  
Fax (760) 347-4660

www.cvrpd.org

**Serving the  
Communities of:**

- Bermuda Dunes
- Coachella
- Indian Wells
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- Indio Hills
- La Quinta
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- Oasis
- Palm Desert
- Rancho Mirage
- Thermal
- Thousand Palms
- Vista Santa Rosa

August 6, 2007

Via Fax & Regular Mail  
(760) 863-7577

Maurice Borrows, Project Planner  
County of Riverside, Transportation and Land Management Agency  
Planning Department (Desert Office)  
38686 El Cerrito Road  
Palm Desert, CA 92211

**RECEIVED**

AUG - 9 2007

RE: TPM 33971-EA 41445-Mark Stoker

Dear Mr. Borrows:

RIVERSIDE COUNTY  
PLANNING DEPARTMENT  
INDIO OFFICE

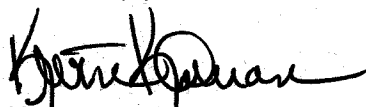
Thank you for providing the Coachella Valley Recreation and Park District (the "District") with a copy of the notice regarding this project to subdivide 20.95 acres into 4 square feet residential lots.

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 460. Such fees shall be computed by the Coachella Valley Recreation and Park 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. Attached is a copy of the form of agreement.
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 Coachella Valley Recreation and Park District's Landscaping and Lighting Assessment District, and shall pay the cost of such formation and/or annexation in an amount to be determined at the time of annexation (and presently approximately \$7,000).

We look forward to working with you on this project. The undersigned or Mary H. Thiery will be the contact persons for this project ([mary@cvrpd.ca.gov](mailto:mary@cvrpd.ca.gov) or [kevin@cvrpd.ca.gov](mailto:kevin@cvrpd.ca.gov)). Thank you for your assistance.

Very truly yours,

  
Kevin Kalman  
Assistant General Manger

KK:mht  
Enclosure

**AGREEMENT BETWEEN**  
**COACHELLA VALLEY RECREATION & PARK DISTRICT**  
**OF RIVERSIDE COUNTY**  
**AND**  
**FOR COLLECTION OF PARK DEVELOPMENT FEES**

**THIS AGREEMENT** is entered into this \_\_\_\_\_ day of \_\_\_\_\_ 2007, by and between **COACHELLA VALLEY RECREATION & PARK DISTRICT OF RIVERSIDE COUNTY, CALIFORNIA**, a political subdivision of the State of California (hereinafter referred to as **DISTRICT**) and \_\_\_\_\_ (hereinafter referred to as **DEVELOPER**);

**WITNESSETH:**

**WHEREAS, DEVELOPER** presently is seeking approval from the County of Riverside of Tentative Tract Map No. \_\_\_\_\_ (the "project"); and

**WHEREAS, CEQA** review for the project has indicated that such additional development within the **DISTRICT** will impact on existing public park and recreation facilities and contribute to the need for construction of new facilities; and

**WHEREAS, DISTRICT'S** Master Plan identifies facilities needed to serve such growth; and

**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, Coachella Valley Recreation & Park 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:**

**COACHELLA VALLEY RECREATION  
& PARK DISTRICT OF RIVERSIDE  
COUNTY, CALIFORNIA**

By: \_\_\_\_\_

By: \_\_\_\_\_  
STAN FORD  
General Manager

ATTEST:

\_\_\_\_\_  
DELIA GRANADOS, Secretary

**THE VISTA SANTA ROSA ASSOCIATION**

**ELLEN LLOYD TROVER, PRESIDENT  
JENNIFER HAMILTON, VICE PRESIDENT  
BETTY MORGIN, SECRETARY  
ELIZABETH L. TALLEY, TREASURER**

**LEE ANDERSON, DIRECTOR  
MARTHA BROWN, DIRECTOR  
PHILIP BURNETT, DIRECTOR  
JOAN FOGG, DIRECTOR  
BETTY MANGAN SMITH, DIRECTOR**

**82-836 BECKMAN DRIVE  
VISTA SANTA ROSA, CA 92274-9221**

August 3, 2007

**RECEIVED**

AUG - 9 2007

TO Maurice Borrows, Project Planner, TLMA  
RE: Change of Zone NO. 07543 - EA No. 41445

**RIVERSIDE COUNTY  
PLANNING DEPARTMENT  
INDIO OFFICE**

Comments:

While the Association supports projects of 5 acre parcels; we are unable to take a position regarding the zoning of this project since on one page it indicates a request for A-1-5, which we would support, but on the other it is purportedly a request to divide it into 4 square feet residential lots (we did receive Schedule H, which is referred to.

Additionally, what will be removed & what the proposed uses are, are not clear to us. We do object to the "Typical Building Setbacks" shown on the map as being inconsistent with the buffers next to agricultural lands in Vista Santa Rosa.

*Ellen Lloyd Trover*  
Ellen Lloyd Trover, President

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
*Tony Carstens · Agency Director*  
**Planning Department**  
*Ron Goldman · Planning Director*

**RECEIVED**

AUG 3 2007

RIVERSIDE COUNTY  
PLANNING DEPARTMENT  
INDIO OFFICE

DATE: July 25, 2007

- TO: BUILDING & SAFETY:  
 Code Enf./Grading  
 PLAN CHECK  
 TRANSPORTATION (2)  
 HEALTH DEPARTMENT (2)  
 FIRE PROTECTION  
 FLOOD CONTROL DISTRICT: CVWD  
 RIV. CO. PARKS  
 RIV. CO. GEOLOGIST  
 RIV. CO. ARCHEOLOGISTS  
 RIV. CO. GIS DRAFTING – Attn: Linda Pherigo  
 RIV. CO. COMMISSIONER JIM PORRAS  
 RIV. CO. SUPERVISOR ROY WILSON  
 RIV. CO. SHERIFF DEPT. – INDIO  
 RIV. CO. ALUC – JOHN GUERIN  
 RIV. CO. EDA AVIATION DIVISION  
 RIV. CO. TRAILS COORDINATOR – J. Jolliffe 9<sup>th</sup> fl.  
 RIV. CO. EDA REDEVELOPMENT AGENCY  
 RIV. CO. TRANSPORTATION-FLOOD REVIEW (3)

CVWD/ID/SCG/CITY OF COACHELLA/ VERIZON  
 AERONAUTICS DIV. SACRAMENTO/ AGUSTINE INDIAN  
 TRIBE/ CVUSD/VISTA SANTA ROSA ASSOC./ VISTA SANTA  
 ROSA COMM. COUNCIL 1, 2, 3, 4, 5/COACHELLA VALLEY  
 RECREATION & PARK DISTRICT/ CA NATIVE AMERICAN  
 HERITAGE COMM./ UCR-EIC  
 DESERT FILES/ CENTRAL FILE  
 TENTATIVE PARCEL MAP NO. 33971 – EA No. 41445 – Mark  
 Stoker – Lower Coachella Valley Zoning District – Fourth  
 Supervisorial District – Northerly of Avenue 58, southerly of  
 Avenue 56, easterly of Hernandez Lane – A – 1 – 20 Zoning – 20.95  
 Acres – REQUEST: To divide 20.95 Acres into 4 square feet  
 residential lots – SCHEDULE "H" ?  
 APN: 759-020-027  
 CONCURRENT CASE: CZ07543, CFG04807  
 RELATED CASES: NONE

*CONFIDENTIAL  
LMS?*

Please review the case described above, along with the attached tentative map/exhibit.

All County Agencies and Departments, please have your conditions in the SIERRA LMS no later than AUGUST 9, 2007.

All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be included in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact Maurice Borrows, Project Planner at (760) 863-8277.

SEE NEW ADDRESS

*MBORROWS@RCPLMA.ORG*

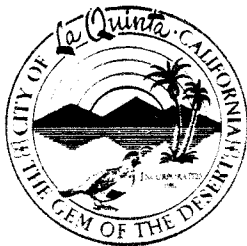
COMMENTS: COUNTY PLANNING STATES TO DIVIDE 20.95 ACRES INTO "4 SQUARE FEET"  
 RESIDENTIAL LOTS? IS PLANNING INTENTION TO SAY "4 RESIDENTIAL LOTS"?  
 TIM # 33971 AND CHANGE OF ZONE # 07543 CHANGE MAPS STATE PROPOSED  
 LAND USE "VACANT, MOBILE HOME PARK, CHURCH" WHICH IS NON-COMPLIANT  
 WITH COUNTY STANDARDS ON A 4 ACRE SFR PARCELO SUGGEST CONTINUANCE  
 UNTIL ABSOLUTE CLARIFICATION  
 IS MADE BY DEVELOPER

DATE: 8-2-07 \* SIGNATURE:

PRINT NAME: NORMAN GAYLE CADY

TITLE: *[Signature]*

If you do not use this letter for your response, please indicate case number and project planner's name. Thank You.



