

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

801 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 19, 2012

SUBJECT: Resolution No. 2012-060 Adopting Amendment No. 1 to Specific Plan No. 360 (Valante).

RECOMMENDED MOTION:

ADOPTION of Resolution No. 2012-060 Adopting Amendment No. 1 to Specific Plan No. 360 (Valante).

BACKGROUND:

The Specific Plan Amendment was approved by the Board of Supervisors on May 18, 2010, along with an Addendum to EA 40918, and Tentative Tract Map No. 34651.

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials:
CSL:ms

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: May 15, 2012
xc: Planning, Recorder

Kecia Harper-Ihem
Clerk of the Board
By: *[Signature]*
Deputy

Prev. Agn. Ref.

District: 4/4

Agenda Number:

3.23

REVIEWED BY EXECUTIVE OFFICE

DATE *3/19/12 ms*

Tina Grande
Departmental Concurrence

Policy

Consent

Dep't Recomm.:

Policy

Consent

Per Exec. Ofc.:



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

Original Negative Declaration/Notice of
Determination was routed to County
Clerks for posting on: 5-16-12 *AE*

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

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

Date 38686 El Cerrito Road
Palm Desert, California 92211 Initial

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

Addendum to Mitigated Negative Declaration (EA 40918), Specific Plan No. 360A1, and Tentative Track Map No. 34651

Project Title/Case Numbers

Matt Straite

County Contact Person

951-955-8631

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Corman Leigh Communities

Project Applicant

32823 Hwy 79 South, Temecula CA 92592

Address

Northerly of Interstate 10, southerly of 38th Street, and westerly of Washington Street.

Project Location

Specific Plan Amendment No. 360A1 proposes to modify the acreage and density of various Planning Areas adopted under Specific Plan No. 360 (see comparison table attached on CD) and further proposes to modify the roadway alignment of Avenue 38, adopted under Specific Plan No. 360 to ensure consistency with the adjacent Tentative Tract Map No. 35058 (TR35058). The number of Planning Areas (22) and dwelling units (460) has remained the same. The change accommodates a slight re-design due to the re-alignment of Avenue 38. The project has increased Open Space - Recreation by 1.4 acres, and Open Space Conservation has decreased by 1.8. The setback along Varner has reduced as a result of the relocation of the Regional Trail from Varner Road to Avenue 38. In contrast to the original plan, the project is no longer bifurcated by Avenue 38, instead the neighborhood is located only to the south of Avenue 38.

Tentative Tract Map No. 34651 proposes a Schedule C land division of approximately 55 acres into 13 minimum 2 acre parcels.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on May 15, 2012, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Addendum to Mitigated Negative Declaration (EA40918) was prepared for this project and certified pursuant to the provisions of the California Environmental Quality Act (\$64.00 and evidence of prior EIR fee)
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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

Opri Etkles
Signature

Board Assistant
Title

5-15-12
Date

Date Received for Filing and Posting at OPR: _____

Y:\Planning Case Files-Riverside office\SP00360\Sp360 PC Spetember 17th\NOD Form sp360.doc Revised 01/15/08

Please charge deposit fee case#: ZEA40918 ZCFG4330

FOR COUNTY CLERK'S USE ONLY

3,23 MAY 15 2012



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * T0606955

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

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

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

Received from: LEE CONSULTING GROUP \$64.00
paid by: CK 1138
paid towards: CFG04330 CALIF FISH & GAME: DOC FEE
CA FISH & GAME FEE FOR EA 40918
at parcel #:
appl type: CFG3

By _____ Jun 14, 2006 16:46
ANJOHNSO posting date Jun 14, 2006

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

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

Additional info at www.rctlma.org



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

R1000474

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

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

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

Received from: LEE CONSULTING GROUP \$16.50
paid by: CK 9533
paid towards: CFG04330 CALIF FISH & GAME: DOC FEE
CA FISH & GAME FEE FOR EA 40918
at parcel #:
appl type: CFG3

By _____ Jan 14, 2010 08:06
SBROSTRO posting date Jan 14, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$16.50

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

Additional info at www.rctlma.org



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0810638

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

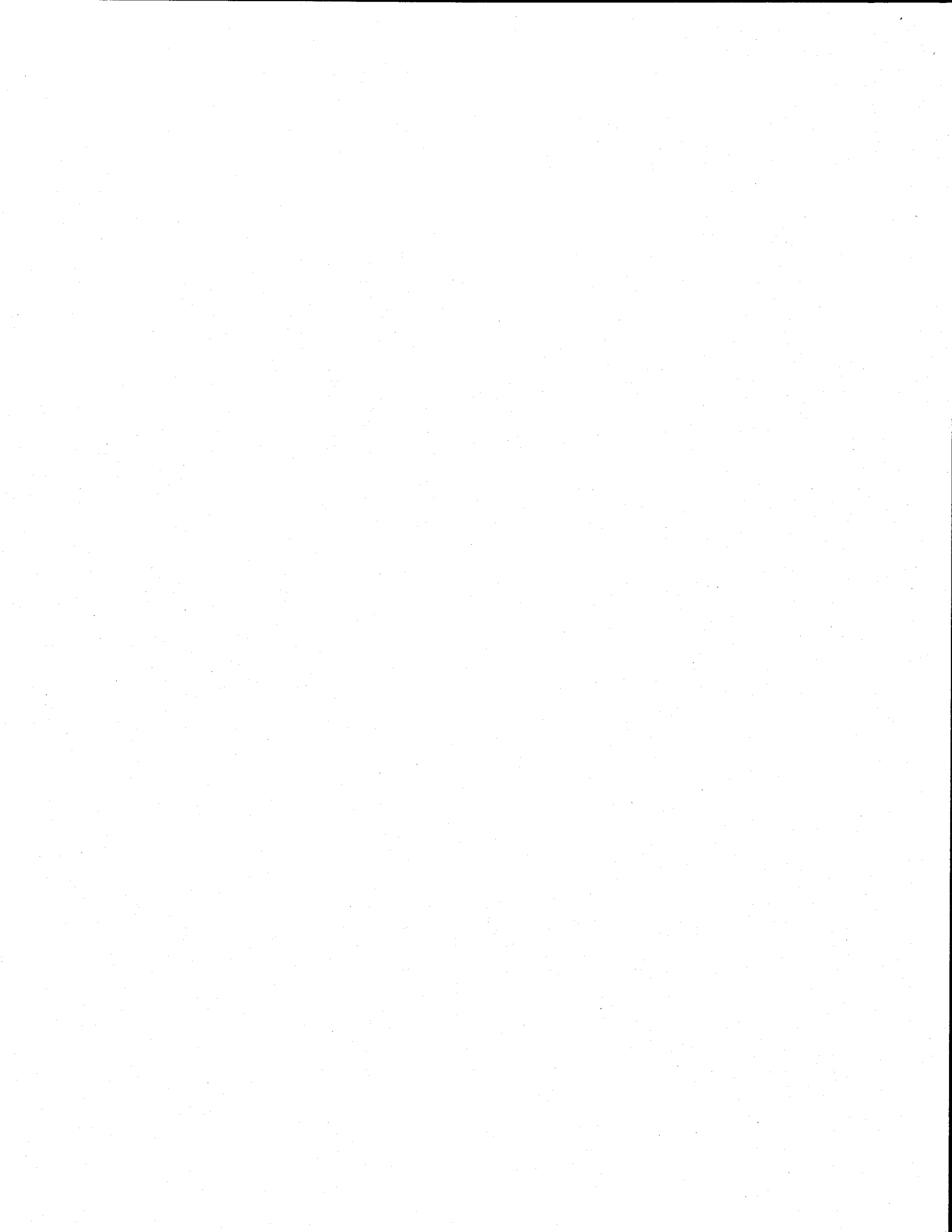
38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: LEE CONSULTING GROUP \$.75
paid by: CASH
CA FISH & GAME FEE FOR EA 40918
paid towards: CFG04330 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Oct 01, 2008 12:06
MBRASWEL posting date Oct 01, 2008

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$.75

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



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0901578

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: LEE CONSULTING GROUP \$117.00
paid by: CK 1858
CA FISH & GAME FEE FOR EA 40918
paid towards: CFG04330 CALIF FISH & GAME: DOC FEE
at parcel:
apl type: CFG3

By SBROSTRO Feb 04, 2009 08:41
posting date Feb 04, 2009

Account Code	Description	Amount
558353120100208100	CF&G TRUST	\$117.00

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



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0810639

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: LEE CONSULTING GROUP \$140.00
paid by: CK 1041
CA FISH & GAME FEE FOR EA 40918
paid towards: CFG04330 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Oct 01, 2008 12:07
MBRASWEL posting date Oct 01, 2008

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$140.00

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



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0718116

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

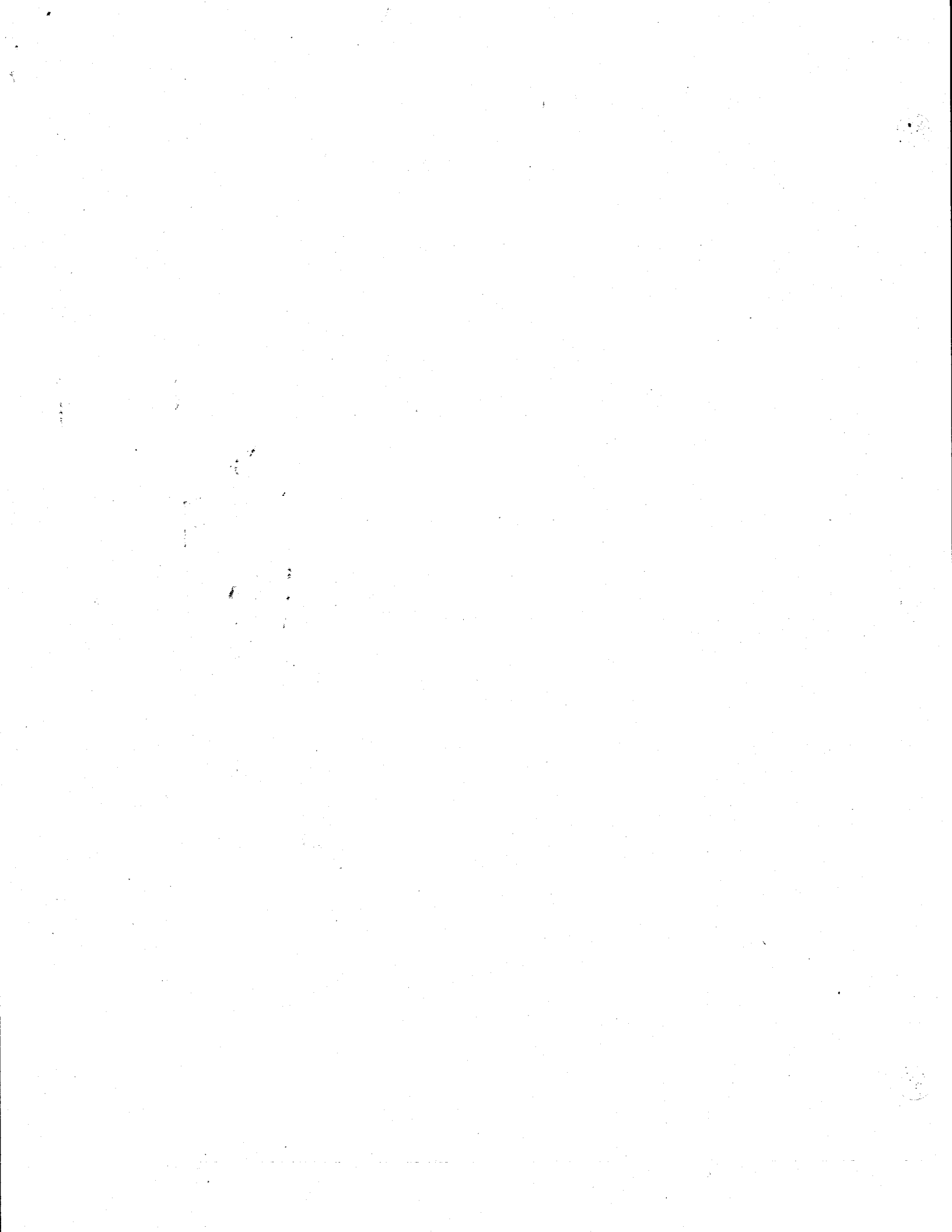
Received from: LEE CONSULTING GROUP \$1,736.00
paid by: CK 1287
CA FISH & GAME FEE FOR EA 40918
paid towards: CFG04330 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Dec 18, 2007 09:35
MBRASWEL posting date Dec 18, 2007

