

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. 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

38. Schools

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 (COA 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

Source: General Plan

Findings of Fact:

The proposed development will have impacts on library resources because it will generate end users, however, impacts 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
40. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: General Plan

Findings of Fact:

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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 not located within a Community Service Area (CSA). The project may be subject to Quimby fees at that time of any future construction (COA 50.PLANNING.8 and 90.PLANNING.1). Thus, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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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"/>
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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"/>
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d) Alter waterborne, rail or air traffic?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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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"/>
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g) Cause an effect upon circulation during the project's construction?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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h) Result in inadequate emergency access or access to nearby uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety

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

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 Hammond Road and Avenue 68 which includes future re-alignment; 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 not 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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project is not located adjacent to or nearby any designated bike trails. Therefore, there is 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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. 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. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 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-2-10 and existing W-2 zone with new septic and/or future sewer lines. The construction of potential new wastewater treatment systems for Parcels 1 or 2 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.

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"/> |

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 two (2) lots which is mostly vacant. 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 July 26, 2012.
- 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.

49. Energy Conservation

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: General Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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)?

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 crops. 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?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

- 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: EA40674/CUP03497

Location: County of Riverside Planning Department
 4080 Lemon Street, 12th 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.

File: EA PM36456

Revised: 11/21/2012 2:51 PM

PARCEL MAP Parcel Map #: PM36456

Parcel: 729-050-002

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is to divide approximately 25 gross acres into 2 lots (Schedule H) with Parcel 1 totaling 13.76 gross acres and Parcel 2 totaling 11.06 gross acres located within Assessors Parcel Number 729-050-002.

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, 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.

PARCEL MAP Parcel Map #: PM36456

Parcel: 729-050-002

10. GENERAL CONDITIONS

10. EVERY. 3 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 36456 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 36456 (Amended Exhibit A dated 9/24/12).

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

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

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

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

10.BS GRADE. 4 MAP - 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 - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify

PARCEL MAP Parcel Map #: PM36456

Parcel: 729-050-002

10. GENERAL CONDITIONS

10.BS GRADE. 6

MAP - NPDES INSPECTIONS (cont.)

RECOMMND

compliance with industry recognized erosion control measures.

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

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

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

PARCEL MAP Parcel Map #: PM36456

Parcel: 729-050-002

10. GENERAL CONDITIONS

10.BS GRADE. 7 MAP - EROS CNTRL PROTECT RECOMMND

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

10.BS GRADE. 8 MAP - DUST CONTROL RECOMMND

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

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

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

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

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

10.BS GRADE. 12 MAP - DRNAGE & TERRACING RECOMMND

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

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 18 MAP - RETAINING WALLS RECOMMND

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

PARCEL MAP Parcel Map #: PM36456

Parcel: 729-050-002

10. GENERAL CONDITIONS

10.BS GRADE. 21 MAP - MANUFACTURED SLOPES RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 RETENTION BASINS - NO VECTORS RECOMMND

Any proposed retention basin shall be constructed and maintained in a manner that prevents vector breeding and vector nuisances.

10.E HEALTH. 2 CVWD WATER AND SEWER SERVICE RECOMMND

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

10.E HEALTH. 3 WELL(S) -NON-POTABLE USE RECOMMND

All individual well(s) proposed to supply water for fire, irrigation and laundry facilities shall comply with all applicable requirements. All hose bibs served by individual well(s) onsite must be labeled "NON POTABLE, DO NOT DRINK".

10.E HEALTH. 4 INDUSTRIAL HYGIENE-NOISE STUDY RECOMMND

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

Noise Study: "San Cristobal Migrant Housing Facility and Los Vinedos Mobil Park Noise Study, County of Riverside, California JN:05970-03 dated November 26, 2008"

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, PM#36456 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter

PARCEL MAP Parcel Map #: PM36456

Parcel: 729-050-002

10. GENERAL CONDITIONS

10.E HEALTH. 4 INDUSTRIAL HYGIENE-NOISE STUDY (cont.) RECOMMND

dated April 15, 2009 c/o Steve Hinde, REHS, CIH (RivCo Industrial Hygienist).

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

10.E HEALTH. 5 ENV CLEANUPS PROGRAM-COMMENTS RECOMMND

If a previously unidentified release or threatened release of a hazardous material or presence of a naturally occurring hazardous material is discovered during development at the site, construction activities shall cease and the County of Riverside Department of Environmental Health, Environmental Cleanups Program shall be notified immediately. Additionally, further assessment and/or cleanup may be required.

FIRE DEPARTMENT

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

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

10.FIRE. 2 MAP*-#15-POTENTIAL FIRE FLOW RECOMMND

The water mains shall be capable of providing a MINIMUM potential fire flow 2500 GPM and a MINIMUM actual fire flow available from any one hydrant shall be 1500 GPM for 2-hour duration at 20 PSI residual operating pressure. For areas serving single family homes, the minimum fire flow from any hydrant will be 1000 gpm. at 20 psi.

10.FIRE. 3 MAP*-#14-COM/RES HYD/SPACING RECOMMND

Approved super fire hydrants, (6"x4"x 2-2 1/2") shall be located at each street intersection and spaced not more than 660 feet apart in any direction, with no portion of any lot frontage more than 500 feet from a fire hydrant.

PARCEL MAP Parcel Map #: PM36456

Parcel: 729-050-002

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1

MAP - PDP01346 AMENDED

RECOMMND

County Paleontological Report (PDP) No. 1346, submitted for this case (CUP03497), was prepared by CRM Tech and is entitled: "Paleontological Resource Assessment Report, San Cristobal Migrant Agricultural Workers Housing, Assessor's Parcel No. 729-050-002, Near the Community of Mecca, Riverside County California", dated February 18, 2009. CUP03497R1, CUP03686 and PM 36456 are located on the same property as CUP03497 and, hence, PDP01346 is acceptable for these new projects.

PDP01346 concluded:

1.The project is determined to have a high potential for containing significant Holocene invertebrate remains and a low to undetermined potential for Pleistocene and Holocene vertebrate fossil remains.

2.The proposed project's potential impact on paleontological resources is determined to range from low to undetermined for Pleistocene and Holocene vertebrate fossil remains and high for significant Holocene invertebrate remains.

PDP01346 recommended:

1.As the primary component of the mitigation program, a surface collection of the freshwater mollusk remains exposed on the surface should be accomplished prior to the commencement of the project and all earth-moving operations within the project area should be monitored for any evidence of significant, nonrenewable paleontological resources.

2.Excavations should be monitored by a qualified paleontological monitor. Monitoring should be restricted to undisturbed Lake Cahuilla beds and any undisturbed subsurface older alluvium which might be present below the surface.

3.Collected samples of sediments should be washed to recover small invertebrate and vertebrate fossils.

4.Specimens should be identified, curated, and placed into a repository with permanent retrievable storage.

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10. GENERAL CONDITIONS

10.PLANNING. 1 MAP - PDP01346 AMENDED (cont.) RECOMMND

5.A report of findings, including an itemized inventory of recovered specimens, should be prepared upon completion of the steps outlined above.

PDP01346 satisfies the requirement for a Paleontological Study for Planning/CEQA purposes. PDP01346 is hereby accepted for CUP03497R1, CUP03686 and PM 36456. 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. 2 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. 3 MAP - FINAL MAP PREPARER RECOMMND

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

10.PLANNING. 4 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-2-10 zone and existing W-2 zone.