# City of La Quinta

P.O. Box 1504  
LA QUINTA, CALIFORNIA 92247-1504  
78-495 CALLE TAMPICO  
LA QUINTA, CALIFORNIA 92253

(760) 777-7000  
FAX (760) 777-7101

February 1, 2011

**RECEIVED**

**FEB 21 2011**

Riverside County  
Planning Department  
Desert Office

Mr. Jay Olivas, Project Planner  
Riverside County Planning Department  
38686 El Cerrito Road  
Palm Desert, CA 92211

**RE: Proposed CZ 7543 and Tentative Parcel Map 33971, Amended #3**

Dear Mr. Olivas:

We have received your request for comment on the referenced application on 12/1/10, and would like to thank you for the opportunity to review this revised project. According to your transmittal, the project is a 3-lot subdivision of  $\pm 20.95$  acres, and a zone change from A-1-20 (Light Agriculture, 20 acre minimum parcel size) to A-1-5, 5 acre minimum parcel size. The site is on the south side of Airport Blvd.,  $\pm 1/4$  mile east of Van Buren Street. It should be noted that, while this map constitutes an amended map, City staff has not received comment requests, nor provided any comments, on any prior versions.

This project is within the City of La Quinta's Sphere of Influence (SOI), as established on April 28, 2006, and abuts the City's municipal boundary at the project's northwesterly corner. As you are aware, over the past few years, City staff has conducted reviews of various County development applications within unincorporated areas comprising the Sphere of Influence of the City of La Quinta. While we are cognizant that the County of Riverside retains its land use authority under its current project review process, the City's review is intended to point out any inconsistencies between City and County review standards, policies, and procedures as applied to this project. Through the identification of such inconsistencies, it is envisioned that City and County staff, through their respective governing bodies, can work together to resolve conflicting development regulations within an area of mutual concern.

## **LAND USE/ZONING**

The transmittal states that the current Riverside County General Plan Land Use is Agriculture, with a minimum 10 acre parcel size. This would suggest that the A-1-5 zoning proposed is inconsistent with the land use designation for the site.

The current pre-annexation land use and zoning adopted by the City for this site is Low Density Agricultural/Equestrian Residential (LDA/ER), allowing up to 4 units per acre. The proposed project is consistent with the City's land use as pre-designated for the property, as the density is 0.14 units per acre. The City has advised applicants for pre-annexation development projects in our eastern SOI to provide larger setbacks at project perimeters, and design projects toward the lower end of the density range currently allowed under the City's land use designations.



However, the City is currently in the midst of preparing our 2035 General Plan Update, which will provide a policy framework for future planning activities in the City's eastern SOI.

The City's Low Density Agricultural/Equestrian Residential zoning district has specific requirements that would be applicable, pertaining to Right-to-Farm and buyer notification requirements for new subdivisions in the LDA/ER zone.

#### **APPLICATION AND DEVELOPMENT REQUIREMENTS**

1. Certain special studies would be required with this application:
  - Water Quality Management Plan (WQMP), if necessary;
  - Hydrology/Drainage report conforming to City Engineering Bulletin 06-16,
  - Phase 1 cultural resources survey;
  - A protocol-compliant burrowing owl survey (by condition)
  
2. Airport Boulevard is designated as a Primary Arterial 'A' in the City General Plan, requiring a 110' ROW and 86' roadbed, with four travel lanes, raised 18' wide median, a minimum 10' wide multi-purpose trail and Class II bicycle lane. A minimum 20' wide landscaped setback, in addition to the ROW, is also required. City staff requests a condition acknowledging that the map is in the City's Sphere of Influence and that if the map is annexed into the City prior to recording, the City's street improvement standards at that time would prevail.

Please be advised that these comments constitute a cursory review on development abutting the City of La Quinta city limits and/or within an adopted City Sphere of Influence, and therefore are not all-encompassing and do not imply that any entitlement of the development would be granted.

We hope that these comments are helpful to you in processing this application. Should you have questions regarding this letter, please contact the undersigned at 760-777-7069 (Fax 760-777-1233), or via e-mail at [wnesbit@la-quinta.org](mailto:wnesbit@la-quinta.org).

Very truly yours,



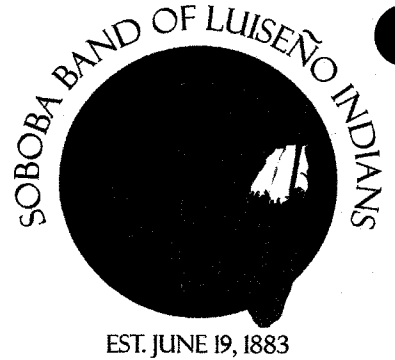
**Wallace Nesbit**  
**Principal Planner**

WN/wn

C: Public Works

February 27, 2012

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

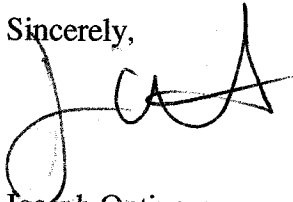


**Re: Intent to Adopt a Mitigated Negative Declaration for Change of Zone 7543/  
Tentative Parcel Map 33971**

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project(s) has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Tribal Traditional Use Areas. At this time the Soboba Band does not have any specific concerns regarding this project, but wishes to defer to the to other tribes closer to the project area. The Soboba Band also requests notification of any inadvertent discoveries that may be discovered during the course of the project.

[SPECIAL NOTE (for projects other than cell towers): *If this project is associated with a city or county specific plan or general plan action it is subject to the provisions of SB18-Traditional Tribal Cultural Places (law became effective January 1, 2005) and will require the city or county to participate in **formal, government-to-government** consultation with the Tribe. If the city or county are your client, you may wish to make them aware of this requirement. By law, they are required to contact the Tribe.*

Sincerely,



Joseph Ontiveros  
Soboba Cultural Resource Department  
P.O. Box 487  
San Jacinto, CA 92581  
Phone (951) 654-5544 ext. 4137  
Cell (951) 663-5279  
[jontiveros@soboba-nsn.gov](mailto:jontiveros@soboba-nsn.gov)

**LAND DEVELOPMENT COMMITTEE**  
**4th CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: November 22, 2010

**TO:**

Riv. Co. Transportation Dept. - Palm Desert  
Riv. Co. Environmental Health Dept.  
Coachella Valley Water Dist.  
Riv. Co. Fire Dept. - Palm Desert  
Riv. Co. Dept. of Building & Safety - Grading  
Riv. Co. Dept. of Building & Safety-Plan Check  
Riv. Co. Parks & Open Space District

Riv. Co. Environmental Programs Dept.  
P.D.. Geology Section-D. Jones  
P.D. Landscaping Section-R Dyo  
Riv. Co. FDA- Redevelopment  
~~John Guerin~~  
The Desert Recreation & Parks Dist.  
Thermal Community Council

4<sup>th</sup> District Supervisor  
4<sup>th</sup> District Planning Commissioner  
City of La Quinta  
Coachella Valley Unified School Dist.  
Imperial Irrigation District

**TENTATIVE PARCEL MAP NO. 33971, AMENDED NO. 3** - EA41445 - Applicant: Mark Stoker - Engineer/Representative: HEITEC, Inc. - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Eastern Coachella Valley Community Plan: Agricultural: Agricultural (AG: AG) (10 Acre Minimum) - Location: Southerly of Airport Boulevard, northerly of Avenue 58, easterly of Hernandez Lane, located at 84155 Avenue 56, Thermal, CA. - 20.95 Gross Acres - Zoning: Light Agricultural - 20 Acre Minimum (A-1-20) - **REQUEST:** The project is a Schedule H tentative parcel map which proposes to divide 20.95 into three (3) single family residential lots. - APN(s): 759-020-032, 759-020-033 - Concurrent Cases: CZ07543, EA41445, CFG04807, GEO02165 - Related Case: None

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **December 16, 2010 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

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

**COMMENTS:**

The associated change of zone was reviewed by ALUC pursuant to ALUC Case No. ZAP 1013 TH09, and a letter was prepared with recommended conditions for the parcel map. That letter remains valid, provided that each parcel maintains a minimum lot size of five acres gross. (Letter is dated 9/15/09)

Airport Land Use Commission  
Received

DEC 06 2010

DATE: December 7, 2010 SIGNATURE: John J. Guerin

PLEASE PRINT NAME AND TITLE: John J. Guerin, Principal Planner

TELEPHONE: (951) 955-0982

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.

# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

September 15, 2009



**CHAIR**  
**Simon Housman**  
Rancho Mirage

**VICE CHAIRMAN**  
**Rod Ballance**  
Riverside

**COMMISSIONERS**

**Arthur Butler**  
Riverside

**Robin Lowe**  
Hemet

**John Lyon**  
Riverside

**Glen Holmes**  
Hemet

**Melanie Fesmire**  
Indio

**STAFF**

**Director**  
Ed Cooper

John Guerin  
Brenda Ramirez  
Barbara Santos

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

[www.rcaluc.org](http://www.rcaluc.org)

Jay Olivas, Planner IV  
Riverside County Planning Department, Palm Desert  
**Mail Stop #4035**

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**

File No.: ZAP1013TH09  
Related File No.: CZ 07543 (Change of Zone), (Parcel Map No. 33971 related case)  
APN: 759-020-032

Dear Mr. Olivas:

On September 10, 2009, the Riverside County Airport Land Use Commission (ALUC) found the above-referenced project **CONSISTENT** with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan, subject to the following conditions:

**CONDITIONS (Parcel Map):**

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing, and shall comply with Riverside County Ordinance No. 655.
2. The following uses shall be prohibited:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, livestock operations, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, incinerators, and landfills.)
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - (e) Children's schools, hospitals, nursing homes, and highly noise-sensitive outdoor



**Airport Land Use Commission**  
**Page 2**

nonresidential uses.

3. The attached notice shall be provided to all potential purchasers and tenants, and shall be recorded as a deed notice.
4. Additional Airport Land Use Commission review shall be required at the plot plan or use permit stage for any discretionary application proposing to establish any of the following uses:

Artificial marshes, aquaculture (fish farms), landscaping utilizing water features, and production of cereal grains, sunflower, and row crops.

Such uses may require the preparation of a Wildlife Hazard Management Plan.

5. Additional Airport Land Use Commission review shall be required for any discretionary development proposal for projects having a building floor area of 20,000 square feet or greater (proposed places of assembly and/or any project requiring use permit or plot plan review) unless only ministerial approval is required. In addition, the following uses shall require further review:

Churches, temples or other structures used primarily for religious worship, private schools, libraries, public utility facilities, menageries, packaged dry fertilizer storage, real estate offices, beauty shops, feed and grain sales, farm labor camps, mobile home parks, and mining operations.

If you have any questions, please contact Brenda Ramirez, Airport Land Use Commission Contract Planner, at (951) 955-0549.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

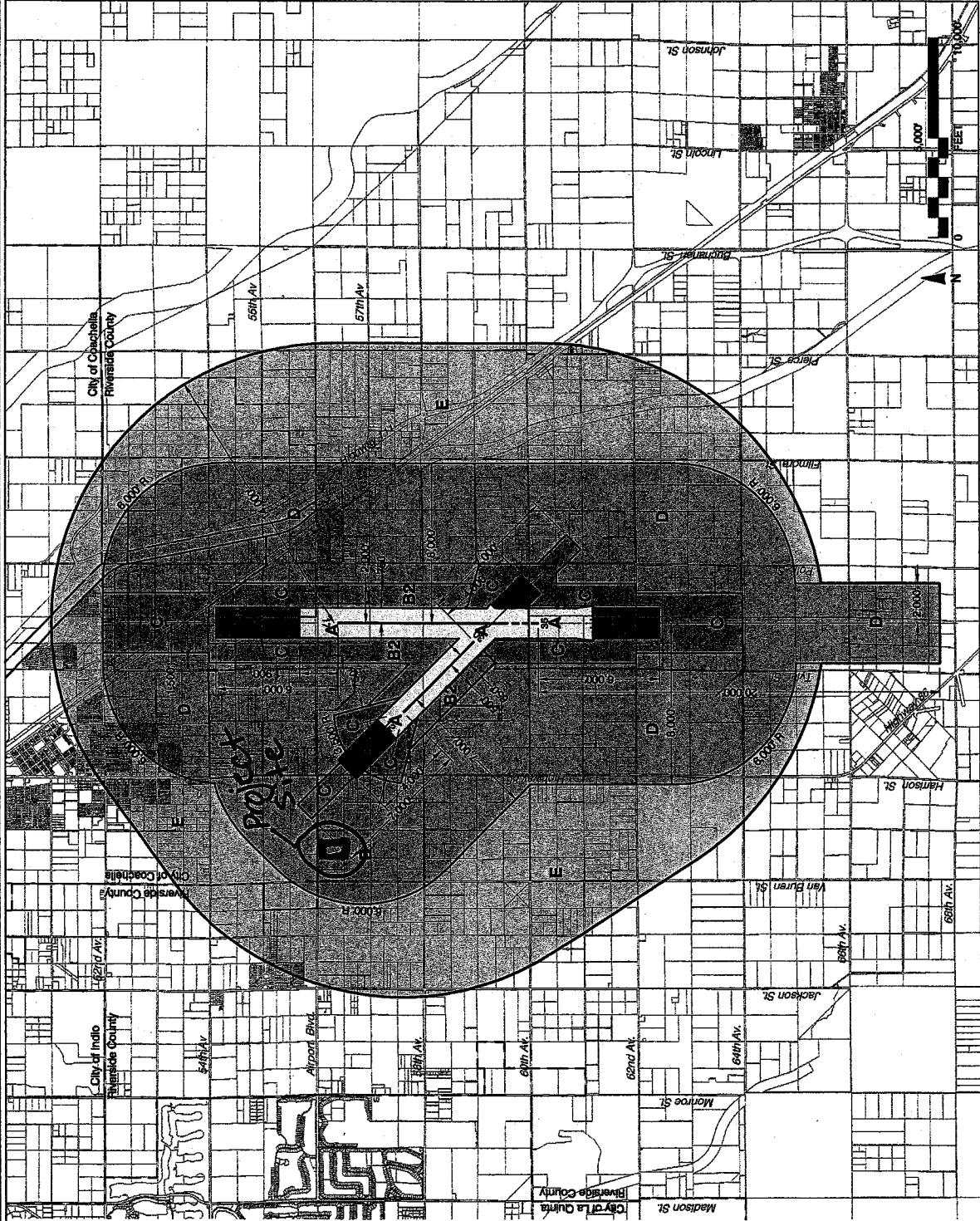
BR:bks

Attachments: Notice of Airport in Vicinity

cc: ALUC Staff  
Hacker Engineering (Engineer)  
Henry Hernandez c/o Mark Stoker (Rep)  
Chad Davies – EDA Aviation  
English Coachella Jehovah Witness/Terry's Concrete Pumping (Payee)

# NOTICE OF AIRPORT IN VICINITY

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



**Legend**

**Compatibility Zones**

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

**Boundary Lines**

- Airport Property Line - Existing
- Airport Property Line - Planned
- City Limits

**Note**

Except for southern extension, Airport Influence Area boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAAR Part 77). All other dimensions measured from runway ends and centerlines.

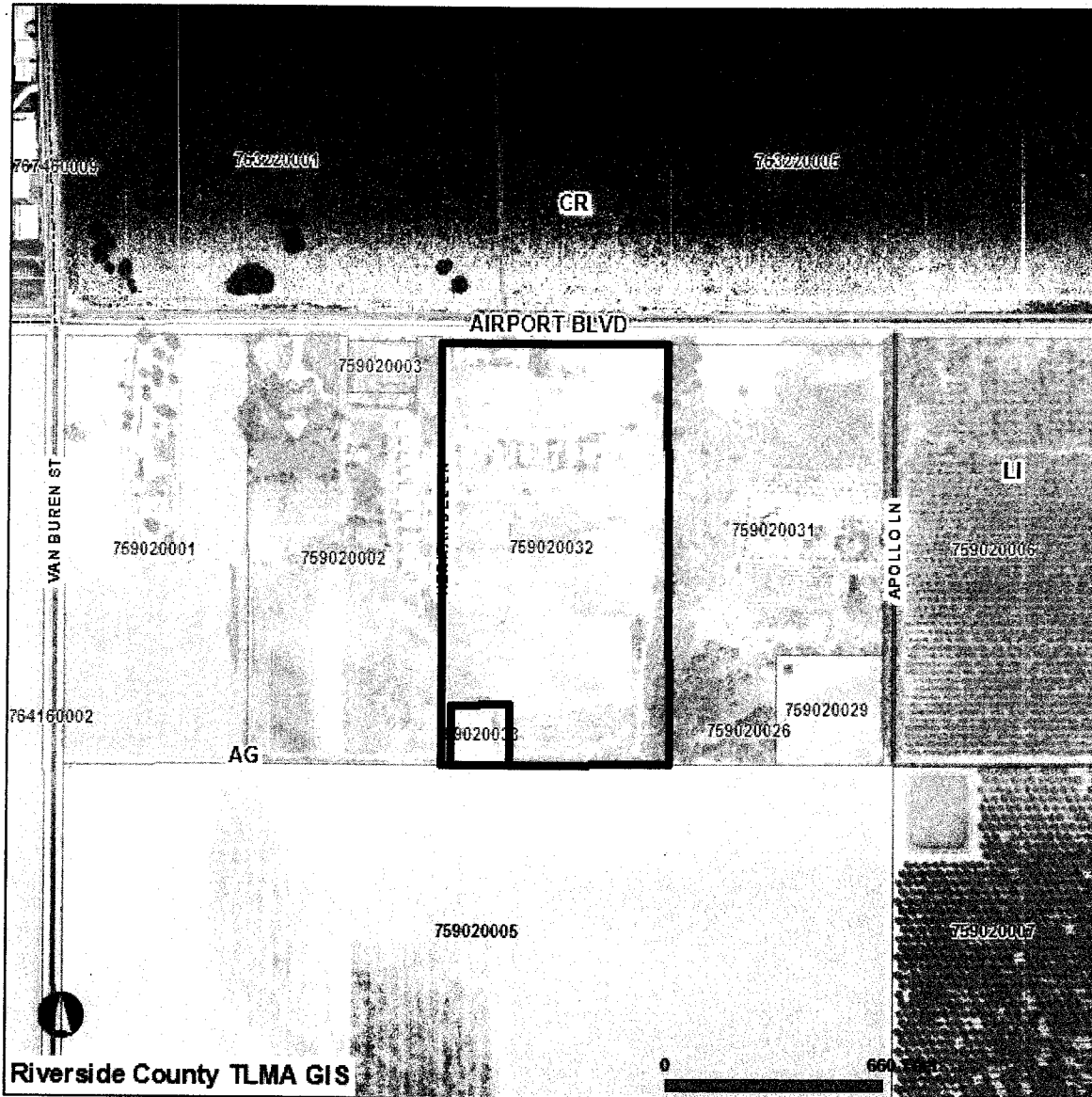
See Chapter 2, Table 2A for compatibility criteria associated with this map.