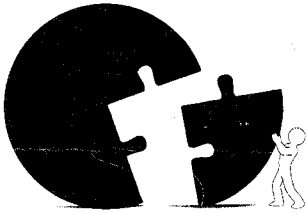
Account Code	Description	Amount
58353120100208100	CF&G TRUST	\$1,736.00

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









RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

801B

05.15.2012

DATE: 3/19/12

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: SPECIFIC PLAN NO. 360 AMENDMENT NO. 1 (SP360A1)
(Charge your time to these case numbers)

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

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

Designate Newspaper used by Planning Department for Notice of Hearing: N/A

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

N/A
Fish & Game Receipt (CFG04330)

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

"Planning Our Future... Preserving Our Past"

323
MAY 15 2012



**RESOLUTION NO. 2012-060
ADOPTING
AMENDMENT NO. 1 TO SPECIFIC PLAN NO. 360
(VALANTE)**

WHEREAS, pursuant to the provisions of Government Code Section 65450 et. seq., public hearings were held before the Riverside County Board of Supervisors in Riverside, California on May 4, 2010 and May 18, 2010 and before the Riverside County Planning Commission in Riverside, California on February 3, 2010 to consider Amendment No. 1 to Specific Plan No. 360 (Valante), which specific plan was adopted by the Board of Supervisors pursuant to Resolution No. 2009-168 (dated June 9, 2009); and,

WHEREAS, the Board of Supervisors closed the May 18, 2010 public hearing and voted unanimously to approve Specific Plan No. 360, Amendment No. 1 and,

WHEREAS, all the provisions of the California Environmental Quality Act ("CEQA") and the Riverside County CEQA implementing procedures have been satisfied and the Mitigated Negative Declaration, Environmental Assessment No. 40918, which was prepared in connection with the adoption of Specific Plan No. 360 and adopted by the Board of Supervisors on June 9, 2009, as modified by the Addendum prepared in connection with this Amendment No. 1 to Specific Plan No. 360 and Tentative Tract Map No. 34651 (collectively referred to alternatively herein as "the project."), is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and implementing procedures; and,

WHEREAS, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Board of Supervisors of the County of Riverside, in regular session assembled on May 15, 2012 that:

- A. Specific Plan No. 360, is 55± acres of residential and open space uses comprised of 460 residential lots that will have a density of 8-14 dwelling units per acre (high density

FORM APPROVED COUNTY COUNSEL
BY: [Signature] 4/24/12
TIFFANY N. NORTH
DA



1 residential) generally bounded by Varner Avenue on the south and Avenue 38 on the north.

2 B. Specific Plan No. 360, Amendment No. 1 modifies the acreage and density of various
3 Planning Areas adopted under Specific Plan No. 360 and further modifies the roadway
4 alignment of Avenue 38, adopted under Specific Plan No. 360 to ensure consistency with
5 the adjacent Tentative Tract Map No. 35058 (TR35058); the number of Planning Areas
6 (22) and dwelling units (460) remains the same; the amendment accommodates a re-design
7 due to the re-alignment of Avenue 38; the project increases Open Space -Recreation by 1.4
8 acres, and Open Space Conservation decreases by 1.8 acres; the setback along Varner
9 Avenue reduces as a result of the relocation of the Regional Trail from Varner Road to
10 Avenue 38.

11 C. Specific Plan 360, Amendment No. 1 is associated with Tentative Tract Map No. 34651,
12 which was considered concurrently at the public hearings before the Planning Commission
13 and Board of Supervisors. Tentative Tract Map No. 34651 proposes a Schedule C land
14 division of approximately 55 acres into 13 minimum two acre parcels.

15 D. The Environmental Assessment prepared for Specific Plan No. 360, Amendment No. 1 and
16 Tentative Tract Map No. 34651 concluded that the project would necessitate some changes
17 in or additions to Mitigated Negative Declaration, Environmental Assessment No. 40918,
18 but none sufficient to necessitate the preparation of a subsequent EIR or negative declaration.
19 Accordingly, an Addendum was prepared.

20 E. No potentially significant environmental impacts are associated with the proposed
21 amendment and related case other than those identified in the Mitigated Negative
22 Declaration, Environmental Assessment No. 40918, as modified by the Addendum and those
23 impacts would be avoided or lessened (reduced to a level of insignificance) by the mitigation
24 measures listed therein.

25 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Specific Plan No. 360,
26 Amendment No. 1 is consistent with the Riverside County General Plan.

27 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered
28 Mitigated Negative Declaration, Environmental Assessment No. 40918 , as modified by the Addendum



1 thereto in evaluating Specific Plan No. 360, Amendment No. 1 and the related case referenced above,
2 that Mitigated Negative Declaration, Environmental Assessment No. 40918, as modified by the
3 Addendum is an accurate and objective statement that complies with the California Environmental
4 Quality Act and reflects the County's independent judgment, and that Mitigated Negative Declaration,
5 Environmental Assessment No. 40918 and the Addendum are incorporated herein by this reference.

6 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ACCEPTS** the findings of
7 the Addendum, on the basis of which the Board of Supervisors finds that no further environmental
8 documentation is required because only minor technical changes or additions to the Mitigated Negative
9 Declaration were necessary and none of the conditions described in CEQA Guidelines Section 15162
10 calling for a the preparation of a subsequent Environmental Impact Report or negative declaration have
11 occurred and **ADOPTS** the mitigation measures specified therein.

12 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Specific Plan No. 360,
13 Amendment No. 1, on file with the Clerk of the Board, including the final conditions of approval and
14 exhibits, is hereby adopted as the Amended Specific Plan of Land Use for the real property described
15 and shown in the plan, and said real property shall be developed substantially in accordance with the
16 plan, unless the plan is amended by the Board.

17 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Specific Plan No.
18 360, Amendment No. 1 shall be placed on file in the Office of the Clerk of the Board, in the Office of
19 the Planning Director, and in the Office of the Building and Safety Director, and that no applications for
20 subdivision maps, conditional use permits or other development approvals shall be accepted for the real
21 property described and shown in the plan, as amended, unless such applications are substantially in
22 accordance therewith.

23 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the
24 documents upon which this decision is based are the Clerk of the Board and the County Planning
25 Department and that such documents are located at 4080 Lemon Street, Riverside, California.



2
3 RESOLUTION NO. 2012 – 060
4 ADOPTING
5 AMENDMENT NO. 1 TO SPECIFIC PLAN NO. 360
6 (VALANTE)
7

8 ADOPTED by Riverside County Board of Supervisors on May 15, 2012.

9 ROLL CALL:

10
11 Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
12 Nays: None
13 Absent: None
14

15
16 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of
Supervisors on the date therein set forth.

17 KECIA HARPER-IHEM, Clerk of said Board

18
19 By: _____
20 Deputy



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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
April 1, 2010

REVIEWED BY EXECUTIVE OFFICER

DATE

Tina Grande

Departmental Concurrence

SUBJECT: SPECIFIC PLAN NO. 360 AMENDMENT NO. 1 / TENTATIVE TRACT MAP NO. 34651 – Intent to Adopt an Addendum to Mitigated Negative Declaration No. 40918 – Applicant: Lee Consulting Group - Engineering/Representative: RGP Planning – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Open Space: Open Space Recreation (OS-R); Open Space Conservation (OS-C); Community Development: High Density Residential (HDR), Very High Density Residential (VHDR) – Location: Northerly of Varner Road, southerly of Avenue 38, and westerly of Washington Street – 55 Gross Acres – Zoning: Specific Plan (SP) – **REQUEST:** The Specific Plan Amendment proposes to modify the acreage and density of various Planning Areas adopted under Specific Plan No. 360. The Specific Plan Amendment further proposes to modify the roadway alignment of Avenue 38, adopted under Specific Plan No. 360, in order to ensure consistency with the alignment of adjacent Tentative Tract Map No. 35058 (TR35058) and the required roadway and drainage improvements. Tentative Tract Map No. 34651 proposes a Schedule “C” tentative tract map to divide approximately 55 acres into eleven (11) residential lots, ranging in size from approximately 2.0 acres to 3.5 acres; with one (1) open space lot, and one (1) drainage lot – APN(s): 626-130-019. (Legislative)

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION RECOMMENDED:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40918**, based on the findings incorporated in the initial study and the

Ron Goldman
Planning Director

Initials:
RG:vg

(continued on attached page)

Policy

Policy

Consent

Consent

Dept R... n.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fourth

Agenda Number:

The Honorable Board of Supervisors

Re: **SPECIFIC PLAN NO. 360 AMENDMENT NO. 1 / TENTATIVE TRACT MAP NO. 34651**

Page 2 of 2

conclusion that the project will not have a significant effect on the environment;

CERTIFICATION of an **ADDENDUM** to **ENVIRONMENTAL ASSESSMENT NO. 40918**, based on the finding that all impacts were adequately analyzed pursuant to applicable legal standards, and while some changes and/or additions are necessary, none of the conditions described in California Code of Regulations Section 15162 exist; and,

APPROVAL of **SPECIFIC PLAN AMENDMENT NO. 360A1**, subject to the attached conditions of approval, subject to resolution adoption by the Board of Supervisors; and, based upon the findings and conclusions incorporated in the staff report; and

APPROVAL of **TENTATIVE TRACT MAP NO. 34651**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.

**PLANNING COMMISSION
MINUTE ORDER FEBRUARY 3, 2010
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. **AGENDA ITEM 5.2: SPECIFIC PLAN NO. 360 AMENDMENT NO. 1 / TENTATIVE TRACT MAP NO. 34651** - Intent to Adopt an Addendum to Mitigated Negative Declaration No. 40918 - Applicant: Lee Consulting Group - Engineering/Representative: RGP Planning - Fourth Supervisorial District - Bermuda Dunes Zoning District - Western Coachella Valley Area Plan: Open Space: Open Space Recreation (OS-R), Open Space Conservation (OS-C): Community Development: High Density Residential (HDR), Very High Density Residential (VHDR) - Location: Northerly of Varner Road, southerly of Avenue 38, and westerly of Washington Street - 55 Gross Acres - Zoning: Specific Plan (SP) (Legislative)

II. **PROJECT DESCRIPTION**

The Specific Plan Amendment proposes to modify the acreage and density of various Planning Areas adopted under Specific Plan No. 360. The Specific Plan Amendment further proposes to modify the roadway alignment of Avenue 38, adopted under Specific Plan No. 360, in order to ensure consistency with the alignment of adjacent Tentative Tract Map No. 35058 (TR35058) and the required roadway and drainage improvements. Tentative Tract Map No. 34651 proposes a Schedule C tentative tract map to divide approximately 55 acres into eleven (11) residential lots, ranging in size from approximately 2.0 acres to 3.5 acres; with one (1) open space lot, and one (1) drainage lot.