10.PLANNING. 6 MAP - IF HUMAN REMAINS FOUND RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

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10. GENERAL CONDITIONS

10.PLANNING. 6

MAP - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

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

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, 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 property owner and the County Archaeologist 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 Archaeologist.

10.PLANNING. 7

MAP - INADVERTANT ARCHAEO FIND

RECOMMND

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

If during ground disturbance activities, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

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 County Archaeologist to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall

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10. GENERAL CONDITIONS

10.PLANNING. 7

MAP - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

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 County Archaeologist, 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 mitigation measures.

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

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource.

10.PLANNING. 8

MAP - GEO02136 UPDATE

RECOMMND

UPDATE TO GEO02136:

GEO02136 was previously reviewed and approved 7/02/09 for CUP03497. PM36456 is located on the same site as CUP03497. The following document was submitted as an update to GEO02136 in support of PM36456:

Sladden Engineering, May 8, 2012, "Geotechnical Update and Change of Consultant Confirmation Letter".

This document is herein accepted for this parcel map and herein incorporated as a part of GEO02136.

County Geologic Report (GEO) No. 2136, submitted for this project (CUP03497) was prepared by Earth Systems Southwest and is entitled: "Geotechnical Engineering Report, Proposed Migrant Housing Facility, Southeast Corner of Avenue 68 and Hammond Road, Mecca, California", dated February, 20, 2008. In addition, Earth Systems prepared the following:

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10. GENERAL CONDITIONS

10.PLANNING. 8

MAP - GEO02136 UPDATE (cont.)

RECOMMND

"Addendum to Geotechnical Engineering Report, Earth Systems Southwest, Geotechnical Engineering Report, Proposed Migrant Housing Facility - San Cristobal, Southeast Corner of Avenue 68 and Hammond Road, Mecca, California, File No.: 10113-02, Doc. No.: 0-02-737, dated February 20, 2008", dated January 26, 2009.

"Addendum to Geotechnical Engineering Report and Response to Riverside County Planning Department Review Comments, Earth Systems Southwest, Geotechnical Engineering Report, Proposed Migrant Housing Facility - San Cristobal, Southeast Corner of Avenue 68 and Hammond Road, Mecca, California, File No.: 10113-02, Doc. No.: 0-02-737, dated February 20, 2008", dated May 28, 2009.

These documents are herein incorporated as a part of GEO02136.

GEO02136 concluded:

- 1.The primary hazard to the site is strong ground shaking from earthquakes along the San Andreas faults.
- 2.No active faults are mapped in the immediate vicinity of the site.
- 3.The probability of fault rupture across the site is extremely low.
- 4.The potential for liquefaction at this site is high.
- 5.Total ground subsidence induced from liquefaction is estimated to range from about 2 to 3.5 inches. Differential building settlements may be estimated to be about 50 to 67% of the total subsidence (about 2 inches).
- 6.The hazard from tsunamis is non-existent.
- 7.Hazards from seiches are considered negligible.
- 8.Potential hazards from slope instability, landslides, or debris flows are considered negligible.

GEO02136 recommended:

- 1.Adherence to the grading and structural recommendations

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10. GENERAL CONDITIONS

10.PLANNING. 8

MAP - GEO02136 UPDATE (cont.) (cont.)

RECOMMND

in the Earth Systems Southwest February 20, 2009 report.

2.Ground improvement methods to prevent liquefaction from occurring (vibroflotation compaction, stone columns, or compaction grouting) or, at a minimum, a foundation system that can withstand the expected movement without causing such structural damage so as to pose a life-safety hazard.

GEO No. 2136 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO No. 2136 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 9

MAP - LANDSCAPE REQUIREMENTS

RECOMMND

LANDSCAPE PLANS WILL BE REQUIRED WHEN THE CUP OF THIS SITE IS MADE.

The developer/ permit holder shall:

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 9 MAP - LANDSCAPE REQUIREMENTS (cont.) RECOMMND

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

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.

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 unacceptablility 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 - COUNTY WEB SITE RECOMMND

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

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10. GENERAL CONDITIONS

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

This is a proposal to construct farm labor housing on 11 and construct mobile home farm labor housing on 14 acres (APN 727-113-005). This project lies within the limits of the Mecca area on the east side of Hammond and south of 68th Ave. The Mecca area does not have regional facilities and the new development is proposing to retain 100 percent of the runoff for a 100-year event. The owner shall provide mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. The 100 percent retention of the post-development runoff from the 100 year storm will be mitigated as part of the drainage improvements for this project.

10.TRANS. 9 MAP - FLOOD HAZARD REPORT 2 RECOMMND

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

10.TRANS. 10 MAP - RETENTION BASIN RECOMMND

For retention basin sizing and calculations refer to letter dated October 29, 2012 from Alan French to Majeed Farshad.

10.TRANS. 11 MAP - DRAINAGE 1 RECOMMND

The 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. All drainage easements shall be recorded by separate instrument or on a map and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed.

10.TRANS. 12 MAP - CVWD LETTER RECOMMND

The land divider shall comply with the Coachella Valley Water District (CVWD) recommendations as outlined in their letter dated July 26, 2012. A note shall be placed on the final map as follows: "Prior to the development of this land division, Drainage Easements shall be defined on the map or recorded by separate instrument to the benefit of CVWD or Riverside County over said areas for flood control

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10. GENERAL CONDITIONS

10.TRANS. 12 MAP - CVWD LETTER (cont.) RECOMMND

purposes. Maintenance of said Drainage Easements will be performed by Property Owners Association or as agreed to by CVWD or the Director of Transportation".

10.TRANS. 13 MAP - 68TH AVENUE REALIGNMENT RECOMMND

Old existing 68th Avenue shall not be abandoned until new alignment of 68th Avenue is constructed and approved by Transportation Department.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

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

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

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

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

50.FIRE. 3 MAP-#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

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50. PRIOR TO MAP RECORDATION

50.FIRE. 3 MAP-#46-WATER PLANS (cont.) RECOMMND

company, the originals shall be presented to the Fire Department for signature.

50.FIRE. 4 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

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

50.FIRE. 5 MAP-#98-ECS-HYD/WTR TANK RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a building permit, a water system for fire protection must be provided, either: 1) a domestic water system with an approved fire hydrant within 500' of the driveway entrance, or 2) a private well system with a water storage tank of sufficient size, as approved by the Riverside County Fire Department.

50.FIRE. 6 MAP-#47-SECONDARY ACCESS RECOMMND

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

PLANNING DEPARTMENT

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

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

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50. PRIOR TO MAP RECORDATION

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 11.05 gross acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the proposed A-2-10 zone and existing W-2 zone, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

50.PLANNING. 3 MAP - REQUIRED CHANGE OF ZONE RECOMMND

The land divider shall file an application for a change of zone with the County Planning Department. No FINAL MAP shall be permitted to record unless and until his change of zone has been approved and adopted by the Board of Supervisors and is effective.

50.PLANNING. 4 MAP - FINAL MAP PREPARER RECOMMND

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

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

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

50.PLANNING. 6 MAP - ECS AFFECTED LOTS RECOMMND

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

PARCEL MAP Parcel Map #: PM36456

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 6 MAP - ECS AFFECTED LOTS (cont.) RECOMMND

Parcel Nos. 1 & 2.