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

Map JC-1

Compatibility Map  
 Jacqueline Cochran Regional Airport

RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
 759-020-032 759-020-033

**\*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**

759-020-032-6  
 759-020-033-7

**OWNER NAME / ADDRESS**

759-020-032  
 HENRY HERNANDEZ  
 ENRIQUETA S HERNANDEZ  
 ADDRESS NOT AVAILABLE

759-020-033  
 CVWD  
 ADDRESS NOT AVAILABLE

**MAILING ADDRESS**

759-020-032  
(SEE OWNER)  
52480 CALHOUN  
COACHELLA CA. 92236

759-020-033  
(SEE OWNER)  
P O BOX 1058  
COACHELLA CA. 92236

**LEGAL DESCRIPTION**

APN: 759020032  
RECORDED BOOK/PAGE: PM 59/37  
SUBDIVISION NAME: PM 11107  
LOT/PARCEL: 1, BLOCK: NOT AVAILABLE  
, Por. TRACT NUMBER: NOT AVAILABLE

APN: 759020033  
RECORDED BOOK/PAGE: PM 59/37  
SUBDIVISION NAME: PM 11107  
LOT/PARCEL: 1, BLOCK: NOT AVAILABLE  
, Por. TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

759-020-032  
RECORDED LOT SIZE IS 20.2 ACRES

759-020-033  
RECORDED LOT SIZE IS 0.75 ACRES

**PROPERTY CHARACTERISTICS**

759-020-032  
NO PROPERTY DESCRIPTION AVAILABLE

759-020-033  
NO PROPERTY DESCRIPTION AVAILABLE

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 5531 GRID: A4, A5

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
CITY SPHERE: LA QUINTA  
ANNEXATION DATE: NOT APPLICABLE  
LAFCO CASE #: NOT APPLICABLE  
PROPOSALS: NOT APPLICABLE

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT 2011 (ORD. 813)**

JOHN BENOIT, DISTRICT 4

**SUPERVISORIAL DISTRICT (2001 BOUNDARIES)**

ROY WILSON, DISTRICT 4

**TOWNSHIP/RANGE**

T6SR8E SEC 19

**ELEVATION RANGE**

-88/-92 FEET

**PREVIOUS APN**

759-020-032  
759-020-027

759-020-033  
759-020-027

---

**PLANNING**

---

Zoning not consistent with the General Plan.  
AG

**SANTA ROSA ESCARPMENT BOUNDARY**  
NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

**AREA PLAN (RCIP)**  
EASTERN COACHELLA VALLEY

**GENERAL PLAN POLICY OVERLAYS**  
COMMUNITY DEVELOPMENT

**GENERAL PLAN POLICY AREAS**  
NONE

**ZONING CLASSIFICATIONS (ORD. 348)**  
A-1-20

**ZONING DISTRICTS AND ZONING AREAS**  
LOWER COACHELLA VALLEY DISTRICT

**ZONING OVERLAYS**  
NOT IN A ZONING OVERLAY

**HISTORIC PRESERVATION DISTRICTS**  
NOT IN AN HISTORIC PRESERVATION DISTRICT

**SPECIFIC PLANS**  
NOT WITHIN A SPECIFIC PLAN

**AGRICULTURAL PRESERVE**  
NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**  
PROJECT AREA NAME: DCPA  
SUBAREA NAME: THERMAL & JACQUELINE COCHRAN AIRPORT  
AMENDMENT NUMBER: 0  
ADOPTION DATE: DEC. 23, 1986  
ACREAGE: 18352 ACRES

**AIRPORT INFLUENCE AREAS**  
JACQUELINE COCHRAN

**AIRPORT COMPATIBILITY ZONES**  
JACQUELINE COCHRAN ZONE D

**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

**CVM SHCP FEE AREA (ORD. 875)**  
WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

**WRM SHCP 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**  
IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT MAJEED FARSHED AT (760)863-8267 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.

**ROAD BOOK PAGE**  
223

**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

**SUBSIDENCE**  
ACTIVE

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.

**MISCELLANEOUS**

**SCHOOL DISTRICT**  
 COACHELLA VALLEY UNIFIED

**COMMUNITIES**  
 VISTA SANTA ROSA

**COUNTY SERVICE AREA**  
 IN OR PARTIALLY WITHIN  
 THERMAL #125 -  
 STREET LIGHTING

**LIGHTING (ORD. 655)**  
 ZONE B, 43.30 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**  
 045603

**FARMLAND**  
 LOCAL IMPORTANCE  
 OTHER LANDS  
 PRIME FARMLAND

- TAX RATE AREAS**  
 058085
- 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 125
  - COUNTY STRUCTURE FIRE PROTECTION
  - COUNTY WASTE RESOURCE MGMT DIST
  - CSA 152
  - CV MOSQ & VECTOR CONTROL
  - CVC WTR IMP DST 1 DEBT SV
  - DESERT COMMUNITY COLLEGE
  - GENERAL
  - GENERAL PURPOSE
  - PROJECT 4-THERMAL
  - 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    |
|-----------|--------------------------|---------------|
| CV1101861 | NEIGHBORHOOD ENFORCEMENT | Mar. 16, 2011 |

**BUILDING PERMITS**

| Case # | Description                     | Status   |
|--------|---------------------------------|--|
| 225738 | SITE-PREP AG M/H                | CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017 |
| 225742 | SITE-PREP & PERM FOUNDATION     | CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017 |
| 226037 | MOBILEHOME INSTALL 720S.F.      | CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017 |
| 256432 | RENEW #496084(S/P & PF)         | CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017 |
| 269575 | RENEW M/H INSTALL (#496092)     | CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017 |
| 269578 | RENEW AG M/H SITE-PREP (496085) | CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017 |



|           |   |  |
|-----------|---|--|
| 289405    | AG MOBILEHOME INSTALL 720SF                     | CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017 |
| 398417    | MH PARK - POLANCO (4 SPACES)                    | CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017 |
| 415901    | MH PARK - SITE PREP STAGE(POLANCO 9 SPACES)     | CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017 |
| 424197    | MOBILE HOME INSTALLATION-POLANCO SP#6           | CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017 |
| BEL100866 | COMMERCIAL METER RESET FOR WHOLESALE NURSERY    | EXPIRED  |
| BEL980130 | REPLACE ELEC PANAL 200 AMP                      | FINAL  |
| BMR033455 | M/H REPLACEMENT INSTALLATION SPACE#11 1080SQFT  | FINAL  |
| BMR100369 | REPLACEMENT MOBILE HOME SP #12 ETS 102B 1344 SF | FINAL  |
| BMR110144 | MH INSTALLATION (REPLACEMENT) 12X60 SPACE #3    | APPLIED  |
| BMR110144 | MH INSTALLATION (REPLACEMENT) 12X60 SPACE #3    | APPLIED  |
| BMR970011 | MOBILE HOME INSTALL                             | FINAL  |
| BMR970172 | MOBILEHOME INSTALL POLANCO PARK SPACE #4        | FINAL  |
| BMR970561 | MOBILE HOME TO POLANCO PARK 720 SQ FT           | FINAL  |
| BMR980446 | MOBILE HOME INSTALL POLANCO BILL 720 SQ FT      | EXPIRED  |
| BMR980717 | MOBILEHOME INSTALL SP 9/672 SQ FT               | FINAL  |
| BMR980840 | MOBILE HOME INSTALLATION SPACE #10 784SQFT      | FINAL  |
| BMR980963 | INSTALL M/H TO POLANCO SPACE 12 1104 SQ FT      | FINAL  |
| BMR990957 | MOBILE HOME TO POLANCO PK SP11 1368 SQ FT       | FINAL  |
| BMR991854 | MH INSTALL POLANCO PK SP# 7 LAST MH 720 SQ FT   | FINAL  |
| BZ360359  | SITE PREPARATION                                | CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017 |
| BZ375712  | 200 AMP SERVICE TO STORAGE SHED                 | CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017 |
| BZA002353 | MH INSTALL (12X60 SKYLINE)                      | CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017 |
| BZA002501 | M/H SET UP(12X62 FLEETWOOD)                     | CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017 |