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: Matt Straite, Ph: (951) 955-8631 or E-mail mstraite@rctlma.org

The following spoke in favor of the subject proposal:

Mee Semcken, Applicant, 3365 Monterey Rd., San Marino, CA 91108

Jeremy Krout, Applicant's Representative

No one spoke in a neutral position or in opposition of the subject proposal.

IV. **CONTROVERSIAL ISSUES**

NONE

V. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0, recommended to the Board of Supervisors;

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40918**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

CERTIFICATION of an **ADDENDUM** to **ENVIRONMENTAL ASSESSMENT NO. 40918**, based on the finding that all impacts were adequately analyzed pursuant to applicable legal standards, and while some changes and/or additions are necessary, none of the conditions described in California Code of Regulations Section 15162 exist; and,

APPROVAL of **SPECIFIC PLAN AMENDMENT NO. 360A1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and **APPROVAL** of **TENTATIVE TRACT MAP NO. 34651**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.

Agenda Item No.: 5.2
Area Plan: Western Coachella Valley
Zoning District: Bermuda Dunes
Supervisorial District: Fourth
Project Planner: Matt Straite
Planning Commission: March 3, 2010
Tract Map Continued From: April 29, 2009,
February 18, 2009

SPECIFIC PLAN AMENDMENT NO. 360A1
TENTATIVE TRACT MAP NO. 34651
E.A. Number: 40918
Applicant: Palm Desert 53 Investors, LLC
Engineer/Rep.: RGP Planning

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Specific Plan Amendment No. 360A1 proposes to modify the acreage and density of various Planning Areas adopted under Specific Plan No. 360 (see comparison table attached on CD) and further proposes to modify the roadway alignment of Avenue 38, adopted under Specific Plan No. 360 to ensure consistency with the adjacent Tentative Tract Map No. 35058 (TR35058). The number of Planning Areas (22) and dwelling units (460) has remained the same. The change accommodates a slight re-design due to the re-alignment of Avenue 38. The project has increased Open Space - Recreation by 1.4 acres, and Open Space Conservation has decreased by 1.8. The setback along Varner has reduced as a result of the relocation of the Regional Trail from Varner Road to Avenue 38. In contrast to the original plan, the project is no longer bifurcated by Avenue 38, instead the neighborhood is located only to the south of Avenue 38.

Tentative Tract Map No. 34651 proposes a Schedule C land division of approximately 55 acres into 13 minimum 2 acre parcels.

The project is located in the Western Coachella Valley Area Plan, more specifically northerly of Varner Road, southerly of Avenue 38, and westerly of Washington Street, to the west of the Mirasera Specific Plan, (SP338).

FURTHER PLANNING CONSIDERATIONS:

March 3, 2010

The Tentative Tract Map was before the Planning Commission on February 18, 2009 and April 29, 2009 for updates on the realignment issues. The realignment of Avenue 38 affecting this project (TR34651) and the adjacent project (TR35058) has been finalized. The property owners submitted a letter of intent and agreement stating that they are in agreement with a common alignment acceptable to both parties.

The original specific plan (SP00360) has been approved and adopted by the Board of Supervisors on June 9, 2009.

SUMMARY OF FINDINGS:

- | | |
|-----------------------------------|--|
| 1. Existing Land Use (Ex. #1): | Vacant |
| 2. Surrounding Land Use (Ex. #1): | Vacant and the Fringe-Toed Lizard preserve to the north, adopted specific plan to the east, vacant property to the west; and Interstate 10 and City Palm Desert to the south |
| 3. Existing Zoning (Ex. #3): | Specific Plan (SP360) |
| 4. Surrounding Zoning (Ex. #3): | Natural -Assets (N-A) to the north; City of Palm Desert (PL-3) to the south; Specific Plan, Scenic |

MS
1/2/10

- | | |
|----------------------------|--|
| 5. General Plan Land Use | Highway Commercial (C-P-S), and Controlled Development Areas (W-2-10) to the east; and W-2 to the west |
| 6. Project Data: | Community Development (CD): Specific Plan as reflected by the land use plan |
| 7. Environmental Concerns: | Total Acreage: 55
See attached environmental assessment and addendum |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40918**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

CERTIFICATION of an **ADDENDUM** to **ENVIRONMENTAL ASSESSMENT NO. 40918**, based on the finding that all impacts were adequately analyzed pursuant to applicable legal standards, and while some changes and/or additions are necessary, none of the conditions described in California Code of Regulations Section 15162 exist; and,

APPROVAL of **SPECIFIC PLAN AMENDMENT NO. 360A1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and

APPROVAL of **TENTATIVE TRACT MAP NO. 34651**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Open Space Conservation; Open Space Recreation; and High Density Residential and the land uses proposed within the Specific Plan are all consistent with all the Riverside County General Plan.
2. The proposed project is consistent with the Specific Plan zoning classification of Ordinance No. 348, along with the proposed zoning ordinance for the Specific Plan and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project is not located with a designated Conservation Area of the Coachella Valley Multi-Species Habitat Conservation Plan (MSHCP).

FINDINGS: The following findings are in addition to those incorporated in the summary of findings which is incorporated herein by and in the attached Environmental Assessment and Addendum there to:

1. The project site is designated Community Development: Specific Plan as reflected by the Specific Plan Land Use Plan in the Western Coachella Valley Area Plan.
2. The proposed use of residential development is a permitted use in the Specific Plan.
3. The uses as proposed in the Specific Plan, High Density Residential (HDR) 8-14 dwelling units per acre and Very High Density Residential (VHDR) 14-20 dwelling units per acre, are consistent with the surrounding uses and the Riverside County General Plan.
4. The project site is surrounded by properties which are designated Community Development: High Density Residential (CD:HDR 8-14 dwelling units per acre), Very High Density Residential (CD:VHDR 14-20 dwelling units per acre) and Open Space: Conservation Habitat (OS:CH).
5. The zoning for the subject site is Specific Plan.
6. The proposed residential uses of the Specific Plan Amendment and Tentative Tract Map are consistent with the development standards set forth in the Specific Plan.
7. The project site is surrounded by properties which are zoned Natural Assets (N-A), Specific Plan (SP), and Scenic Highway Commercial (C-P-S).
8. A Mitigated Negative Declaration has been adopted for SP360 on the project site. An addendum was created to address additional information presented for the Tract Map. CEQA does not require an additional Negative Declaration or EIR per 15162 because on the basis of substantial evidence in the light of the whole record:

(1) Per the attached EA40918 and Addendum, no substantial changes are proposed in the project which will require major revisions of the previous Mitigated Negative Declaration or increase in the severity of previously identified significant effects;

(2) Per the attached EA40918 and Addendum, no substantial changes are proposed with respect to the circumstances under which the project will be undertaken which would require major revisions of the previous Mitigated Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and,

(3) Per the attached EA40918 and Addendum, no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous Mitigated Negative Declaration was adopted.

INFORMATIONAL ITEMS:

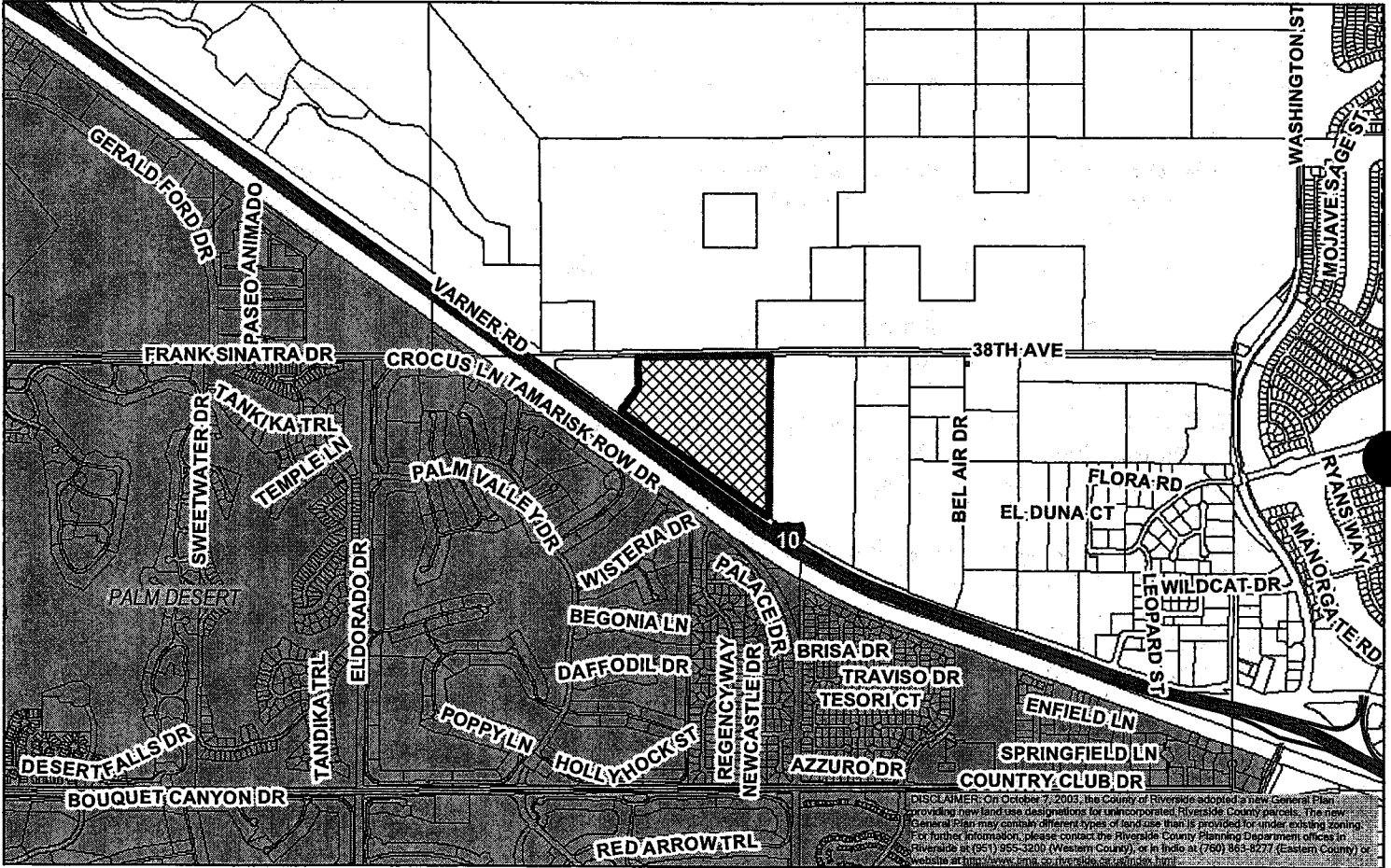
1. As of this writing staff received no letters in opposition or in favor of this project.
2. The project site is not located within:

- a. Fringe Toed Lizard sand source area
 - b. General Plan Policy Overlay Area
 - c. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
3. The project site is located within:
 - a. The boundaries of the Desert Sands Unified School District.
 - b. Flood Zone AO of the FEMA Flood Plain.
 - c. The CVMHSCP fee area.
 - d. Compatibility Zone E of the Bermuda Dunes Airport.
 4. The subject site is currently designated as Assessor's Parcel Number 626-130-019.
 5. The project site is within a 100-year flood zone, thus, the property must be protected from flooding prior to any development on the site. Therefore, the property owner and the adjacent property owners have entered into multi-party agreements with the United States Army Corps of Engineers (USACOE) to participate in the construction of a portion of a regional drainage facility that will tie the project into other flood systems up and down stream.
 6. The proposed project is located within the boundaries of proposed Specific Plan No. 360 which was adopted by the Board of Supervisors.
 7. The project was filed with the Planning Department on June 29, 2006. The project was submitted with related Specific Plan No. 360. Both projects were processed concurrently in the Riverside office under Set No. ZCC003834.
 8. The project was reviewed by the desert office Land Development Committee two times on the following dates, December 18, 2008 and January 22, 2009.
 9. Deposit based fee charged for this project and the related specific plan, as of the time of staff report preparation, total \$119, 641.74.