50.PLANNING. 8 MAP - CV REC AND PARK DISTRICT RECOMMND

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

50.PLANNING. 9 MAP - ECS NOTE RIGHT-TO-FARM RECOMMND

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

"Parcel Nos. 1 & 2, 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 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 9 MAP - ECS NOTE RIGHT-TO-FARM (cont.) RECOMMND

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. 10 MAP - ECS NOTE LIQUEFACTION RECOMMND

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

A. The Area of Potential Liquefaction shall be delineated on the ECS as approved by the Planning Department.

B. A note shall be placed on the ECS stating: "This property is affected by potential liquefaction. Structures for human occupancy shall not be allowed in the Area of Potential Liquefaction without an approved liquefaction report or approved mitigation of the hazard. This constraint affects Parcel Nos. 1 through 2, as shown on this Environmental Constraints Sheet, the original of which is on file at the office of the Riverside County Surveyor."

TRANS DEPARTMENT

50.TRANS. 1 MAP -FINAL MAP DRAIN EASEMENT1 RECOMMND

The land divider shall delineate the locations of the basins on the final map and shall record a drainage easement to the benefit of the public and agencies over said areas 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 Easements - No Buildings, Obstructions, or encroachments by landfills are allowed." Maintenance will be performed by Property Owner or as agreed to by the Director of Transportation".

50.TRANS. 3 MAP - EASEMENT/SUR RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 4 MAP - ACCESS RESTRICTION/SUR RECOMMND

Lot access shall be restricted on 68th Avenue and Hammond Road and so noted on the final map, with the exception of access points as shown on Exhibit A,AMD. NO.1, dated 09/24/2012.

50.TRANS. 9 MAP - R-O-W DEDICATED 1/SUR RECOMMND

Sufficient public street right-of-way shall be provided along proposed realignment of 68th Avenue to establish a 103-foot full-width right-of-way including standard corner cutback.

Off-site portions of 68th Avenue shall be dedicated and recorded by a separate instrument.

An additional 31-feet shall be dedicated along Hammond Road for public use to provide for a 91-foot full-width right-of-way including standard corner cutback.

NOTE: Additional off-site right-of-way for proper tapers may be required on 68th Avenue and Hammond Road as approved by the Transportation Department.

50.TRANS. 17 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. 19 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. 19 MAP- UTILITY PLAN GP ROADS (cont.) RECOMMND

for verification purposes.

50.TRANS. 21 MAP - STREET NAME SIGN RECOMMND

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

50.TRANS. 24 MAP - INTERSECTION/50' TANGENT RECOMMND

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

50.TRANS. 25 MAP - INTERSECTION SIGHT DIST RECOMMND

Standard No. 821 shall be met at all intersections.

50.TRANS. 26 MAP-EXISTING DRAINAGE FACILITI RECOMMND

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

50.TRANS. 27 MAP-USBR FAC & AGGRCLTR DRAINS RECOMMND

There are existing US Bureau of Reclamation (USBR) facilities and District and private agricultural drain lines not shown on the development plans. There may be conflicts with these facilities. CVWD requests that prior to recordation of the map, utility clearances have been completed with the district. The USBR conflicts include but are not limited to laterals 94.2-2.0-0.5-0.5-0.5. The proponent shall comply with CVWD letter dated June 30, 2009 for CUP 3497R1.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 28 MAP - RETENTION BASIN RECOMMND

For retention basin sizing and calculations refer to letter dated October 29, 2012 from Alan French to Majeed Farshad.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NO PRECISE GRDG RECOMMND

A PRECISE GRADING PERMIT WILL NOT BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S) .

60.BS GRADE. 2 MAP - 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) 341-5455.

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

60.BS GRADE. 3 MAP - GRADING SECURITY RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 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.

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

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

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

60.BS GRADE. 5 MAP - GEOTECH/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.

60.BS GRADE. 7 MAP - DRNAGE DESIGN Q100

RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water 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.

60.BS GRADE. 8 MAP - OFFSITE GDG ONUS

RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any

PARCEL MAP Parcel Map #: PM36456

Parcel: 729-050-002

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 8 MAP - OFFSITE GDG ONUS (cont.) RECOMMND

and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 9 MAP - NOTRD OFFSITE LTR RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

60.BS GRADE. 11 MAP - APPROVED WQMP RECOMMND

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

60.BS GRADE. 12 MAP-BMP CONSTR NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 13 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. 14 MAP- PM10 PLAN REQUIRED RECOMMND

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

PARCEL MAP Parcel Map #: PM36456

Parcel: 729-050-002

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14

MAP- PM10 PLAN REQUIRED (cont.)

RECOMMND

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.

EPD DEPARTMENT

60.EPD. 1

EPD - PRECONSTRUCTION SURVEY

RECOMMND

A PRECONSTRUCTION SURVEY FOR BURROWING OWL & GROUND NESTING BIRDS MUST BE CONDUCTED WITHIN 30 DAYS PRIOR TO GRADING PERMIT ISSUANCE. THIS SURVEY MUST BE COMPLETED BY A QUALIFIED BIOLOGIST HOLDING AN MOU WITH RIVERSIDE COUNTY AND SUBMITTED TO EPD FOR REVIEW.

PLANNING DEPARTMENT

60.PLANNING. 1

MAP - PALEO MONITORING REPORT

RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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

PARCEL MAP Parcel Map #: PM36456

Parcel: 729-050-002

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

MAP - PALEO MONITORING REPORT (cont.)

RECOMMND

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. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps and references.
12. Procedures for reporting of findings.
13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial

PARCEL MAP Parcel Map #: PM36456

Parcel: 729-050-002

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP - PALEO MONITORING REPORT (cont.) (cont.)RECOMMND

responsibility for monitoring, reporting and curation fees.

The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

60.PLANNING. 2 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.

PARCEL MAP Parcel Map #: PM36456

Parcel: 729-050-002

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until Change of Zone No. 7785 has been approved and adopted by the Board of Supervisors and has been made effective.

TRANS DEPARTMENT

60.TRANS. 1 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.

60.TRANS. 2 MAP - 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. 3 MAP - TYPICAL SITE GRADING RECOMMND

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

60.TRANS. 4 MAP - RETENTION BASIN RECOMMND

For retention basin sizing and calculations refer to letter dated October 29, 2012 from Alan French to Majeed Farshad.

70. PRIOR TO GRADING FINAL INSPECT

PARCEL MAP Parcel Map #: PM36456

Parcel: 729-050-002

70. PRIOR TO GRADING FINAL INSPECT

BS GRADE DEPARTMENT

70.BS GRADE. 1

MAP - ROUGH GRADE APPROVAL

RECOMMND

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

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

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

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

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

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

PLANNING DEPARTMENT

70.PLANNING. 1

MAP - PALEO MONITORING REPORT

RECOMMND

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of

PARCEL MAP Parcel Map #: PM36456

Parcel: 729-050-002

70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 1 MAP - PALEO MONITORING REPORT (cont.) RECOMMND

findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

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 work.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP - NO BP'S W/O L.U. PRMT RECOMMND

NO BUILDING PERMITS TO BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S) .

E HEALTH DEPARTMENT

80.E HEALTH. 1 INDUSTRIAL HYGIENE CLEARANCE RECOMMND

Prior to the Issuance of a Building Permit, the applicant shall comply with the following:

- a) Submit a completed Acoustical Review Application Form.
- b) Pay applicable review fees (Initial deposit of \$1,000).
- c) Provide one (1) copy of the Noise Report.
- d) Provide one (1) copy of the Precise Grading Plan.