**ENVIRONMENTAL HEALTH PERMITS**

| Case #    | Description         | Status  |
|-----------|---------------------|---------|
| EHS100836 | SEWER VERIFICATION  | APPLIED |
| EHS110382 | SEPTIC VERIFICATION | APPLIED |
| EHS110383 | SEWER VERIFICATION  | APPLIED |

**PLANNING PERMITS**

| Case #   | Description                                     | Status   |
|----------|---|----------|
| CFG04807 | CFG FOR EA41445 (PM33971/CZ07543)               | PAID     |
| CZ07543  | CHANGE ZONE FROM A-1-20 TO A-1-5                | DRT      |
| EA41445  | EA FOR PM33971 CZ07543                          | DRT      |
| GEO02165 | GEOLOGIC REVIEW FOR PM33971                     | APPROVED |
| GPA00868 | CO INIT FOR SOUTH VALLEY IMPLEMENTATION PROGRAM | APPLIED  |
| PM33971  | DIVIDE 20.95 INTO 3 SFR - SCHEDULE              | DRT      |

REPORT PRINTED ON...Tue Dec 13 15:23:08 2011  
Version 111114

# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

### Planning Department

Robert C. Johnson Planning Director

## APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

**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 a Planning Area within a Specific Plan.
- Type 2:** Used to 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: CZ 07543 DATE SUBMITTED: 6/27/07  
PM 33971 / EA 41445

APPLICATION INFORMATION CFG 04807

Applicant's Name: MARK STOKER E-Mail: MARK@STOKERINC.COM

Mailing Address: 56471 TWENTYNINE PALMS HIGHWAY  
YUCCA VALLEY Street CA 92284  
City State ZIP

Daytime Phone No: (760) 365-8691 Fax No: (760) \_\_\_\_\_

Engineer/Representative's Name: WACKER ENGINEERING E-Mail: amcghee@wackerengineering.com

Mailing Address: 108-487 HIGHWAY 111, SUITE 43  
CARNEDRAL CITY Street CA 92234  
City State ZIP

Daytime Phone No: (760) 202-1800 Fax No: (760) 202-8264

Property Owner's Name: HENRY HERNANDEZ E-Mail: N/A

Mailing Address: 52-480 Calhoun St.  
Coachella Street CA 92236  
City State ZIP

Daytime Phone No: (760) 398-0289 Fax No: ( ) N/A

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.

**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.

Mark Stoker / Stephanie Shaw Stephanie Shaw  
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.

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

Enrique S. Hernandez Enrique S. Hernandez  
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): 759-020-027

Section: 19 Township: 6S Range: 8E

Approximate Gross Acreage: 20.95 ac.

General location (street address, cross streets, etc.): North of Avenue 58, South of Avenue 56, East of Hernandez Ln., West of Pm 11107

Thomas Brothers map, edition year, page number, and coordinates: RivCo/SBCo-2005 ed.  
5531-A4

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):

Project lies within the Vista Santa Rosa Community Development Overlay which allows for a proposed A-1.5 zone. Existing zoning of property is A-1-20 - Change of zone required to facilitate subdivision.

Related cases filed in conjunction with this request:

Tentative Map - 4 Parcel Subdivision, Schedule "H"  
(Submitted simultaneously with this application)

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
 Robert C. Johnson 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: PM 33971 ETC.. DATE SUBMITTED: 6/27/07

**APPLICATION INFORMATION**

Applicant's Name: MARK STOKER E-Mail: MARK.E.STOKER@IXL.COM

Mailing Address: 56471 TWENTYNINE PALMS HIGHWAY  
YUCCA VALLEY CA 92284  
City State ZIP

Daytime Phone No: (760) 250-1177 Fax No: (760) 305-8691

Engineer/Representative's Name: NACKER ENGINEERING E-Mail: dmcgee@NACKERENGINEERING.CA

Mailing Address: 108-484 HIGHWAY 111, SUITE 43  
CATHEDRAL CITY CA 92234  
City State ZIP

Daytime Phone No: (760) 202-1800 Fax No: (760) 202-8267

Property Owner's Name: HENRY HERNANDEZ E-Mail: \_\_\_\_\_

Mailing Address: 52-480 Calhoun St.  
Coachella CA 92236  
City State ZIP

Daytime Phone No: (760) 398-6289 Fax No: ( ) \_\_\_\_\_

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.

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**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.

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

MARK STOKER / Stephanie Shaw      Stephanie Shaw  
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.

HENRY HERNANDEZ      Henry Hernandez  
PRINTED NAME OF PROPERTY OWNER(S)      SIGNATURE OF PROPERTY OWNER(S)

ENRIQUETA S. HERNANDEZ      Enriqueta S. Hernandez  
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.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 759-020-027

Section: 19      Township: 6S.      Range: 8E.

Approximate Gross Acreage: 20.95 AC.

General location (street address, cross streets, etc.): North of AVENUE 5B, South of AVENUE 5C, East of HERNANDEZ LANE, West of P.M. No. 11107.

Thomas Brothers map, edition year, page number, and coordinates: Riv. Co/S.B. Co - 2005 ED.

PAGE 5531, A4

**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):

PROJECT IS A 4 PARCEL SUBDIVISION, SCHEDULE "N" PARCEL MAP.  
DEVELOPMENT OF SITE IS NOT PLANNED AT THIS TIME. SUBDIVISION  
TO FACILITATE THE CONSTRUCTION OF A CHURCH ON THE PROPERTY FRONTING  
AIRPORT BLVD.

Related cases filed in conjunction with this request:

CHANGE OF ZONE - PROJECT LIES WITHIN THE VISTA SANTA ROSA  
COMMUNITY DEVELOPMENT OVERLAY WHICH ALLOWS FOR A PROPOSED  
A-1-5 (LIGHT AGRICULTURAL SAC. MIN) ZONE. CURRENT ZONE IS A-1-20

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

If yes, provide Case No(s). N/A (Parcel Map, Zone Change, etc.)

E.A. No. (if known) N/A 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: N/A

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) N/A

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) N/A

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: \_\_\_\_\_

Estimated amount of fill = cubic yards \_\_\_\_\_

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

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither N/A

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

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

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) \_\_\_\_\_ 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

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

Check answer:

Santa Ana River  Santa Margarita River  San Jacinto River  Colorado River

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

Government Code Section 65962.5 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) Henry Hernandez Date 11-14-06

Owner/Representative (2) Emigenta Hernandez Date 11-14-06



## Vista Santa Rosa Community

### *ECVAP = Eastern Coachella Valley Area Plan Policy*

The Vista Santa Rosa community was recognized by the County Board of Supervisors in 2001. The community's boundaries extend from Avenue 50 on the north, to Monroe Street on the west, to State Route 86 (Harrison Street) on the east, and south to Avenue 66. The community is adjacent to the Cities of Coachella, Indio, and La Quinta; Thermal Airport; and major polo facilities. It is also connected, via trails, to Lake Cahuilla, and Torres-Martinez Tribal lands. Vista Santa Rosa is a special community where country club and residential development interface with agricultural and rural, equestrian-oriented lifestyles. In order to ensure that the community develops in a harmonious manner that protects and enhances its value to area residents and landowners and the County, the County of Riverside has begun the preparation of a detailed Vista Santa Rosa community land use plan that will be incorporated into the Eastern Coachella Valley Area Plan. The area is an important producer of date crops. Rural Residential and Rural Community uses are also prevalent, with an emphasis on equestrian lifestyles.