Supervisor Wilson
District 4
Date Drawn: 2/05/09

TR34651 VICINITY MAP

Planner: Maurice Borrows
Date: 2/18/09
VICINITY MAP



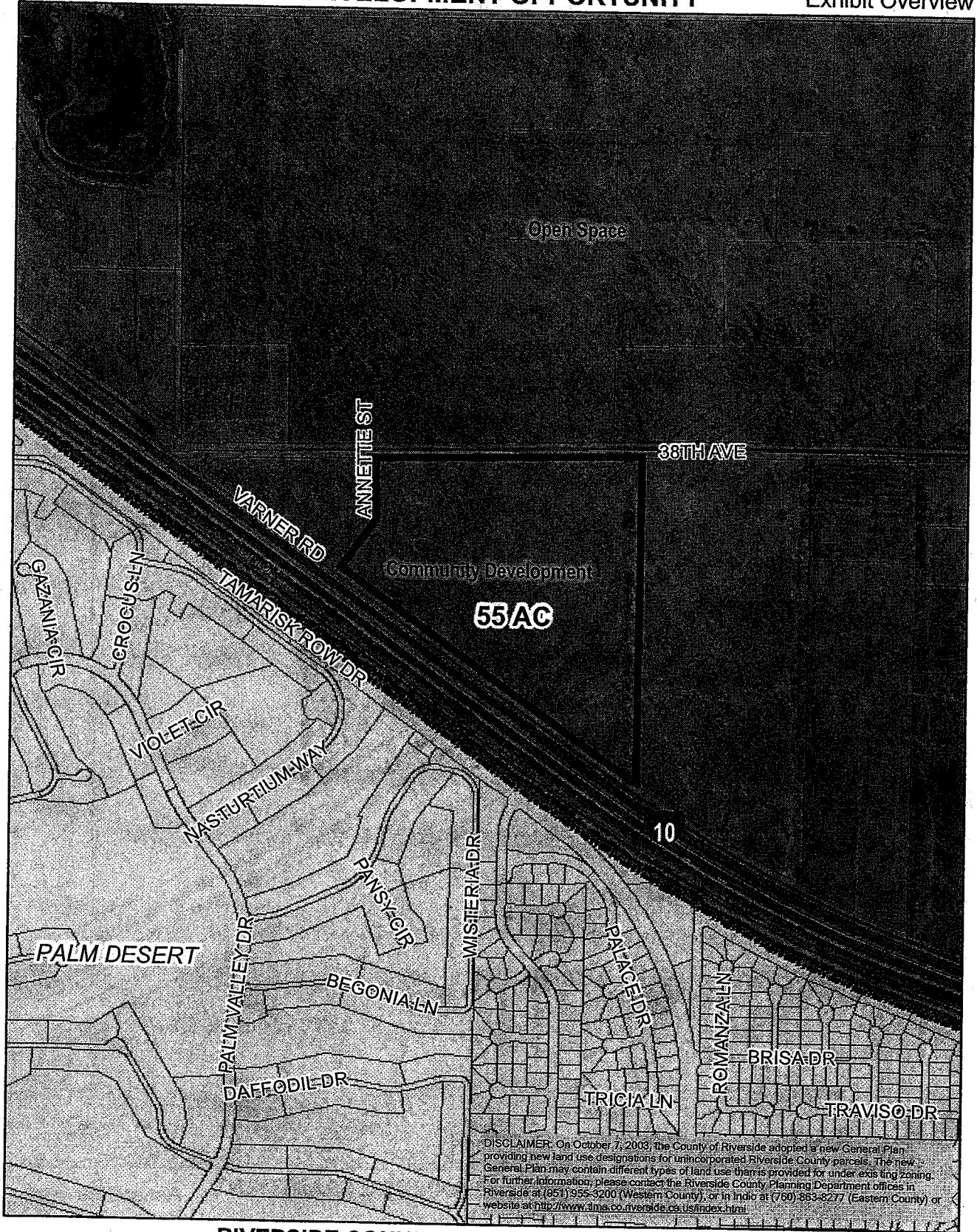
District: Bermuda Dunes
Township/Range: T5SR6E
Section: 2

RIVERSIDE COUNTY PLANNING DEPARTMENT



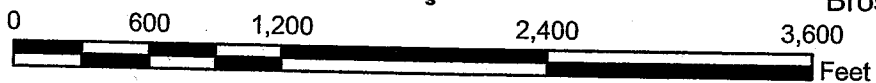
Assessors
Bk. Pg. 626-13
Thomas
Bros. Pg. 819 C1

DEVELOPMENT OPPORTUNITY



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Bermuda Dunes
Township/Range: T5SR6E
Section: 2



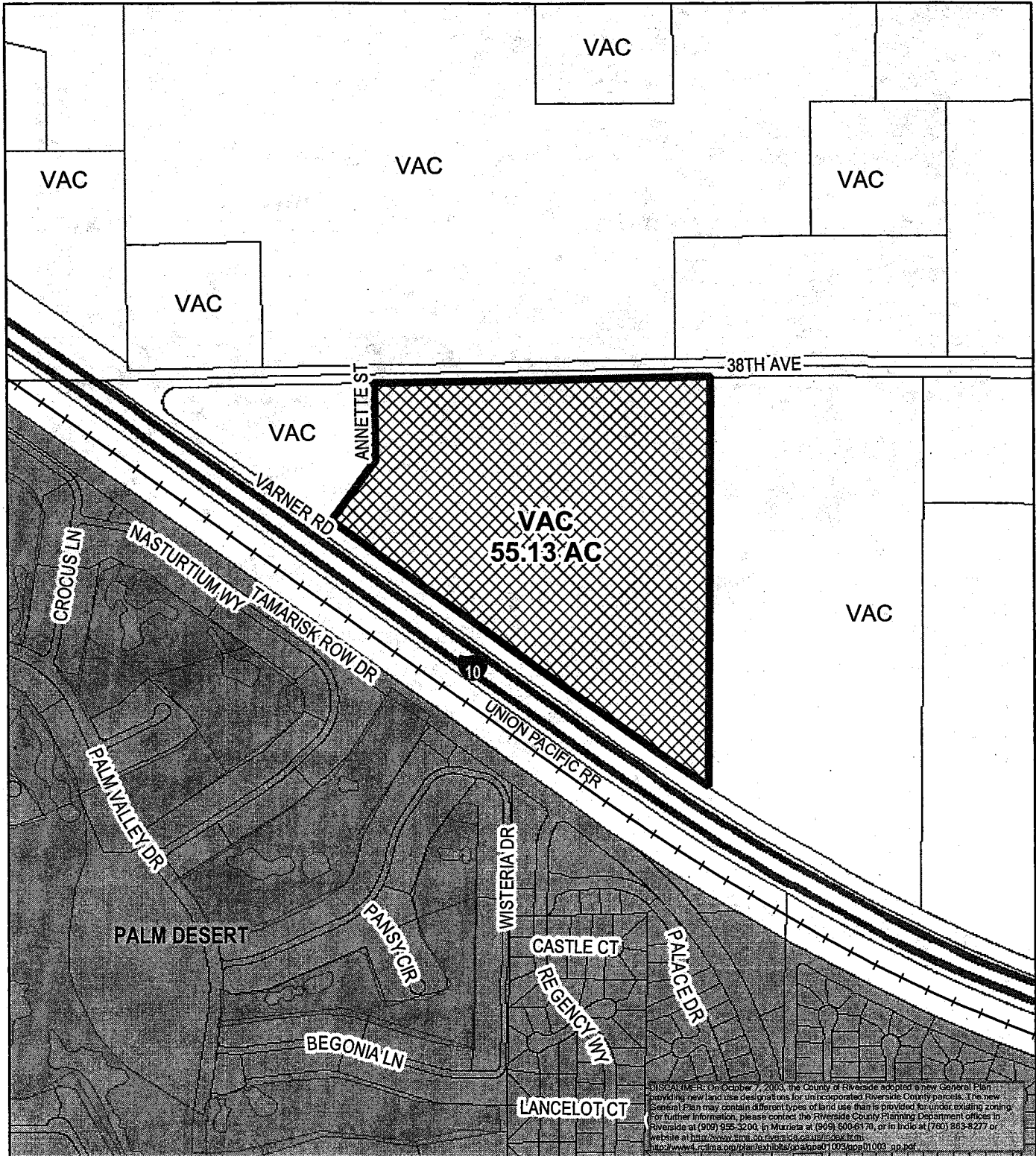
Assessors
Bk. Pg. 626-13
Thomas
Bros. Pg. 819 C1

Supervisor Wilson
District 4
Date Drawn: 6/5/08

SP00360

Land Use

Planner: Matt Straite
Date: 7/09/08
Exhibit 1

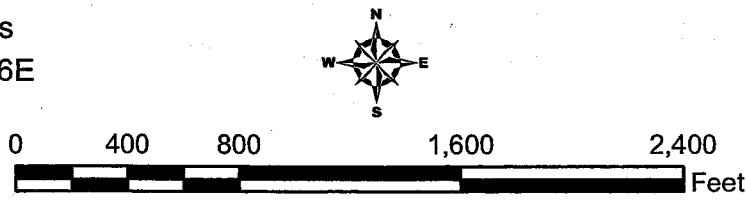


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan, providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200, in Murrieta at (951) 940-6170, or in Indio at (760) 863-9277 or website at <http://www.rcplanning.com> or <http://www.rcplanning.com/exhibits/sp00360/0036001003.sp.pdf>