PARCEL MAP Parcel Map #: PM36456

Parcel: 729-050-002

80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 1 INDUSTRIAL HYGIENE CLEARANCE (cont.) RECOMMND

e) Provide one (1) copy of the house / buiding / architecture plan.

f) Provide one (1) copy of the noise requirements issued for the approval and entitlement of the Planning Case.

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

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 - DRAINAGE STATEMENT RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - NO PRECISE GRD APRVL RECOMMND

A PRECISE GRADING INSPECTION WILL NOT BE PERFORMED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS

PARCEL MAP Parcel Map #: PM36456

Parcel: 729-050-002

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1 MAP - NO PRECISE GRD APRVL (cont.) RECOMMND

SUBDIVISION - ALL PRECISE GRADE INSPECTIONS TO BE PERFORMED UNDER THE PRECISE GRADE PERMIT ISSUED UNDER THE APPROPRIATE LAND USE PERMIT, FOR THAT SAME PARCEL(S).

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

TRANS DEPARTMENT

90.TRANS. 2 MAP - UTILITY INSTALL GP ROADS RECOMMND

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

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

90.TRANS. 4 MAP - OWNER MAINT NOTICE RECOMMND

The owner of the project site shall be responsible for the maintenance of the drainage facility, including but not limited to the catch basins, pipes and the surface retention basins. A viable maintenance mechanism

11/21/12
14:48

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 33

PARCEL MAP Parcel Map #: PM36456

Parcel: 729-050-002

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4

MAP - OWNER MAINT NOTICE (cont.)

RECOMMND

acceptable to the County should be provided for retention basin. The owner/project proponent shall obtain approval from Riverside County Transportation Department regarding the maintenance of the retention basin. The subdivider shall include the language that HOA/POA will inspect the systems a minimum two times a year and also remove debris from the basins two times a year These maintenance wording shall be shown on the title sheet of improvement plans or as approved by Transportation.

Olivas, Jay

From: Haeberle, Vicki
Sent: Tuesday, November 20, 2012 11:22 AM
To: Olivas, Jay
Cc: Farshad, Majeed; Baez, Ken
Subject: Fast Track PM36456 for Staff Report
Attachments: SDOC1509.pdf; SDOC1510.pdf

Jay,

Attached, please find the letter of intent and agreement for Right-Of-Way dedication and alignment of proposed 68th Ave. Also attached, is the Drainage conditions, which is referenced letter from Alan French to Majeed Farshad, dated October 29, 2012. Please make these attachments part of the staff report.

Thank you.

Vicki L. Haeberle
Riverside County Transportation Dept.
(760)863-7211

August 23, 2012

County of Riverside
Transportation Department
38686 El Cerrito Road
Palm Desert, CA 92211
Attn: Majeed Farshad

Belk Holdings acknowledges that DACE owns that certain property located in Riverside County, California, which is designated APN 729-050-002, and BELK owns that certain property located in Riverside County, California, which is designated APN 727-290-016.

Belk Holdings acknowledges that DACE requires from Belk Holdings a recorded Dedication of Right a Way pertaining to 4,388 square feet as noted in Exhibit "B" for CUP 03497. This area is within the County of Riverside's road Right A Way for 68th Avenue.

Belk Holdings acknowledges that the County of Riverside upon the completion of the re-alignment of 68th Avenue in conjunction with DACE's Parcel Map 36456 will proceed with the process of vacating the Right A Way at 68th Avenue from Hammond Road to the connection of the re-align 68th Avenue as noted in Exhibit "B". DACE agrees to pay in full for all engineering plans and County of Riverside fees for the processing and approval of the vacation of 68th Avenue.

The vacating of 68th Avenue will total 92,874 square feet (2.13 acres). DACE and Belk Holdings will each receive back from the County of Riverside approximately 46,437 square foot of the vacated roadway.

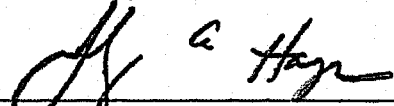
DACE has decided to leave their section of the vacated area "as is" to create a fire lane for access to Parcel Map 36456.

Belk Holdings with the existing information above agrees to work with DACE to obtain and record the Dedication of Right A Way for 68th Avenue and the Vacating of 68th Avenue as described above.



Belk Holdings

10/29/12
Date

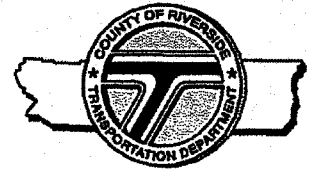


Jennifer A. Hays, Executive Director

8/24/12
Date



COUNTY OF RIVERSIDE
TRANSPORTATION AND
LAND MANAGEMENT AGENCY



Juan C. Perez, P.E., T.E.
Director of Transportation

Transportation Department

MEMORANDUM

To: Majeed Farshad

Date: October 29, 2012

From: Alan French *AF*

**RE: Recommended Conditions of Approval for
PM 36456 which includes CUP No. 3497r1, San Cristobal Labor Housing and
CUP No. 3686, Los Vinedos Labor Housing**

Transportation Plan Check Riverside has received the following data:

1. Preliminary Drainage Report for CUP 3497R1 and CUP 3688 (Dated May 18, 2009) Revised July 31, 2012 (Report mis-identified project, should be CUP 3686)

Transportation has completed the review of the above report and has prepared the drainage related conditions for the project. The proponent proposes to collect the 100 year storm runoff generated from the site and use on-site basins to handle and disperse the flows. Basin "A" is to mitigate flows from the dorm facility (CUP 3497R1) for approximately 11 acres and basin "B" is to mitigate flows from the mobile home facility (CUP 3686) for approximately 14 acres. The following are our recommended Conditions of Approval for drainage improvements for this project.

10. GENERAL CONDITIONS

10. TRANS

MAP – FLOOD HAZARD REPORT 1

This is a proposal to construct farm labor housing on 11 and construct mobile home farm labor housing on 14 acres (APN 727-113-005). This project lies within the limits of the Mecca area on the east side of Hammond and south of 68th Ave. The Mecca area does not have regional facilities and the new development is proposing to retain 100 percent of the runoff for a 100-year event. The owner shall provide mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. The 100 percent retention of the post-development runoff from the 100 year storm will be mitigated as part of the drainage improvements for this project.

10. TRANS

MAP – FLOOD HAZARD REPORT 2

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

10. TRANS

MAP – RETENTION BASIN

Per the project drainage report (revised July 31, 2012); the proponents engineer has calculated the storm water runoff from the 100year event is the following:

100-year Event	1-hr Duration	3-hr Duration	6-hr Duration	24-hr Duration
Basin "A"				
Developed Vol – af	1.02	0.95	0.99	1.28
Basin "B"				
Developed Vol – af	2.36	2.18	2.36	3.10

Of these durations above the critical volume is 1.28 af for basin A and 3.10af for basin B for the 24-hr duration event. This is equivalent to 2.061 inch effective rain fall for the 11 acre project site and 4.688 inch effective rain fall for the 13 acre project site for the 100-year storm event.