### **Policies:**

#### ECVAP 1.1

a. Prepare a detailed land use plan, with community development policies, for the Vista Santa Rosa Community that will: provide for a harmonious blend of country club, residential, commercial, rural, agricultural, and equestrian uses and community facilities in this area, and promote unifying community themes through signs, landscaping, scale of development, and trail and road facilities, etc. for the community.

b. Establish an Incentive Program to encourage development to occur that is consistent with the plan.

c. Within the Vista Santa Rosa Community Area, the minimum lot size shall be [REDACTED] and the allowable intensity of [REDACTED]

land use is 0.2 dwelling units per acre, not 0.1 dwelling units per acre.

d. [REDACTED] community, including a large area generally between Avenue 55 and Avenue 62, and smaller areas located along Avenue 66, Harrison Street, and Van Buren Street, are designated as Agriculture, Rural Residential, or Estate Density Residential. [REDACTED] It is the intent of these designations to encourage agricultural uses to remain in the area as long as area landowners desire, while providing for a gradual, orderly transition to other land use types.

When conversion of farmland to other uses occurs, adequate buffering shall be incorporated into development proposals to ensure that there will be adequate land use compatibility protection for other nearby landowners who desire to continue farming indefinitely. The overall density range of the Community Development Overlay area shall be 1-3 dwelling units per acre. Continuous buffer areas of minimum one-acre, rural residential lifestyle parcels shall be provided within all residential development proposals located within the Community Development Overlay area, where such development proposals would be adjacent to areas located outside the Community Development Overlay area and designated Agriculture, Rural Residential, or Estate Density Residential, in the following locations: 1) the east side of Monroe Street, between Avenues 55 and 62, 2) Avenue 55 between Monroe Street and a point located one-quarterly mile west of Van Buren Street, and protrusions of the Community Development Overlay located to the north of this segment along the west side of Jackson Street and between Jackson and Calhoun Streets, and 3) Avenues 60 and 62, Calhoun Street between Avenues 60 and 61, and the north-south midsection line of Section 35, Township 6 South, Range 7 East, between Avenues 60 and 62, all of which are located between Monroe and Harrison Streets.

Except where significant environmental effects would occur due to road noise, and no other feasible mitigation measures are available, walls, earthen berms, and similar types of project elements that present barriers to a general open, rural-in-character view into a development when the development is viewed from the street, shall not be permitted along the following roads where they are classified by a Circulation Element designation: Airport Boulevard, Avenues 50, 52, 54, 58, 60, 62, and 66, and Monroe, Jackson, Van Buren, and Harrison Streets. Split-rail fences and other edge features that allow for an open view and evoke a rural character are encouraged.

e. All development proposals within the Vista Santa Rosa Policy Area shall include multi-purpose recreational trails and shall provide for potential linkages of such trails to the County's planned trail system as shown in the Circulation Element.

ECVAP 1.2 Provision for a Community Center or Community Center Overlay may be made in the Vista Santa Rosa community. Residential densities in such a Community Center may exceed three dwelling units per acre.

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 6/6/2012.

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

APN (s) or case numbers CZ07543/Pm 33971 For

Company or Individual's Name Planning Department,

Distance buffered 2400'.

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

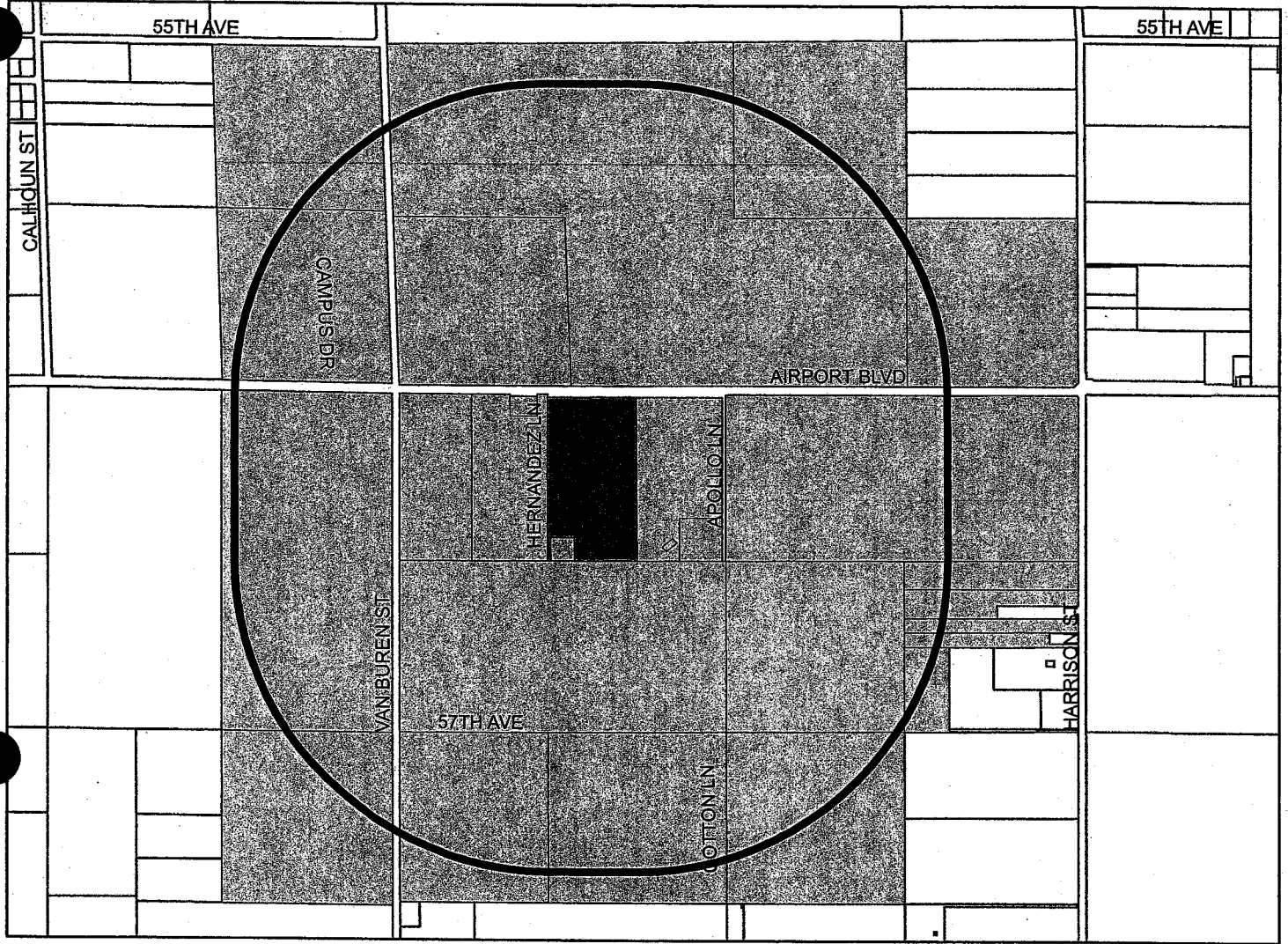
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

**CZ07543/PM33971 (2400 feet buffer)**



**Selected Parcels**

|             |             |             |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 759-020-001 | 759-020-017 | 759-020-007 | 767-460-008 | 767-460-009 | 764-170-015 | 759-020-029 | 759-020-033 | 759-020-006 | 763-220-010 |
| 759-020-032 | 759-020-010 | 759-020-005 | 759-030-001 | 759-030-002 | 759-030-006 | 764-160-002 | 759-020-008 | 759-020-012 | 759-020-019 |
| 759-020-003 | 759-020-026 | 759-020-031 | 759-020-002 | 763-220-004 | 763-220-005 | 763-220-001 |             |             |             |



1,300 650 0 1,300 Feet

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: 759020001, APN: 759020001  
ALMA GONZALEZ  
84061 AIRPORT BLV  
THERMAL CA 92274

ASMT: 759020012, APN: 759020012  
RITA SOTO  
66371 HARRISON ST  
THERMAL CA 92274

ASMT: 759020002, APN: 759020002  
SYLVIA VELAZQUEZ  
84091 AIRPORT BLV  
THERMAL, CA. 92274

ASMT: 759020017, APN: 759020017  
ANITA SINGLETERRY  
81759 SIERRA AVE  
INDIO CA 92201

ASMT: 759020003, APN: 759020003  
JAMES HEDGER, ETAL  
82120 OTYMAR LN  
THERMAL CA 92274

ASMT: 759020019, APN: 759020019  
CLAUDINE CRIGLER, ETAL  
9111 S LA CIENEGA NO 106  
INGLEWOOD CA 90301

ASMT: 759020006, APN: 759020006  
DEGLET NOOR 80 FARMS ASSOC  
C/O JAMES GRAY MGMT  
4545 ALLSTATE DR  
RIVERSIDE CA 92501