Zone
District: Bermuda Dunes
Township/Range: T5SR6E
Section: 2

RIVERSIDE COUNTY PLANNING DEPARTMENT

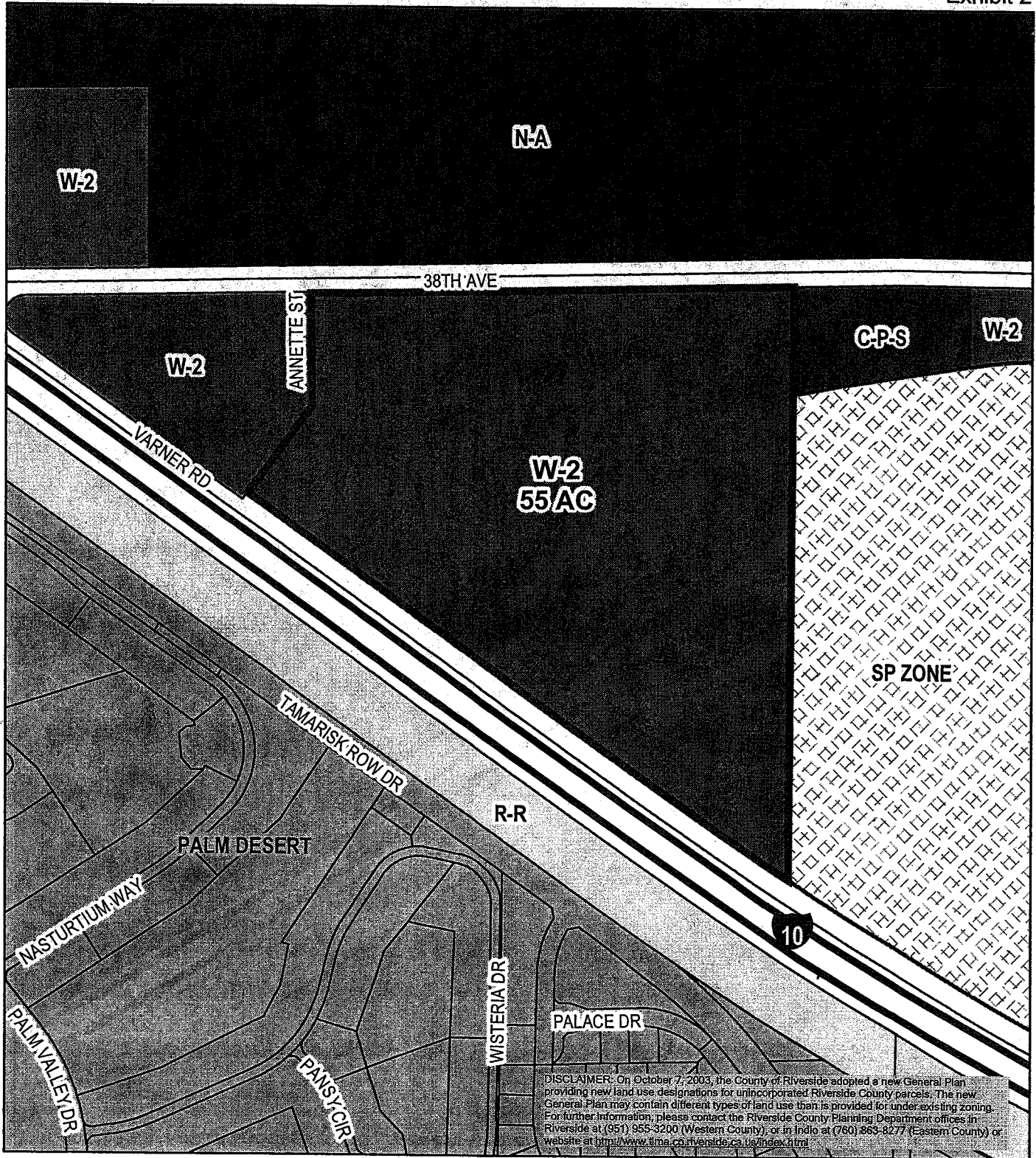
Assessors
Bk. Pg. 626-13
Thomas
Bros. Pg. 819 C1



Supervisor: Wilson
District 4
Date Drawn: 2/05/09

TR34651 EXISTING ZONING

Planner: Maurice Borrows
Date: 2/18/09
Exhibit 2



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Bermuda Dunes
Township/Range: T5SR6E
Section: 2

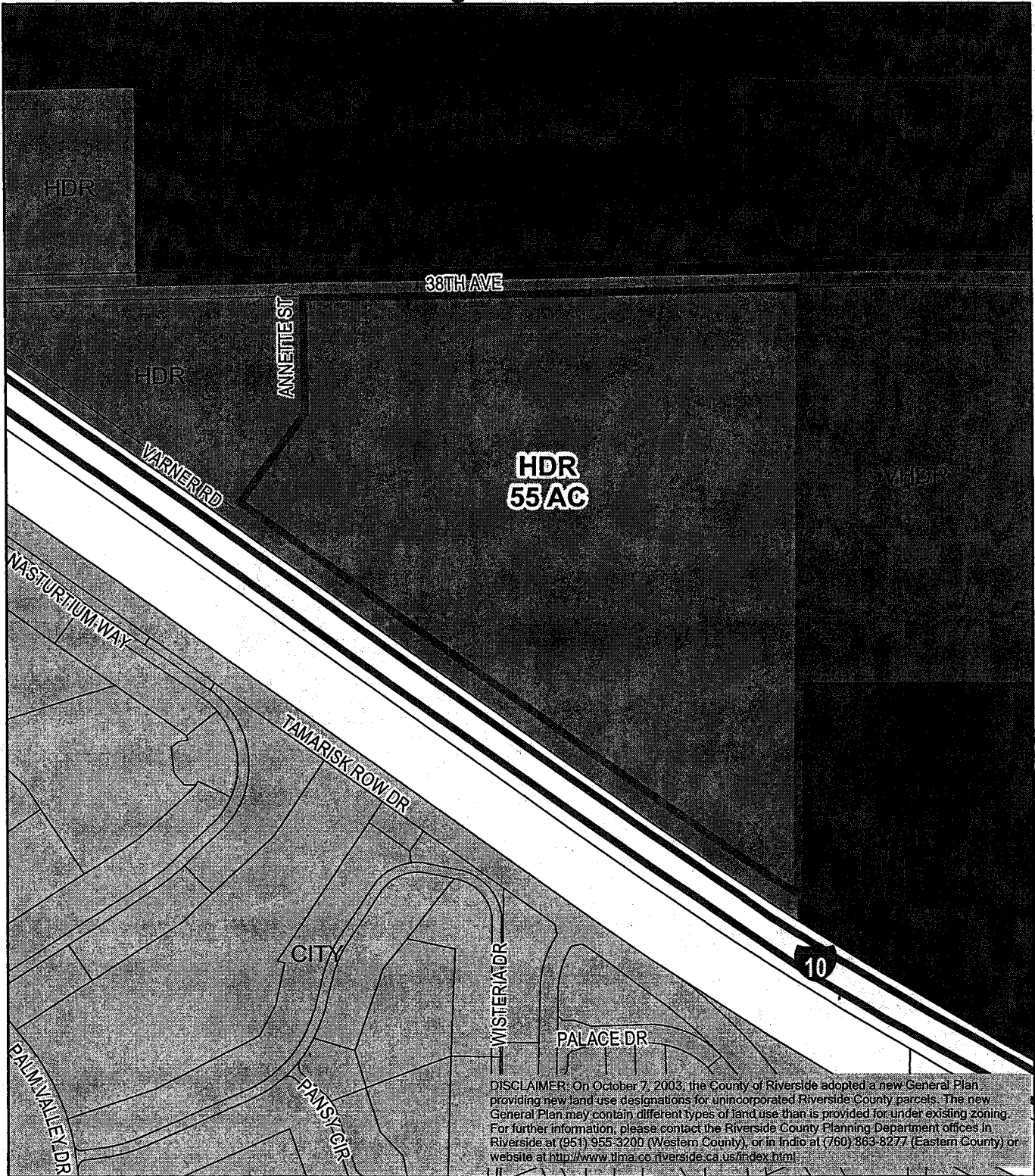


Assessors
Bk. Pg. 626-13
Thomas
Bros. Pg. 819 C1

Supervisor: Wilson
District 4
Date Drawn: 2/05/09

TR34651
Existing General Plan

Planner: Maurice Borrows
Date: 2/18/09
Exhibit 5



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Bermuda Dunes
Township/Range: T5SR6E
Section: 2



Assessors
Bk. Pg. 626-13
Thomas
Bros. Pg. 819 C1



NOTICE OF PUBLIC HEARING
and
**INTENT TO CERTIFY AN ADDENDUM TO A
MITIGATED NEGATIVE DECLARATION (MND)**

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use and Subdivision Ordinance No. 348 and 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

SPECIFIC PLAN NO. 360 AMENDMENT NO. 1 / TENTATIVE TRACT MAP NO. 34651 – Intent to Adopt an Addendum to Mitigated Negative Declaration No. 40918 – Applicant: Lee Consulting Group - Engineering/Representative: RGP Planning – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Open Space: Open Space Recreation (OS-R), Open Space Conservation (OS-C): Community Development: High Density Residential (HDR), Very High Density Residential (VHDR) – Location: Northerly of Vamer Road, southerly of Avenue 38, and westerly of Washington Street – 55 Gross Acres – Zoning: Specific Plan (SP) – **REQUEST:** The Specific Plan Amendment proposes to modify the acreage and density of various Planning Areas adopted under Specific Plan No. 360. The Specific Plan Amendment further proposes to modify the roadway alignment of Avenue 38, adopted under Specific Plan No. 360, in order to ensure consistency with the alignment of adjacent Tentative Tract Map No. 35058 (TR35058) and the required roadway and drainage improvements. Tentative Tract Map No. 34651 proposes a Schedule "C" tentative tract map to divide approximately 55 acres into eleven (11) residential lots, ranging in size from approximately 2.0 acres to 3.5 acres; with one (1) open space lot, and one (1) drainage lot – APN(s): 626-130-019. (Legislative)

TIME OF HEARING:	9:00 am or as soon as possible thereafter.
DATE OF HEARING:	February 3, 2010
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET RIVERSIDE, CA 92501

For further information regarding this project, please contact Matt Straite, Project Planner at 951-955-8631 or e-mail mstraite@rcplma.org, or go to the County Planning Department's Planning Commission agenda web page at www.tima.co.riverside.ca.us/planning/pc.html

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and has recommended certification of an addendum to anMND. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing.

The case file for the proposed project, and the final environmental impact report, may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

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

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

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Matt Straite
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 1/13/2010,

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

APN (s) or case numbers SP00360A1 For

Company or Individual's Name Planning Department,

Distance buffered ~~600'~~ 1200'

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

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


NAME: Vinnie Nguyen

TITLE GIS Analyst

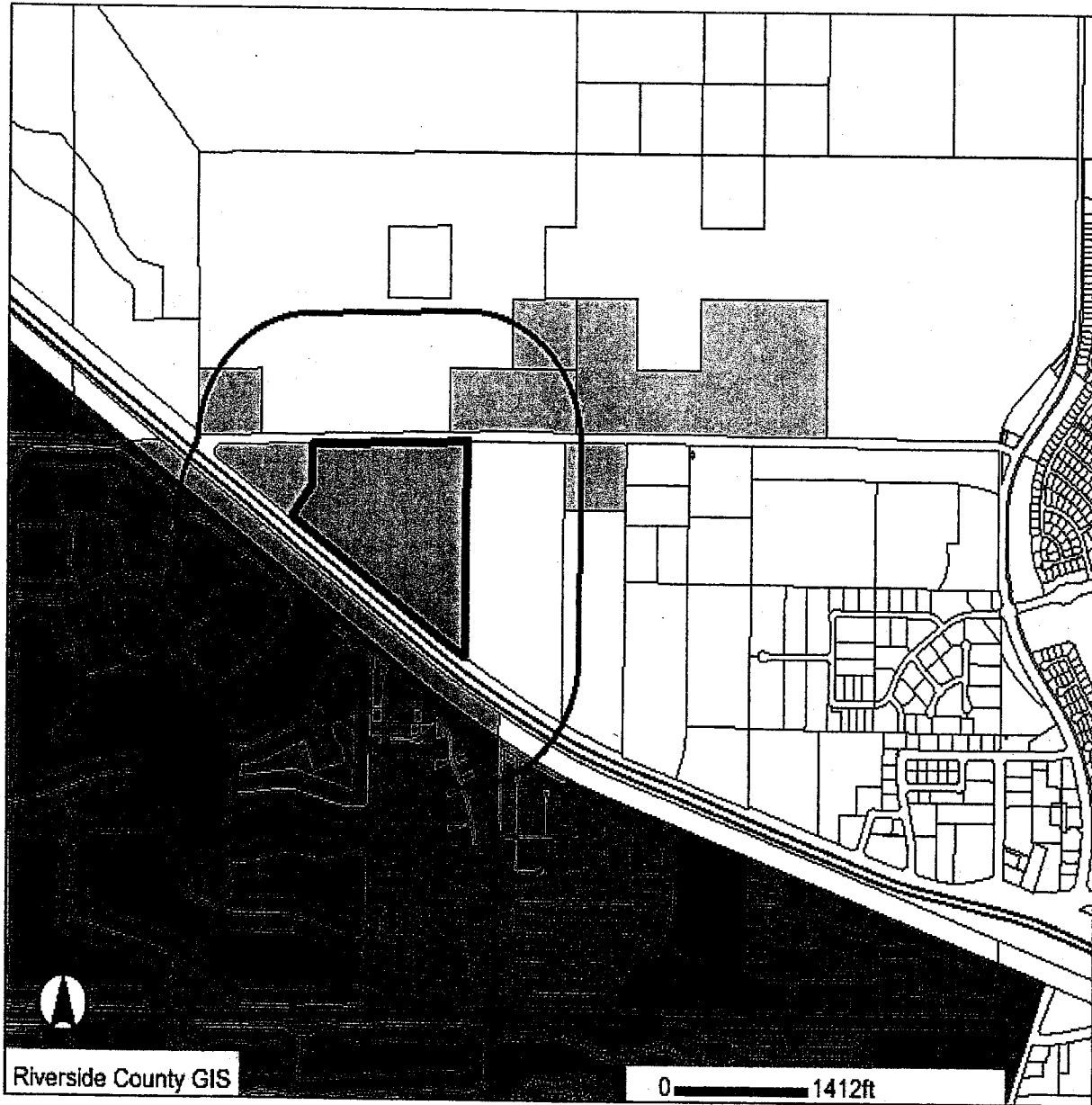
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 1/13/2010 
EXPIRES: 7/13/201