The proposed retention basin is sized with the following volumes:

Basin "A":

Elevation	Area (sf)	Volume (cf)	Accumulative volume (cf)
301	12,284		
302	26,420	19,352	19,352
303	42,432	34,426	53,776
304	46,370	44,401	98,179
305	50,411	48,390	146,569

Basin "B":

Elevation	Area (sf)	Volume (cf)	Accumulative volume (cf)
300	0		
301	34,965	17,482	17,482
302	40,353	37,659	55,141
303	45,792	43,073	98,214
304	51,287	48,540	146,754
305	56,839	54,063	200,817

The basin storage capacities of 3.36 af, is greater than the 1.28 af storm volumes from the 100 year, 24-hour duration storm event. The actual depth for the 100 year event in basin A will be 2.05' and the actual depth for the 100 year event in basin B will be 3.76'.

Based on the calculations in the report and the proposed facilities, the project proponent will have provided enough storage capacity for the project to retain on-site all the storm runoff in the 100 year event.

10. TRANS MAP – DRAINAGE 1

The 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. All drainage easements shall be recorded by separate instrument or on a map and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed.

10. TRANS MAP – CVWD LETTER

The land divider shall comply with the Coachella Valley Water District (CVWD) recommendations as outlined in their letter dated July 26, 2012. A note shall be placed on the final map as follows: "Prior to the development of this land division Drainage Easements shall be defined on the map or recorded by separate instrument to the benefit of CVWD or Riverside County over said areas for flood control purposes. Maintenance of said Drainage Easements will be performed by Property Owners Association or as agreed to by CVWD or the Director of Transportation".

50. PRIOR TO MAP RECORDATION

50. TRANS MAP – FINAL MAP DRAIN EASEMENT 1

The land divider shall delineate the locations of the basins on the final map and shall record a drainage easement to the benefit of the public and agencies over said areas 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 Easements - No Buildings, Obstructions, or encroachments by landfills are allowed." Maintenance will be performed by Property Owner or as agreed to by the Director of Transportation".

50. TRANS

MAP – EXISTING DRAINAGE FACILITIES

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

50. TRANS

MAP – USBR FAC AND AGGRCLTR DRAINS

There are existing US Bureau of Reclamation (USBR) facilities and District and private agricultural drain lines not shown on the development plans. There may be conflicts with these facilities. CVWD requests that prior to recordation of the map, utility clearances have been completed with the district. The USBR conflicts include but are not limited to laterals 94.2-2.0-0.5-0.5-0.5. The proponent shall comply with CVWD letter dated June 21, 2012 for this project.

60. PRIOR TO GRADING PRMT ISSUANCE

60. TRANS

MAP – SUBMIT PLANS 1

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

MAP – TYPICAL SITE GRADING

All on-site grading shall be graded to drain to on site drainage facilities. Offsite

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

70. PRIOR TO GRADING FINAL INSPECT

70. TRANS MAP – EROSION CONTROL

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 work.

80. TRANS PRIOR TO BLDG PRMT ISSUANCE

80. TRANS MAP – DRAINAGE EASEMENT

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

90. PRIOR TO BLDG FINAL INSPECTION

90. TRANS MAP – DRAINAGE IMPROV COMPLETE

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

90. TRANS MAP – OWNER MAINT NOTICE

The owner of the project site shall be responsible for the maintenance of the drainage facility, including but not limited to the catch basins, pipes and the

surface retention basins. A viable maintenance mechanism acceptable to the County should be provided for retention basin. The owner/project proponent shall obtain approval from Riverside County Transportation Department regarding the maintenance of the retention basin. The subdivider shall include the language that HOA/POA will inspect the systems a minimum two times a year and also remove debris from the basins two times a year. These maintenance wording shall be shown on the title sheet of improvement plans or as approved by Transportation.



Established in 1918 as a public agency

Coachella Valley Water District

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

Officers:

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

Redwine and Sherrill, Attorneys

July 26, 2012

File: 0163.1
0421.2
0721.2
070921-2

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

RECEIVED
JUL 30 2012

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Dear Mr. Olivas:

**Subject: San Cristobol/Los Vinedos Project/Fast Track, CZ 7785
TPM 36456, CUP 3686, CUP 3497, Revised Permit No. 1**

Please reference the enclosed Coachella Valley Water District (CVWD) letters dated June 21 and May 15 for the above referenced project.

If you have any questions, please contact Joe Cook, domestic water engineer, extension 2292.

Yours very truly

Mark Johnson
Director of Engineering

Enclosures/2/as

JC:ch\eng\sw\12\July\San Cristobol





Established in 1918 as a public agency

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

June 21, 2012

Redwine and Sherrill, Attorneys

File: 0163.1
0421.2
0721.2
070921-2

Jeffrey Tartaglino
Desert Alliance for Community Improvement
53-990 Enterprise Way, Suite 1
Coachella, CA 92236

Subject: San Cristobol/Los Vinedos Project

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 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.

Coachella Valley Water District (CVWD) 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 CVWD and exercised from time to time, including but not limited to fees and charges, water conservation measures, etc.

CVWD 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 pending parcel map as lots and/or easements to be deeded to CVWD for such purpose.

CVWD does not currently have sufficient domestic water capacity to serve water other than for domestic water use. The Developer shall construct a private water system that shall provide water for fire protection, laundry facilities, hose bibs and/or water that is not used for human consumption per CVWD's letter dated May 15, copy enclosed.



June 21, 2012

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 CVWD's Board of Directors including reductions in or suspensions of service.

The sewer service laterals shall be designed and installed so as to readily facilitate connecting to a future collection system.

Sewers shall be designed and constructed so as to readily facilitate connection with an imminent future regional trunk sewer. Dry or wet sewers shall be installed. Plans for their installation shall be submitted to and approved by CVWD prior to issuance of a building permit.

There are existing United States Bureau of Reclamation (USBR) facilities not shown on the development plans. There may be conflicts with these facilities. The USBR conflicts include but are not limited to Lateral 94.2, Meter 3434.

This area is underlain with agricultural drainage lines. There are CVWD facilities not shown on the development plans. There may be conflicts with these facilities. The (CVWD) conflicts include but are not limited to Johnson Road East Drain Drawing 1791.

CVWD may need replacement or additional drainage facilities to provide for the orderly expansion of the drainage system. These facilities may include pipelines, channels, pump stations and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the [tract/parcel] map as lots and/or easements to be deeded to CVWD for such purpose.

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

Yours very truly,



Mark L. Johnson
Director of Engineering

Enclosure/1/as

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

JC:ch\eng\sw\12\June\San Christobol/Los Vinedos Project



Established in 1918 as a public agency

Coachella Valley Water District

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

Officers:

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

Redwine and Sherrill, Attorneys

May 15, 2012

File: 0421.2
San Cristobal Project

Jeffrey Tartaglino
The Pacific Beacon Group
9037 Kara Circle
Riverside, CA 92508

Subject: San Cristobal/Los Vinedos Project – Domestic Water Service

The Coachella Valley Water District (CVWD) has reviewed your request for domestic water service to the San Cristobal/Los Vinedos Project (Project) located on Hammond Road south of the community of Mecca in Riverside County.