ASMT: 759020026, APN: 759020026  
SANDRA CAMPOS  
80925 BOULDER DR  
INDIO CA 92201

ASMT: 759020007, APN: 759020007  
ANTHONY VINEYARDS INC  
C/O ANTHONY VINEYARDS  
PO BOX 9578  
BAKERSFIELD CA 93389

ASMT: 759020031, APN: 759020031  
SANDRA CAMPOS  
84255 AIRPORT BLV  
THERMAL CA 92274

ASMT: 759020008, APN: 759020008  
RAUL MENDOZA  
74655 OLD PROSPECTOR TR  
PALM DESERT CA 92260

ASMT: 759020032, APN: 759020032  
ENRIQUETA HERNANDEZ, ETAL  
52480 CALHOUN  
COACHELLA CA 92236

ASMT: 759020010, APN: 759020010  
AIDA SUERTE, ETAL  
C/O AIDA CORPUS SUERTE  
56675 HIGHWAY 86  
THERMAL, CA. 92274

ASMT: 759020033, APN: 759020033  
CVWD  
P O BOX 1058  
COACHELLA CA 92236

ASMT: 759030006, APN: 759030006  
PETER RABBIT FARMS INC  
85810 GRAPEFRUIT BLV  
COACHELLA CA 92236

ASMT: 767460009, APN: 767460009  
COACHELLA VALLEY UNION HIGH SCHOOL  
55161 VAN BUREN ST  
THERMAL CA 92274

ASMT: 763220001, APN: 763220001  
USA AUGUSTINE BAND OF CAHUILLA INDIANS  
C/O BUREAU OF INDIAN AFFAIRS  
1451 RESEARCH PARK DR 100  
RIVERSIDE CA 92507

ASMT: 763220004, APN: 763220004  
USA 763  
DEPT OF INTERIOR BUREAU OF INDIAN AFFAIR  
5750 DIVISION ST STE 201  
RIVERSIDE CA 92506

ASMT: 763220005, APN: 763220005  
USA 763  
U S DEPT OF INTERIOR  
WASHINGTON DC 21401

ASMT: 763220010, APN: 763220010  
EDWARD LAST  
C/O EDWARD C LAST  
12 RUE VILLARS  
NEWPORT BEACH CA 92660

ASMT: 764160002, APN: 764160002  
PETER RABBIT FARMS INC  
85810 GRAPEFRUIT BLVD  
COACHELLA CA 92236

ASMT: 764170015, APN: 764170015  
COCOPAH NURSERIES INC  
81880 ARUS ST  
INDIO CA 92201

Applicant:  
Mark Stoker  
56471 TwentyNine Palms Hwy.  
Yucca Valley, CA 92284

Owner:  
Henry Hernandez.  
52-480 Calhoun Street  
Coachella, CA 92236

Eng-Rep:  
Ben Egan, P.E.  
56471 TwentyNine Palms Hwy.  
Yucca Valley, CA 92284

City of La Quinta Planning Dept.  
c/o Wallace Nesbit  
78495 Calle Tampico  
La Quinta, CA 92253

PM33971  
EXTRA LABELS



# PLANNING DEPARTMENT WORK ORDER

PLANNER: J. Olivas

TIME & DATE TO PLANNING TECH. 6/6/12

PLANNING TECH: V. Calderas

PROJECT NO. / EA NO.: CZ07543 / PM33971 / EA41445

SPECIFIC INSTRUCTIONS

Please provide to Clerk of Board for public hearing scheduling at BOS ASAP.

Please see attached label package for 10 day MND notice.

\_\_\_\_\_  
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FOR PLANNING TECH USE:

NOTES

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\_\_\_\_\_  
\_\_\_\_\_



OFFICE OF  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060  
FAX: (951) 955-1071

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

July 17, 2012

THE PRESS ENTERPRISE  
ATTN: LEGALS  
P.O. BOX 792  
RIVERSIDE, CA 92501

E-MAIL: [legals@pe.com](mailto:legals@pe.com)  
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: ZC 7543 and TPM 33971

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Thursday, July 19, 2012.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

*Mcgil*

Cecilia Gil, Board Assistant to  
KECIA HARPER-IHEM, CLERK OF THE BOARD

## Gil, Cecilia

---

**From:** mtinajero@pe.com on behalf of Master, PEC Legals <legalsmaster@pe.com>  
**Sent:** Tuesday, July 17, 2012 10:10 AM  
**To:** Gil, Cecilia  
**Subject:** Re: [Legals] FOR PUBLICATION: ZC 7543 TPM 33971

Received for publication on July 19. Proof with cost to follow.

On Tue, Jul 17, 2012 at 9:35 AM, Gil, Cecilia <[CCGIL@rcbos.org](mailto:CCGIL@rcbos.org)> wrote:

Good Morning again! Notice of Public Hearing for publication on Thursday, July 19, 2012. Please confirm. THANK YOU!

*Cecilia Gil*

Board Assistant to the  
Clerk of the Board of Supervisors  
951-955-8464

***THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.***

**PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**

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P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147

PHONE: (951) 955-1060  
FAX: (951) 955-1071

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

July 17, 2012

THE DESERT SUN  
ATTN: LEGALS  
PO BOX 2734  
PALM SPRINGS, CA 92263

E-MAIL: [legals@thedesertsun.com](mailto:legals@thedesertsun.com)  
FAX: (760) 778-4731

RE: NOTICE OF PUBLIC HEARING: ZC 7543 and TPM 33971

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Thursday, July 19, 2012.**

We require your affidavit of publication immediately upon completion of the last publication.

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Thank you in advance for your assistance and expertise.

Sincerely,

*Mcgil*

Cecilia Gil, Board Assistant to  
KECIA HARPER-IHEM, CLERK OF THE BOARD

**Gil, Cecilia**

---

**From:** Moeller, Charlene <CMOELLER@palmspri.gannett.com>  
**Sent:** Tuesday, July 17, 2012 10:00 AM  
**To:** Gil, Cecilia  
**Subject:** RE: FOR PUBLICATION: ZC 7543 TPM 33971



Ad received and will publish on date(s) requested.

**Charlene Moeller** | Media Sales Legal Notice Coordinator

The Desert Sun Media Group  
750 N. Gene Autry Trail, Palm Springs, CA 92262  
t 760.778.4578 | f 760.778.4731  
[legals@thedesertsun.com](mailto:legals@thedesertsun.com) / [dpwlegals@thedesertsun.com](mailto:dpwlegals@thedesertsun.com)

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This email and any files transmitted with it are confidential and intended for the individual to whom they are addressed. If you have received this email in error, please notify the sender and delete the message from your system

---

**From:** Gil, Cecilia [<mailto:CCGIL@rcbos.org>]  
**Sent:** Tuesday, July 17, 2012 9:36 AM  
**To:** tds-legals  
**Subject:** FOR PUBLICATION: ZC 7543 TPM 33971

Good Morning again! Notice of Public Hearing for publication on Thursday, July 19, 2012. Please confirm.  
THANK YOU!

*Cecilia Gil*

Board Assistant to the  
Clerk of the Board of Supervisors  
951-955-8464

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.  
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND A TENTATIVE PARCEL MAP IN THE LOWER COACHELLA VALLEY ZONING DISTRICT – EASTERN COACHELLA VALLEY AREA PLAN, FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 31, 2012 at 11:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Mark Stoker – Benjamin Egan, P.E., on **Change of Zone No. 7543**, which proposes to change the zone from Light Agriculture – 20 Acre Minimum (A-1-20) to Light Agriculture – 5 Acre Minimum (A-1-5), or such other zones as the Board may find appropriate; and, **Tentative Parcel Map No. 33971, Schedule H**, which proposes to subdivide 20.95 acres into three (3) lots ranging in size from five (5) gross acres to ten (10) gross acres (“the project”). The project is located southerly of Airport Boulevard, northerly of Avenue 58, easterly of Hernandez Lane, westerly of Apollo Lane in the Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan, Fourth Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 41445**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JAY OLIVAS, PROJECT PLANNER, AT (951) 955-1195 OR EMAIL [jolivas@rctlma.org](mailto:jolivas@rctlma.org).