1200 feet buffer



Selected parcel(s):

- | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 626-130-003 | 626-130-017 | 626-130-019 | 626-150-004 | 626-200-045 | 626-200-051 | 626-200-053 |
| 626-220-030 | 626-271-019 | 626-271-020 | 626-271-023 | 626-272-002 | 626-380-016 | 626-380-019 |
| 626-380-020 | 626-380-022 | 626-380-024 | 626-390-002 | 626-390-008 | 626-390-009 | 626-460-053 |
| 626-460-054 | 626-460-055 | 626-460-062 | 695-110-003 | 695-120-001 | 695-120-003 | 695-120-004 |

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...01/12/2010

APN: 626130003 ASMT: 626130003
TAMARA FIELDS
T FIELDS
3018 CORDA DR
LOS ANGELES CA 90049

APN: 626130017 ASMT: 626130017
SOUTHERN PACIFIC TRANSPORTATION CO
SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102

APN: 626130019 ASMT: 626130019
PALM DESERT 53 INV
4060 W WASHINGTON BLV
LOS ANGELES CA 90018

APN: 626150004 ASMT: 626150004
MIRASERA
718 UNIVERSITY AV STE 115
LOS GATOS CA 95032

APN: 626200045 ASMT: 626200045
SUNRISE DESERT PARTNERS
300 EAGLE DANCE CIR
PALM DESERT CA 92211

APN: 626200051 ASMT: 626200051
PALM VALLEY COUNTRY CLUB ASSN INC
42600 COOK ST NO 200
PALM DESERT CA 92260

APN: 626200053 ASMT: 626200053
NGP REALTY SUB
C/O AMERICAN GOLF CORP
2951 28TH ST
SANTA MONICA CA 90405

APN: 626220030 ASMT: 626220030
CVWD
P O BOX 1058
COACHELLA CA 92236

APN: 626271019 ASMT: 626271019
BRADLEY ALEXANDER GARNER
STEPHANIE GARNER
P O BOX 4731
PALM DESERT CA 92261

APN: 626271020 ASMT: 626271020
MICHAEL GEORGE YOURGAS
8117 MANCHESTER AVE
PLAYA DEL REY CA 90293

APN: 626271023 ASMT: 626271023
REGENCY PALMS HOMEOWNERS ASSN
76800 COUNTRY CLUB DR
PALM DESERT CA 92260

APN: 626272002 ASMT: 626272002
BRUCE LEONARD RUCKER
MARCY ANN RUCKER
39195 REGENCY WAY
PALM DESERT CA 92211

APN: 626380016 ASMT: 626380016
HOWARD L BIGLOW
JACKIE M BIGLOW
39067 PALMCE DR
PALM DESERT CA 92211

APN: 626380019 ASMT: 626380019
ADAM WEISSMAN
BETH J WEISSMAN
P O BOX 3124
BIG BEAR LAKE CA 92315

APN: 626380020 ASMT: 626380020
PALM DESERT REGENCY ESTATES HOMEOWNERS ASSN
26857 ABBY CT
PALM DESERT CA 92260

APN: 626380022 ASMT: 626380022
SUSAN HUNTER PARTEE
297 PASEO PRIMAVERA
PALM DESERT CA 92260

APN: 626380024 ASMT: 626380024
RICHARD D JENNINGS
CATHERINE M JENNINGS
P O BOX 2341
LAKE ARROWHEAD CA 92354

APN: 626390002 ASMT: 626390002
BARBARA DALLE
P O BOX 13433
PALM DESERT CA 92255

APN: 626390008 ASMT: 626390008
REGENCY PALMS HOMEOWNERS ASSOC
68910 ADELINA RD
CATHEDRAL CITY CA 92234

APN: 626390009 ASMT: 626390009
GENERAL TELEPHONE CO OF CA
C/O GTE ATTN GARY WILLIAMS HQCO2G08
P O BOX 152206
IRVING TX 75015

APN: 626460053 ASMT: 626460053
STONEBRIDGE PALM DESERT
C/O MICHAEL PROCK
3525 LOMITA BLV NO 200
TORRANCE CA 90505

APN: 626460054 ASMT: 626460054
CITY OF PALM DESERT
C/O CITY CLERKS OFFICE
73510 FRED WARING DR
PALM DESERT CA 92260

APN: 626460055 ASMT: 626460055
MARK CHALUPNIK
ALMA CHALUPNIK
P O BOX 1790
MECCA CA 92254

APN: 626460062 ASMT: 626460062
NAGY BAKHOUM
NATALIE BAKHOUM
204 PASEO DE GRANADA
REDONDO BEACH CA 90277

APN: 695110003 ASMT: 695110003
USA 653
C/O USA FISH WILDLIFE SERVICE
911 NE 11TH ST
PORTLAND OR 97233

APN: 695120001 ASMT: 695120001
MARK J CARPENTER
LINDA C CARPENTER
24 CLANCY LANE ESTS
RANCHO MIRAGE CA 92270

APN: 695120003 ASMT: 695120003
MICHAEL W CALDWELL
M SUZANNE CALDWELL
77020 UTAH CIR
PALM DESERT CA 92260

APN: 695120004 ASMT: 695120004
USA BLM
UNKNOWN 12-30-97
0

Riverside County Transportation
Department -
MS #1080

Coachella Valley Water District
85995 Avenue 52
Coachella, CA 92236

ATTN: Leslie Grosjean
SunLine Transit Agency
32-505 Harry Oliver Trl.
Thousand Palms, CA 92276

Riverside County Fire Department
MS #5036

Riverside County Bldg. and Safety Dept. -
Grading Section
Attn: Tony Harmon
MS #2715

Riverside County Regional Parks & Open -
Space Dist.
MS #2970

Dave Jones
Riverside County Geologist

Attention: Linda Grimes
CALTRANS # 8
464 W. 4TH MS 726
San Bernardino, CA 92401-1400

Southern California Edison - Rosemead
2244 Walnut Grove Ave Rm 312
P O Box 800
Rosemead, CA 91770-0800

So. Calif. Gas Co. - Redlands
1981 Lugonia Ave.
P O Box 3003
Redlands, CA 92373-0306

U. S. Fish and Wildlife Service
Ecological Services
6010 Hidden Valley Road
Carlsbad, CA 92009

Desert Riverside County Files
Attention: David Mares

Coachella Valley Unified School District
87-225 Church Street
Thermal, Ca 92274

Riverside County Sheriff Department
Attn: Bod Doyle, Sheriff
MS #1450

Riverside County Waste Resources Mgmt.
Dist.
MS #2950

California Department of Fish and Game -
Chino Hills
Environmental Services Division - NCCP
4775 Bird Farm Road
Chino Hills, CA 91709

Lee Consulting Group
C/O Mee Semcken
3365 Monterey Rd.
San Marino CA 91108

RGP Planning
C/O Jeremy Krout
8921 Reaserch Dr.
Irvine CA 92618

Lee Consulting Group
C/O Mee Semcken
3365 Monterey Rd.
San Marino CA 91108

RGP Planning
C/O Jeremy Krout
8921 Reaserch Dr.
Irvine CA 92618

Lee Consulting Group
C/O Mee Semcken
3365 Monterey Rd.
San Marino CA 91108

RGP Planning
C/O Jeremy Krout
8921 Reaserch Dr.
Irvine CA 92618

Eckles, April

From: Rector, Kimberly
Sent: Wednesday, May 16, 2012 9:01 AM
To: Eckles, April
Cc: Harper-Ihem, Kecia
Subject: FW: Liberty Quarry SMP00213 NOD
Attachments: NOD SP360A1.doc

April,

Please process the attached NOD for item 3.23 (SP 360) from the May 15 agenda. Additionally, please read Matt's comments regarding Liberty Quarry.

Thank you,

Kimberly

From: Straite, Matt [<mailto:MSTRAITE@rctlma.org>]
Sent: Wednesday, May 16, 2012 8:56 AM
To: Rector, Kimberly
Cc: Jones, David
Subject: Liberty Quarry SMP00213 NOD

Kimberly,

Yesterday I called to explain that Planning was going to send you a revised NOD for posting; however, we have determined that no NOD is needed for the project. Please do **NOT** send any NOD to the Clerk's office for Liberty Quarry. An NOD posting for this project would be very problematic for the County. Thank you.

On a different note, Specific Plan No. 360 Amendment No. 1 did have a final action yesterday (Agenda Item 3.23) and *does* require an NOD to be sent to the Clerk Recorder's office for posting. A copy is attached. Let me know if you have any questions.

Matt Straite
Riverside County Planning
4080 Lemon Street 12th Floor
P.O. Box 1409
Riverside, CA 92501
951-955-8631



COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

Addendum to Mitigated Negative Declaration (EA 40918), Specific Plan No. 360A1, and Tentative Track Map No. 34651
Project Title/Case Numbers

Matt Straite
County Contact Person

951-955-8631
Phone Number

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

Corman Leigh Communities
Project Applicant

32823 Hwy 79 South, Temecula CA 92592
Address

Northerly of Interstate 10, southerly of 38th Street, and westerly of Washington Street.
Project Location

Specific Plan Amendment No. 360A1 proposes to modify the acreage and density of various Planning Areas adopted under Specific Plan No. 360 (see comparison table attached on CD) and further proposes to modify the roadway alignment of Avenue 38, adopted under Specific Plan No. 360 to ensure consistency with the adjacent Tentative Tract Map No. 35058 (TR35058). The number of Planning Areas (22) and dwelling units (460) has remained the same. The change accommodates a slight re-design due to the re-alignment of Avenue 38. The project has increased Open Space-Recreation by 1.4 acres, and Open Space Conservation has decreased by 1.8. The setback along Varner has reduced as a result of the relocation of the Regional Trail from Varner Road to Avenue 38. In contrast to the original plan, the project is no longer bifurcated by Avenue 38, instead the neighborhood is located only to the south of Avenue 38.

Tentative Tract Map No. 34651 proposes a Schedule C land division of approximately 55 acres into 13 minimum 2 acre parcels.

Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. An Addendum to Mitigated Negative Declaration (EA40918) was prepared for this project and certified pursuant to the provisions of the California Environmental Quality Act (\$64.00 and evidence of prior EIR fee)
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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

Signature

Project Planner Title

3-3-10
Date

Date Received for Filing and Posting at OPR: _____

Y:\Planning Case Files-Riverside office\SP00360\Sp360 PC Spetember 17th\NOD Form sp360.doc Revised 01/15/08

Please charge deposit fee case#: ZEA40918 ZCFG4330 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * T0606955

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

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

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

Received from: LEE CONSULTING GROUP \$64.00
paid by: CK 1138
paid towards: CFG04330 CALIF FISH & GAME: DOC FEE
CA FISH & GAME FEE FOR EA 40918
at parcel #:
appl type: CFG3

By _____ Jun 14, 2006 16:46
ANJOHNSO posting date Jun 14, 2006

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

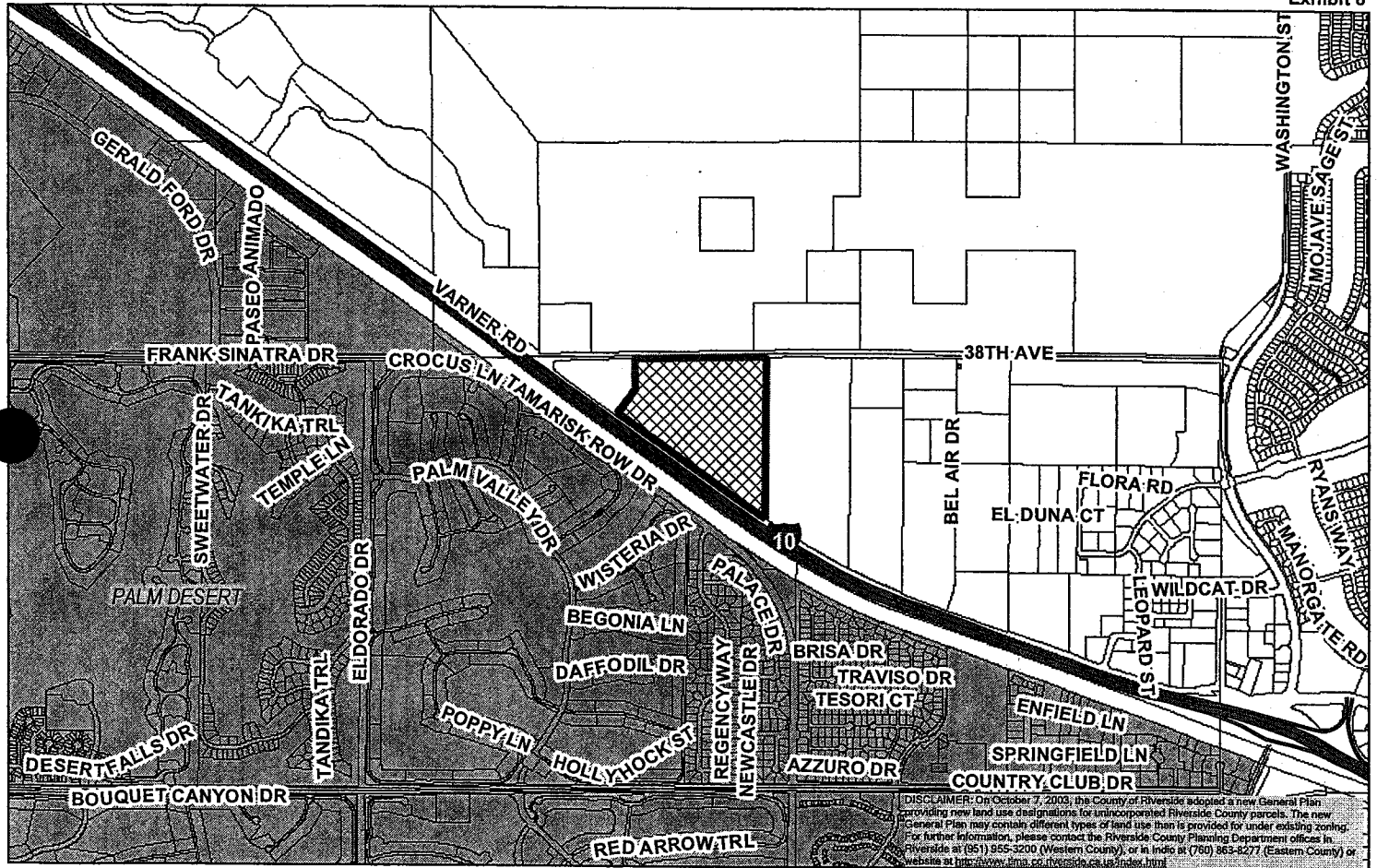
Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

Supervisor Wilson
District 4
Date Drawn: 2/05/09

TR34651 POLICY AREAS

Planner: Maurice Borrows
Date: 2/18/09
Exhibit 8



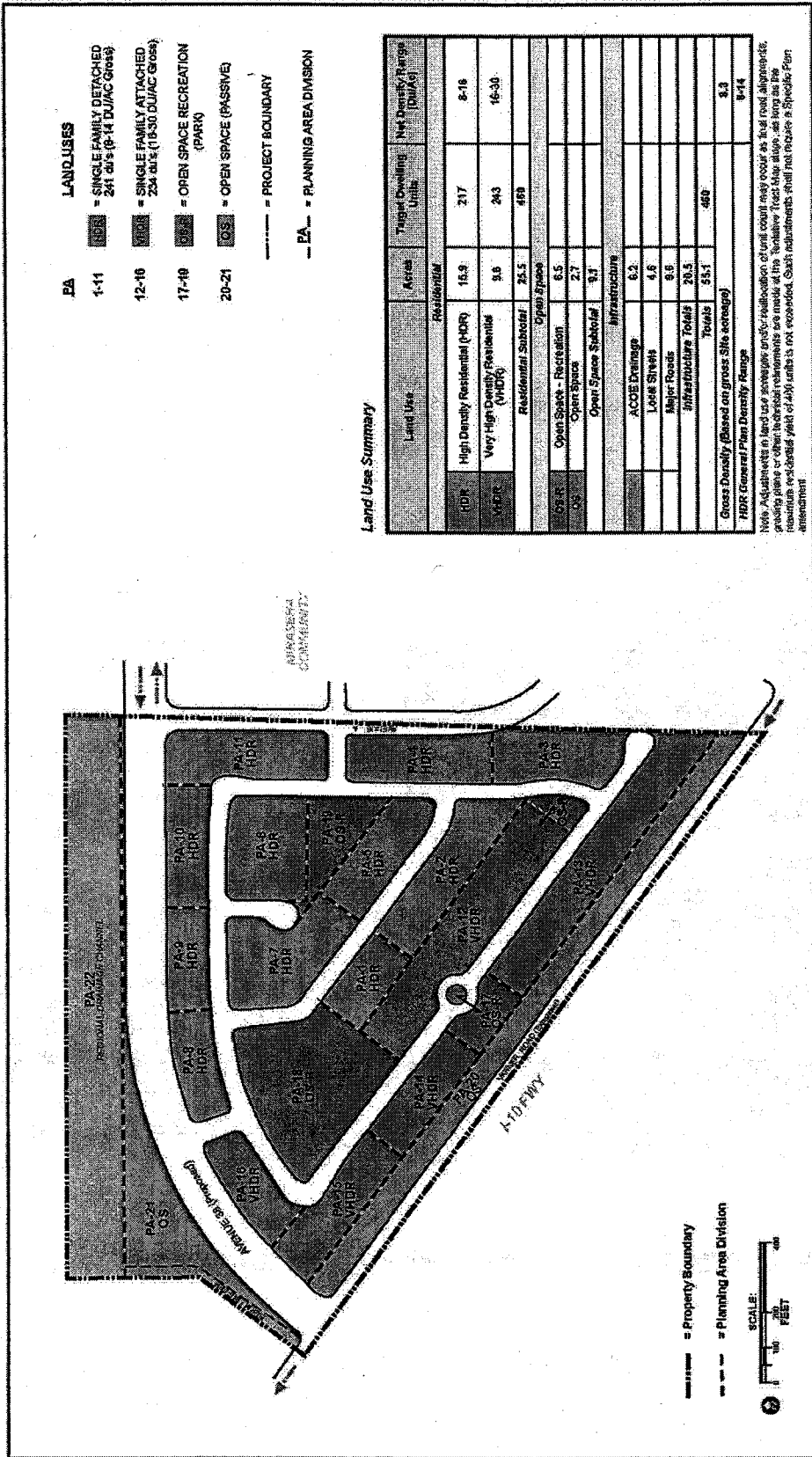
District: Bermuda Dunes
Township/Range: T5SR6E
Section: 2

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 626-13
Thomas
Bros. Pg. 819 C1



Figure 5 – Proposed SP 360 Amendment No. 1 Land Use Plan



Valante
SPECIAL PLAN
County of Riverside, California

FIGURE 3-2
CONCEPTUAL
LAND USE PLAN

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

920B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 1, 2009

SUBJECT: Specific Plan No. 360 (Mitigated Negative Declaration) – Applicant: Corman Leigh Communities – Engineer / Representative: RGP - Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: High Density Residential (CD:HDR 8-14 Dwelling Units Per Acre) – Location: Northerly of Interstate 10, southerly of 38th Street, and westerly of Washington Street – 55.13 Gross Acres – Zoning: Controlled Development (W-2).

RECOMMENDED MOTION:

ADOPTION OF RESOLUTION NO. 2009-168, which has been completed in compliance with the CEQA guideline.

Ron Goldman
Planning Director

RG:db

REVIEWED BY EXECUTIVE OFFICE

DATE 6/3/09
BY: [Signature]
MINH C. TRAN
Departmental Conference

FORM APPROVED COUNTY COUNSEL
DATE 6/10/09
BY: [Signature]
DATE

Policy
 Policy

Consent
 Consent

Dep't Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref. | District: Fourth | Agenda Number: 3.48d

2
3 **RESOLUTION NO. 2009-168**
4 **ADOPTING SPECIFIC PLAN NO. 360**
5 **(VALANTE)**

6 **WHEREAS**, pursuant to the provisions of Government Code Section 65450 et. seq. public
7 hearings were held before the Riverside County Board of Supervisors in Riverside, California on March
8 3, 2009 and before the Planning Commission in La Quinta, California on September 17, 2008 to
9 consider Specific Plan No. 360 (Valante); and;

10 **WHEREAS**, the Board of Supervisors closed the March 3, 2009 public hearing and voted
11 unanimously to approve General Plan Amendment No. 881, Change of Zone Case No. 7582, Specific
12 Plan No. 360, and,

13 **WHEREAS**, all the procedures of the California Environmental Quality Act and the Riverside
14 County Rules to Implement the Act have been met and the environmental document, a mitigated negative
15 declaration, Environmental Assessment No. 40918, prepared or relied on is sufficiently detailed so that all
16 the potentially significant effects of the project on the environment and measures necessary to avoid or
17 substantially lessen such effects have been evaluated in accordance with the above-referenced Act and
18 Rules; and,

19 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the
20 public and affected government agencies; now, therefore,

21
22 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the
23 Board of Supervisors of the County of Riverside, in regular session assembled on April 28, 2009 that:

- 24 A. Specific Plan No. 360 is a 55± acres of residential and open space uses comprised of
25 460 residential lots that will have a density of 8-14 du/per acres (high density
26 residential) generally bounded by Varner Avenue on the south and Avenue 38 on the
27 north.
28 B. Specific Plan No. 360 is associated with the Riverside County General Plan

1 Amendment No. 881, which was considered concurrently at the public hearings before
2 the Planning Commission and the Board. Specific Plan No. 360 is associated with
3 Change of Zone Case No. 7582, which was considered concurrently at the public
4 hearings before the Planning Commission and Board. Change of Zone Case No. 7582
5 proposes to change designation from Controlled Development (W-2) to Specific Plan
6 (SP). The SP zoning designation would revise the existing development standards by
7 replacing them with those standards required to implement Specific Plan No. 360.