The demands associated with the fixture counts, which you provided for the Project, were determined from the California Green Building Standard Code, California Housing and Community Development Table WS-1, and Environmental Engineering and Sanitation – Salvato 4th Edition for an estimated peak day demand of 106 gallons per minute for the Project. Based on the Fixture Count Model 2 demands (copy attached), CVWD staff has determined that this facility can be served from the Mecca pressure zone with the following conditions:

1. The fire protection system, the laundry facilities, and hose bibs are connected to the on-site private well.
2. A parallel 8-inch domestic water main is installed from CVWD's well 7991 facility that extends across the frontage of the Project's property. Please see enclosed exhibit.
3. A new Pressure Reducing Valve station is installed at the southern limits of the Project. Please see enclosed exhibit.

Currently, the Project is located outside of CVWD's Mecca pressure zone. By installing the 8-inch transmission main and PRV, the Mecca pressure zone will be extended to include the Project. CVWD may participate in upsizing the required 8-inch domestic water main to a 24-inch domestic water main to better facilitate existing and future domestic water demands.

SCAN AND SHRED

www.cvwd.org

P.O. Box 1058 Coachella, CA 92236
Phone (760) 398-2651 Fax (760) 398-3711

Jeffrey Tartaglino
The Pacific Beacon Group

2

May 15, 2012

The proposed project was also evaluated for its storage requirements based on CVWD's Development Design Criteria. If approved by the Fire Marshall, the fire flow is to be provided by the Project's private well. Therefore, the total required storage for the San Cristobal Project is 0.15 MG. CVWD will not require the Project to construct the storage; however, the Project will be required to pay for the storage so that the storage for this Project can be included in a regional reservoir. The storage fees are estimated at \$81,000.

If you have any questions and/or concern, please contact Ron Blymiller, Domestic Water Engineer, at extension 2221.

Yours very truly,



Mark L. Johnson
Director of Engineering

Enclosures/2/as

RB:ch\eng\dom\12May\San Cristobal\Los Vinedos Project



ec: Tommy Fowlkes
Carrie Oliphant
Jeff Hart
Ron Blymiller

RB:ch\eng\dom\12\May\San Cristobal\Los Vinedos Project

Fixture count model 2

**San Cristobal Dorm
rooms Occupancy
160**

		Fixtures	Fixtures	Fixtures	Fixtures	Water source
Total	Fixtures	Building A	Building B	Building D dorms	Building E dorms	
26	Water closets	6	8	8	4	CVWD
10	Urinal	0	4	4	2	CVWD
0	Sinks Kitchen	0	0	0	0	CVWD
26	Sinks Lav	6	8	8	4	CVWD
0	Tub and shower	0	0	0	0	CVWD
7	Drinking fountain	2	2	2	1	CVWD
7	Mop sinks	2	2	2	1	CVWD
28	Shower	6	8	10	4	CVWD
0	Fire sprinkler system	0	0	0	0	Well
16	Hose bibs (Included in Irrigation)	4	4	4	4	Well

San Cristobal

		Fixtures	Fixtures	Water source
Total	Fixtures	Community Center	Manager unit	
8	Water closets	5	3	CVWD
1	Urinal	1	0	CVWD
1	Utility sink	1	0	CVWD
1	Hand sink	1	0	CVWD
1	Prep sink	1	0	CVWD
1	Mop sink	1	0	CVWD
2	Sinks Kitchen	0	2	CVWD
7	Sinks Lav	4	3	CVWD
3	Tub and shower	0	3	CVWD
1	Washer machine	0	1	CVWD
3	Dish washer	1	2	CVWD
	Fire sprinkler system	0	0	Well
5	Hose bibs (Included in Irrigation)	3	2	Well

San Cristobal

		Fixtures	Water source
		Laundry room	
10	Washer	10	Well
	Fire sprinkler system (well)	0	Well
0	Hose bibs (Included in Irrigation)	2	Well

Total fixture count

Los Vinedos			
Totals	Fixtures	Mobil homes	Water source
168	Water closets (well)	2	CVWD
84	Sinks Kitchen	1	CVWD
168	Sinks Lav	2	CVWD
168	Tub and shower	2	CVWD
168	Washer machine (well)	1	CVWD
84	Dishwasher	1	CVWD
84	Fire sprinkler system (well)	1	Well
84	Hose bibs (included in irrigation)	1	Well

San Cristobal			
Totals	Fixtures		Water source
34 37	Water closets (well)		CVWD
11	Urinal (well)		CVWD
1	Utility sink		CVWD
1	Hand sink		CVWD
1	Prep sink		CVWD
8	Mop sink		CVWD
2 4	Sinks Kitchen		CVWD
28 25	Sinks Lav		CVWD
3	Tub and shower		CVWD
21 20	Shower heads		CVWD
3	Dish washer		CVWD
10	Washer machine		Well
0	Fire sprinkler system (well)		Well
0	Hose bibs (included in irrigation)		Well

Fixture count model 1

San Cristobal Dorm
rooms Occupancy
160

Total	Fixtures	Building A	Building B	Building D dorms	Building E dorms	Water source
28	Water closets	6	7	8	16	Well
10	Urinal	0	4	4	2	Well
0	Sinks Kitchen	0	0	0	0	CVWD
28	Sinks Lav	6	7	8	16	CVWD
0	Tub and shower	0	0	0	0	CVWD
7	Drinking fountain	2	2	2	1	CVWD
6	Mop sinks	1	2	2	1	CVWD
25	Shower	6	7	8	15	CVWD
0	Fire sprinkler system	0	0	0	0	Well
16	Hose bibs (included in Irrigation)	4	4	4	4	Well

San Cristobal

Total	Fixtures	Community Center	Manager unit	Water source
8	Water closets	5	3	Well
1	Urinal	1	0	Well
1	Utility sink	1	0	CVWD
1	Hand sink	1	0	CVWD
1	Prep sink	1	0	CVWD
1	Mop sink	1	0	CVWD
2	Sinks Kitchen	2	0	CVWD
7	Sinks Lav	4	3	CVWD
1	Drinking fountain	1	0	
3	Tub and shower	0	3	CVWD
1	Washer machine	0	1	CVWD
3	Dish washer	1	2	CVWD
	Fire sprinkler system	0	0	Well
5	Hose bibs (included in Irrigation)	3	2	Well