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

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

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: July 17, 2012

Kecia Harper-Ihem  
Clerk of the Board  
By: Cecilia Gil, Board Assistant

**CERTIFICATE OF POSTING**

(Original copy, duly executed, must be attached to the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on July 17, 2012, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

**NOTICE OF PUBLIC HEARING**

ZC 7543 and TPM 33971

to be posted, pursuant to Government Code Section 21092 et seq, in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

**Board Agenda Date:** July 31, 2012 @ 11:30 AM

SIGNATURE: Mcgil      DATE: July 17, 2012  
Cecilia Gil

**Gil, Cecilia**

---

**From:** Kennemer, Bonnie <bkenneme@asrclkrec.com>  
**Sent:** Tuesday, July 17, 2012 9:44 AM  
**To:** Gil, Cecilia; Anderson, Rosemarie; Meyer, Mary Ann; Reese, Brenda  
**Subject:** RE: FOR POSTING: ZC 7543 TPM 33971

Received

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**From:** Gil, Cecilia  
**Sent:** Tuesday, July 17, 2012 9:37 AM  
**To:** Anderson, Rosemarie; Kennemer, Bonnie; Meyer, Mary Ann; Reese, Brenda  
**Subject:** FOR POSTING: ZC 7543 TPM 33971

Good Morning again! Notice of Public Hearing for POSTING. Please confirm. THANK YOU!

*Cecilia Gil*

Board Assistant to the  
Clerk of the Board of Supervisors  
951-955-8464

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.  
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**



## **CERTIFICATE OF MAILING**

(Original copy, duly executed, must be attached to  
the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the  
(NAME and TITLE)

County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on July 17, 2012, I mailed a copy of the following document:

## **NOTICE OF PUBLIC HEARING**

ZC 7543 and TPM 33971

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

**Board Agenda Date:** July 31, 2012 @1:30 AM

SIGNATURE: Mcgil  
Cecilia Gil

DATE: July 17, 2012

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 6/6/2012,

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

APN (s) or case numbers CZ07543/Pm 33971 For

Company or Individual's Name Planning Department,

Distance buffered 2400'.

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

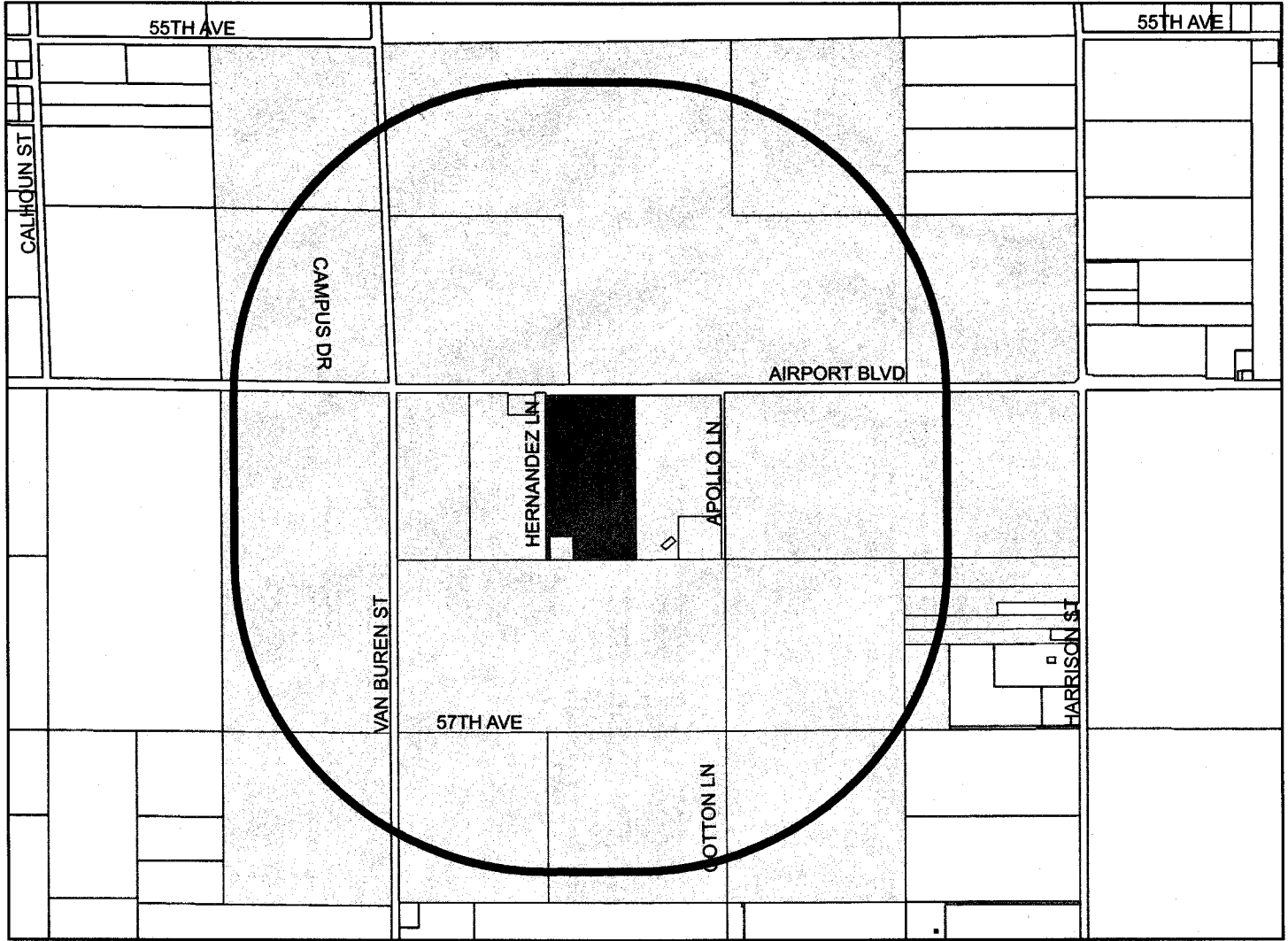
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

**CZ07543/PM33971 (2400 feet buffer)**



**Selected Parcels**

|             |             |             |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 759-020-001 | 759-020-017 | 759-020-007 | 767-460-008 | 767-460-009 | 764-170-015 | 759-020-029 | 759-020-033 | 759-020-006 | 763-220-010 |
| 759-020-032 | 759-020-010 | 759-020-005 | 759-030-001 | 759-030-002 | 759-030-006 | 764-160-002 | 759-020-008 | 759-020-012 | 759-020-019 |
| 759-020-003 | 759-020-026 | 759-020-031 | 759-020-002 | 763-220-004 | 763-220-005 | 763-220-001 |             |             |             |



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: 759020001, APN: 759020001  
ALMA GONZALEZ  
84061 AIRPORT BLV  
THERMAL CA 92274

ASMT: 759020012, APN: 759020012  
RITA SOTO  
66371 HARRISON ST  
THERMAL CA 92274

ASMT: 759020002, APN: 759020002  
SYLVIA VELAZQUEZ  
84091 AIRPORT BLV  
THERMAL, CA. 92274

ASMT: 759020017, APN: 759020017  
ANITA SINGLETERRY  
81759 SIERRA AVE  
INDIO CA 92201

ASMT: 759020003, APN: 759020003  
JAMES HEDGER, ETAL  
82120 OTYMAR LN  
THERMAL CA 92274

ASMT: 759020019, APN: 759020019  
CLAUDINE CRIGLER, ETAL  
9111 S LA CIENEGA NO 106  
INGLEWOOD CA 90301

ASMT: 759020006, APN: 759020006  
DEGLET NOOR 80 FARMS ASSOC  
C/O JAMES GRAY MGMT  
4545 ALLSTATE DR  
RIVERSIDE CA 92501

ASMT: 759020026, APN: 759020026  
SANDRA CAMPOS  
80925 BOULDER DR  
INDIO CA 92201

ASMT: 759020007, APN: 759020007  
ANTHONY VINEYARDS INC  
C/O ANTHONY VINEYARDS  
PO BOX 9578  
BAKERSFIELD CA 93389

ASMT: 759020031, APN: 759020031  
SANDRA CAMPOS  
84255 AIRPORT BLV  
THERMAL CA 92274

ASMT: 759020008, APN: 759020008  
RAUL MENDOZA  
74655 OLD PROSPECTOR TR  
PALM DESERT CA 92260

ASMT: 759020032, APN: 759020032  
ENRIQUETA HERNANDEZ, ETAL  
52480 CALHOUN  
COACHELLA CA 92236

ASMT: 759020010, APN: 759020010  
AIDA SUERTE, ETAL  
C/O AIDA CORPUS SUERTE  
56675 HIGHWAY 86  
THERMAL, CA. 92274

ASMT: 759020033, APN: 759020033  
CVWD  
P O BOX 1058  
COACHELLA CA 92236

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Applicant:  
Mark Stoker  
56471 TwentyNine Palms Hwy.  
Yucca Valley, CA 92284

Owner:  
Henry Hernandez.  
52-480 Calhoun Street  
Coachella, CA 92236

Eng-Rep:  
Ben Egan, P.E.  
56471 TwentyNine Palms Hwy.  
Yucca Valley, CA 92284

City of La Quinta Planning Dept.  
c/o Wallace Nesbit  
78495 Calle Tampico  
La Quinta, CA 92253

PM33971  
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