San Cristobal

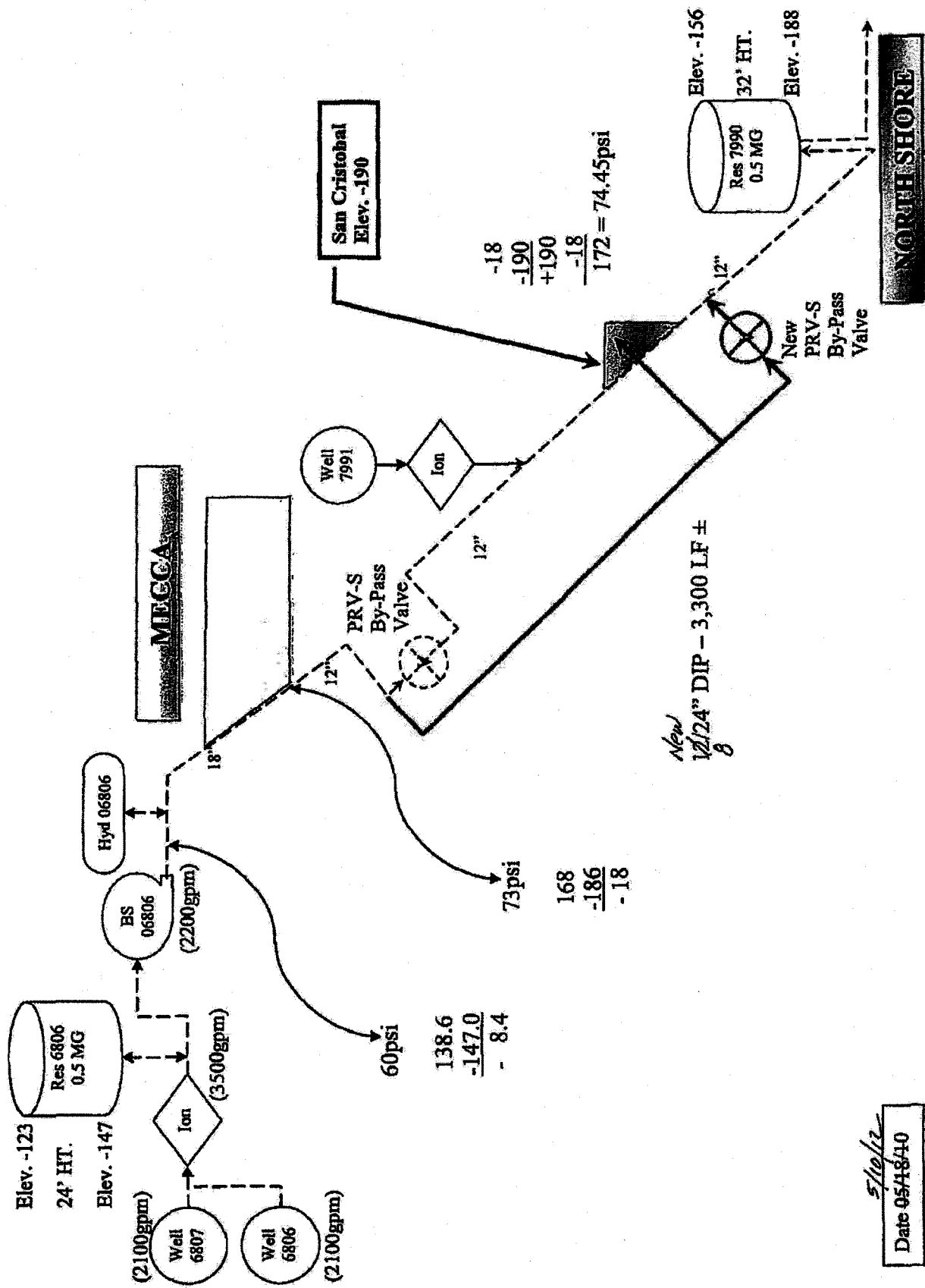
Total	Fixtures	Laundry room	Water source
10	Washer	10	Well
	Fire sprinkler system (well)	0	Well
0	Hose bibs (included in Irrigation)	2	Well

Total fixture count

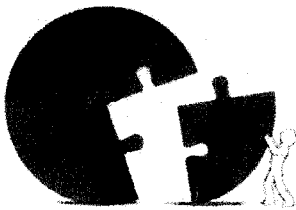
Los Vinedos			
Totals	Fixtures	Mobil homes	Water source
168	Water closets (well)	2	Well
84	Sinks Kitchen	1	CVWD
168	Sinks Lav	2	CVWD
168	Tub and shower	2	CVWD
10 84	Washer machine (well)	1	CVWD
84	Dishwasher	1	CVWD
84	Fire sprinkler system (well)	1	Well
84	Hose bibs (included in Irrigation)	1	Well

San Cristobal			
Totals	Fixtures	Mobil homes	Water source
33 35	Water closets (well)		Well
11	Urinal (well)		Well
1	Utility sink		CVWD
1	Hand sink		CVWD
1	Prep sink		CVWD
7	Mop sink		CVWD
2 4	Sinks Kitchen		CVWD
28 36	Sinks Lav		CVWD
3	Tub and shower		CVWD
8	Drinking fountain		CVWD
21 26	Shower heads		CVWD
3	Dish washer		CVWD
10	Washer machine		Well
0	Fire sprinkler system (well)		Well
0	Hose bibs (included in Irrigation)		Well

← 1 washer missing in Managers unit



5/10/12
Date 05/18/10



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C207785 DATE SUBMITTED: 6/12/2012

APPLICATION INFORMATION

Applicant's Name: DACE E-Mail: jeffreyt@dace-rancho.org

Mailing Address: 53-990 Enterprise Way, Suite 1
Coachella ^{Street} CA 92236
City State ZIP

Daytime Phone No: (951) 283-1804 Fax No: ()

Engineer/Representative's Name: Lloyd Watson E-Mail: lwwatson@lweng.com

Mailing Address: 50-200 Monroe Street
Indio ^{Street} CA 92201
City State ZIP

Daytime Phone No: (760) 275-1553 Fax No: (760) 342-7716

Property Owner's Name: DACE E-Mail: jeff@dace-rancho.org

Mailing Address: 53-990 Enterprise Way, Suite 1
Coachella ^{Street} CA 92236
City State ZIP

Daytime Phone No: (760) 391-5050 Fax No: ()

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

APPLICATION FOR CHANGE OF ZONE

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.

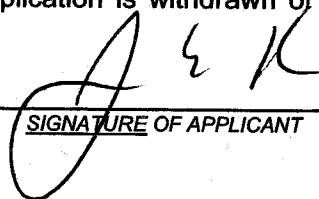
The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

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.

Jeffrey A. Hays

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

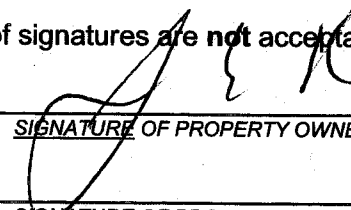
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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.

Jeffrey A. Hays

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 729-050-002

Section: 21 Township: 7S Range: 9E

Approximate Gross Acreage: 11.04

General location (nearby or cross streets): North of Hammond, South of 68th, East of Hammond, West of Vacant Land.

APPLICATION FOR CHANGE OF ZONE

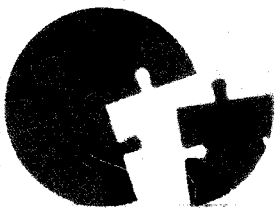
Thomas Brothers map, edition year, page number, and coordinates: PG 5652 H2

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

Change of Zone from A-2-20 to A-2-10.

Related cases filed in conjunction with this request:

CUP 03497 Revision 1, Parcel Map 36456, New CUP



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

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 36450 DATE SUBMITTED: 6/12/2012

APPLICATION INFORMATION

Applicant's Name: DACE E-Mail: jeffreyt@dace-rancho.org

Mailing Address: 53-990 Enterprise Way, Suite 1
Coachella Street CA 92236
City State ZIP

Daytime Phone No: (951) 283-1804 Fax No: ()

Engineer/Representative's Name: Lloyd Watson E-Mail: lwwatson@lwweng.com

Mailing Address: 50-200 Monroe Street
Indio Street CA 92201
City State ZIP

Daytime Phone No: (760) 275-1553 Fax No: (760) 342-7716

Property Owner's Name: DACE (Jeffrey A. Hays) E-Mail: jeff@dace-rancho.org

Mailing Address: 53-990 Enterprise Way, Suite 1
Coachella Street CA 92236
City State ZIP

Daytime Phone No: (760) 391-5050 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

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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.

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.

JEFFREY A. HAYS
PRINTED NAME OF APPLICANT
Executive Director
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.

JEFFREY A. HAYS
PRINTED NAME OF PROPERTY OWNER(S)
Executive Director
SIGNATURE OF PROPERTY OWNER(S)

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

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 729-050-002

Section: 21 Township: 7 S Range: 9 E

Approximate Gross Acreage: 23.47

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Hammond, South of 68th, East of Hammond, West of Vacant Land.

Thomas Brothers map, edition year, page number, and coordinates: PG 5652 H2

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):

Create legal 2 parcels: Parcel 1: 84 mobile homes, community building, laundry building. Parcel 2: 4 buildings consisting of 160 bed dormitory style, two manager's units, community building, laundry building.

Related cases filed in conjunction with this request:

Zone Change, CUP Revision

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

If yes, provide Case No(s). CUP 3497, GPA 784 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) EA 40674 E.I.R. No. (if applicable): _____

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: Geotechnical, Archaeological

Is water service available at the project site: Yes No

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

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) 1.5 miles

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Estimated amount of fill = cubic yards _____

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

Import _____ Export _____ Neither _____

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

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

How many anticipated truckloads? _____ 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

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

- Santa Ana River Santa Margarita River San Jacinto River Whitewater River

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

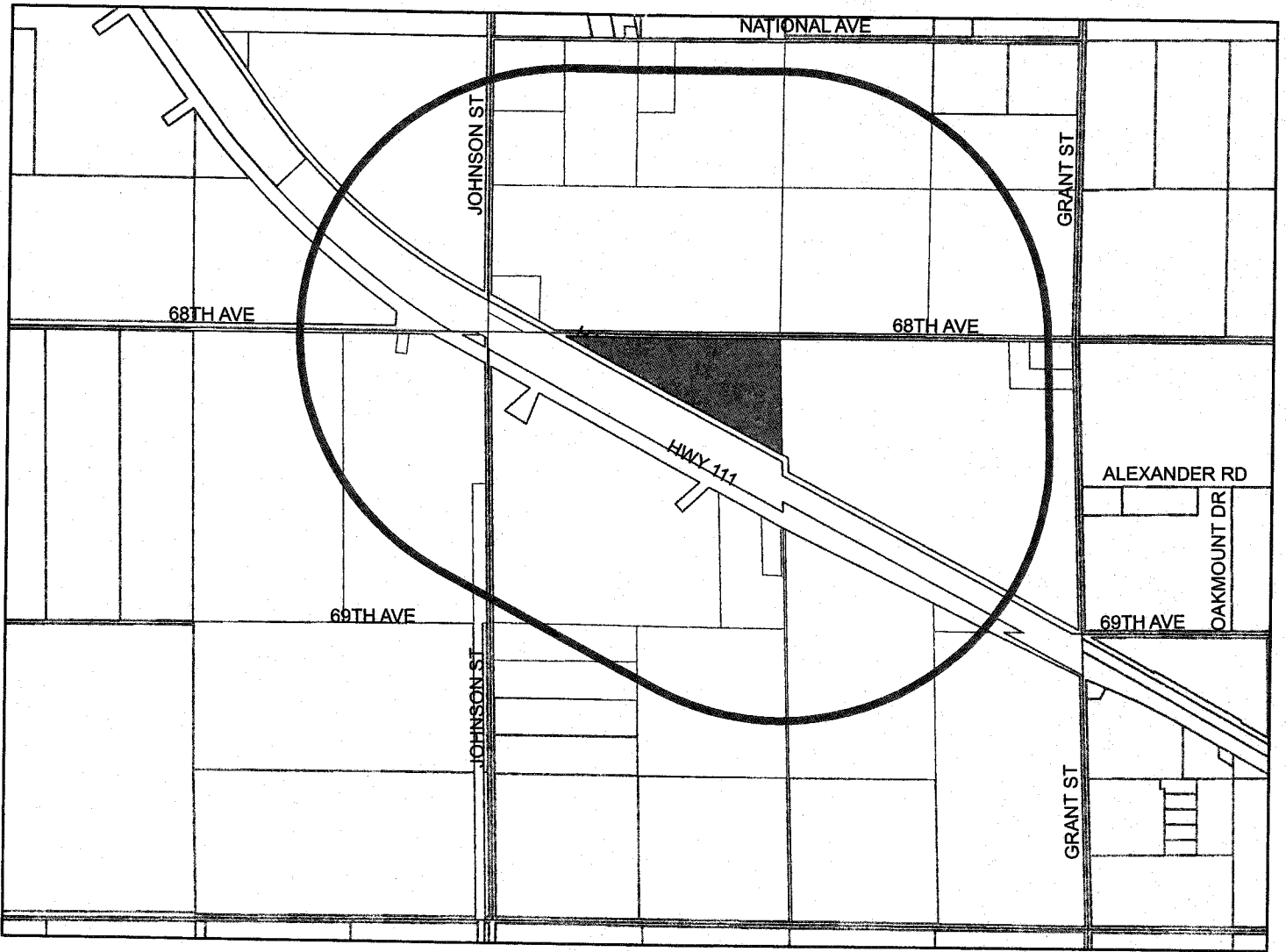
The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) _____ Date 5-25-12

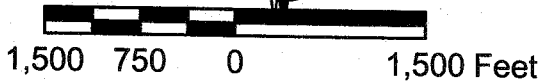
Owner/Representative (2) _____ Date _____

CZ07785/PM36456 (2400 feet buffer)



Selected Parcels

727-290-011	727-290-012	727-290-016	729-050-001	729-050-017	729-050-018	729-040-004	729-040-005	729-040-006	727-272-026
727-290-005	727-290-006	729-040-016	729-050-002	729-050-008	729-050-012	729-050-014	729-050-003	729-050-010	729-050-004
727-290-009	729-050-015	727-290-013	727-290-017	729-050-006	729-050-007	727-290-003	727-290-004	727-271-008	729-050-005
727-290-001	727-290-002	727-272-011	727-290-015	729-040-015	729-050-023	729-040-017			



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: 727271008, APN: 727271008
MULTI NATIONAL INV
4213 ALONZO AVE
ENCINO CA 91316

ASMT: 727290016, APN: 727290016
BELK HOLDINGS
P O BOX 24
COACHELLA CA 92236

ASMT: 727290002, APN: 727290002
DAVID LAPENA, ETAL
P O BOX 1437
MECCA CA 92254

ASMT: 727290017, APN: 727290017
IMPERIAL IRRIGATION DIST
P O BOX 937
IMPERIAL CA 92251

ASMT: 727290003, APN: 727290003
LUCY LAPENA
C/O PAUL LAPENA
82940 SANDRA DR
THERMAL CA 92274

ASMT: 729040004, APN: 729040004
BRUCE NOTT
3184 AIRWAY AVE NO J
COSTA MESA CA 92626

ASMT: 727290004, APN: 727290004
MARISELA HERNANDEZ
P O BOX 1516
MECCA CA 92254

ASMT: 729040006, APN: 729040006
BRUCE NOTT
3184 AIRWAY BLDG J
COSTA MESA CA 92626

ASMT: 727290005, APN: 727290005
CAROLINE NORMAN, ETAL
8665 E DUARTE RD
SAN GABRIEL CA 91775

ASMT: 729040016, APN: 729040016
CVCWD
P O BOX 1058
COACHELLA CA 92236

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TRACI LO, ETAL
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1700 FARNAM ST 10TH FL S
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