8 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Specific Plan No. 360 is
9 consistent with the Riverside County General Plan.

10 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered
11 Environmental Assessment No. 40918 in evaluating Specific Plan No. 360 that Environmental
12 Assessment No. 40918 is an accurate and objective statement that complies with the California
13 Environmental Quality Act and reflects the County's independent judgment, and that Environmental
14 Assessment No. 40918 is incorporated herein by this reference.

15 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** Environmental
16 Assessment No. 40918, and **ADOPTS** the Mitigation Monitoring Plan specified therein.

17 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Specific Plan No. 360, on file
18 with the Clerk of the Board, including the final conditions of approval and exhibits, is hereby adopted
19 as the Specific Plan of Land Use for the real property described and shown in the plan, and said real
20 property shall be developed substantially in accordance with the plan, unless the plan is amended by the
21 Board.

22 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Specific Plan No.
23 360 shall be placed on file in the Office of the Clerk of the Board, in the Office of the Planning
24 Director, and in the Office of the Building and Safety Director, and that no applications for subdivision
25 maps, conditional use permits or other development approvals shall be accepted for the real property
26 described and shown in the plan, unless such applications are substantially in accordance therewith.
27

28 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the

1 documents upon which this decision is based are the Clerk of the Board and the County Planning
2 Department and that such documents are located at 4080 Lemon Street, Riverside, California.

3
4 FORM APPROVED COUNTY COUNSEL

5 BY: *Minh Tran* *6/1/09*
6 MINH C. TRAN DATE

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

919 B



FROM: TLMA- Planning

SUBMITTAL DATE:
June 1, 2009

SUBJECT: RESOLUTION NO. 2009-118 - FIRST CYCLE OF GENERAL PLAN AMENDMENTS (LAND USE ELEMENT) FOR 2009 (GPA Nos. 826, 876, 881, 883, 912, 971, 1047 and 1073).

RECOMMENDED MOTION: ADOPTION of Resolution No. 2009-118 amending the Riverside County General Plan in accordance with the Board's actions taken on General Plan Amendment (GPA) Nos. 826, 876, 881, 883, 912, 971, 1047 and 1073.

BACKGROUND: Board of Supervisors Resolution No. 2009-118 for the first General Plan Amendment Cycle of 2009 is organized in numeric order. The table below groups the General Plan Amendments by Supervisorial District:

SUPERVISORIAL DISTRICT	AREA PLAN	CASE NO.	PAGE NO.	LETTER
Second	Jurupa Area Plan	GPA No. 912	12	E
Second	Eastvale Area Plan	GPA No. 971	15	F
Third	Southwest Area Plan	GPA No. 1047	18	G
Fourth	Eastern Coach. Valley Area Plan	GPA No. 826	1	A
Fourth	Western Coach. Valley Area Plan	GPA No. 876	4	B
Fourth	Western Coach. Valley Area Plan	GPA No. 881	7	C
County-Wide	County-Wide	GPA No. 883	10	D
County-Wide	County-Wide	GPA No. 1073	20	H

[Signature]

Ron Goldman
Planning Director

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:
	Annual Net County Cost:	\$ 0	For Fiscal Year:

SOURCE OF FUNDS:

APPROVE

Positions To Be Deleted Per A-30	<input type="checkbox"/>
Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

BY: *[Signature]*
Tina Grande

County Executive Office Signature

- Policy
- Consent
- Policy
- Consent
- Dept Recomm.:
- Per Exec. Ofc.:

Prev. Agn. Ref.: District: ALL Agenda Number: 3.48 a

INDIVIDUAL AMENDMENTS:

The General Plan Amendments comprising the first cycle of 2009 are described below:

GPA No. 826 affects the Eastern Coachella Valley Area Plan, and amends the designation on approximately 507 acres located northerly of Avenue 62, easterly of State Highway 86S, southerly of Avenue 60, and westerly of Lincoln Street from Agriculture and Commercial Retail to Specific Plan within the Community Development Foundation Component.

GPA No. 876 affects the Western Coachella Valley Area Plan, and amends the designation on approximately 4.5 acres located northerly of 41st Avenue, easterly of Washington Street and westerly of Yucca Lane from Very Low Density Residential to Commercial Office within the Community Development Foundation Component.

GPA No. 881 affects the Western Coachella Valley Area Plan, and amends the designation on approximately 55.13 acres located northerly of Interstate 10, southerly of 38th Street, and westerly of Washington Street from High Density Residential to Specific Plan within the Community Development Foundation Component.

GPA No. 883 is County-wide and amends to incorporate the provision of child care facilities (i.e., large family day care homes and child care centers) into the Riverside County General Plan Vision Statement and the Land Use Element in all five supervisorial districts. All five General Plan Land Use Foundation Components will be amended to allow for large family day care homes and/or child care centers. This amendment is associated with Ordinance Amendment No. 348-4596, which was considered concurrently with this amendment.

GPA No. 912 affects the Jurupa Area Plan, and amends the designation on approximately 0.36 acres located northerly of Mission Boulevard and westerly of La Rue Street from Highest Density Residential to Commercial Retail within the Community Development Foundation Component.

GPA No. 971 affects the Eastvale Area Plan, and amends the designation on approximately 5.53 acres located northerly of A Street, easterly of Raymond Drive, southerly of Schleisman Road and westerly of Hamner Avenue from Medium Density Residential to Commercial Retail within the Community Development Foundation Component.

GPA No. 1047 affects the Southwest Area Plan and amends the designation on approximately 10.12 acres located northerly of Robertson Way and westerly of Mesa Road from Rural Mountainous to Rural Residential within the Rural Foundation Component.

GPA No. 1073 is County-wide and amends the General Plan Policy LU-6.2 clarifying that although a Public Facilities land use designation exists, public facilities may be allowed in any land use designation except the Open Space-Conservation and the Open Space- Habitat land use designations. The purpose of the proposed amendment is to reconcile the General Plan and the Zoning Ordinance.

2 **RESOLUTION NO. 2009-118**

3 **1st CYCLE GENERAL PLAN AMENDMENTS FOR 2009**

4
5 **WHEREAS**, pursuant to the provisions of Government Code Section 65350 et seq., public
6 hearings were held before the Riverside County Board of Supervisors on **December 16, 2008, January 6,**
7 **2009, February 3 and 10, 2009, March 3, and 31, 2009 and June 2, 2009** and before the Riverside
8 **County Planning Commission on September 17, 2008, October 1, 2008, November 5, and 19, 2008,**
9 **December 3, 2008, February 4, 2009 and May 13, 2009** to consider proposed amendments to the
10 **Jurupa Area Plan, Eastvale Area Plan, Eastern Coachella Valley Area Plan, Western Coachella**
11 **Valley Area Plan, Southwest Area Plan and the text of the Vision Statement and the Land Use**
12 **Element of the Riverside County General Plan; and,**

13 **WHEREAS**, all the provisions of the California Environmental Quality Act (CEQA) and
14 Riverside County CEQA implementing procedures have been satisfied; and,

15 **WHEREAS**, the above matters were discussed fully with testimony and documentation presented
16 by the public and affected government agencies; now, therefore,

17 **WHEREAS**, the proposed general plan amendments are hereby declared to be severable and if
18 any proposed amendment is adjudged unconstitutional or otherwise invalid, the remaining proposed
19 amendments shall not be affected thereby; now, therefore,

20 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Supervisors
21 of the County of Riverside, and in regular session assembled on April 28, 2009 that:

22 A. General Plan Amendment No. 826 (GPA00826) is a proposal to amend the Eastern
23 Coachella Valley Area Plan by amending the Land Use Map designation from Agriculture (AG) and
24 Community Development: Commercial Retail (CD:CR) to Specific Plan (SP) within the Community
25 Development Foundation Component, on an approximately 507.0-acre site located northerly of Avenue
26 62, southerly of Avenue 60, easterly of State Highway 86 South and westerly of Lincoln Street in the
27 Lower Coachella Valley Zoning District of the Fourth Supervisorial District, as shown on the exhibit
28

1 entitled "CZ7402 GPA826 SP362 Proposed General Plan," a copy of which is attached hereto and
2 incorporated herein by reference. This amendment is associated with Specific Plan No. 362 and Change
3 of Zone No. 7402, which were considered concurrently with this amendment at the public hearings before
4 the Planning Commission and the Board of Supervisors. Specific Plan No. 362 proposes a master
5 planned community of 507.0 acres developed around a new College of the Desert (COD) East Valley
6 Campus (EVC), which is planned on 95 of the 507 total acres. The project is comprised of 2,560 single
7 and multi-family dwelling units. In addition the project incorporated land uses that will permit a
8 community center, fire station, mixed use areas, commercial, office park uses and a 2.3 acre site for
9 electrical sub station. Change of Zone No. 7402 proposes to change the existing zoning from Agriculture,
10 with a 10 acre minimum lot size (A-2-10) and Commercial Retail (0.20-0.35 FAR) to Specific Plan and
11 establish a boundary of the Specific Plan.
12

13
14 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
15 on this matter, both written and oral, including Environmental Impact Report No. 489, that:

- 16 1. The site is located in the Lower Coachella Valley area of the Eastern Coachella Valley
17 Area Plan.
- 18 2. The Eastern Coachella Valley Area Plan Land Use Map determines the extent, intensity,
19 and location of land uses.
- 20 3. The site is currently designated Agriculture (AG) on approximately 477 acres and
21 Commercial Retail (CR) within the Community Development Foundation on
22 approximately 30 acres.
- 23 4. The proposed amendment would change the land use designation on the site from
24 Agriculture and Commercial Retail to Specific Plan (SP) within the Community
25 Development Foundation Component.
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- 1 5. The site is bordered by properties designated as Agriculture, to the north, south, east and
2 west. Additionally, Commercial Retail is located to the west and south. Tribal lands are
3 also located to the south.
- 4 6. The site is currently zoned Heavy Agriculture with a 10 acre minimum lot size (A-2-10).
- 5 7. The associated Change of Zone No. 7402 proposes to change the zoning on the site to
6 Specific Plan.
- 7 8. The site is bordered by properties zoned as Heavy Agriculture to the north, south, east and
8 west.
- 9 9. The project is comprised of 2,560 single and multi-family dwelling units.
- 10 10. Surrounding land uses include Agriculture to the north, south, east and west.
- 11 11. The proposed amendment does not involve a change in the Riverside County Vision, any
12 General Plan Principle, or any Foundation Component designation in the General Plan.
- 13 12. The proposed amendment would contribute to the achievement of the purposes of the
14 General Plan.
- 15 13. Special circumstances or changes have emerged that were unanticipated in preparing the
16 General Plan.
- 17 14. The proposed general plan amendment will not be detrimental to public health, safety, and
18 welfare.
- 19 15. The proposed general plan amendment would change the land use designation on the
20 subject site from the Agriculture Foundation Component to Community Development
21 Foundation Component. The general plan establishes Agriculture Foundation Amendment
22 cycles in 2 ½ year increments. The first cycle began on January 1, 2004 and ended on June
23 30, 2006. The current amendment falls within the third cycle which began on January 1,
24 2009 and will end on June 30, 2011. Within each cycle, up to seven percent (7%) of all
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1 land designated as Agriculture may be changed to other Foundation and land use
2 designations without additional review by the Agriculture Task Forces established for this
3 purpose. The general plan divides the County into three areas subject to the 7% threshold:
4 the Palo Verde Valley Area Plan, the Desert Center Area Plan, and the Eastern Desert
5 Land Use Plan (i.e., Eastern County); the area covered by the Eastern Coachella Valley
6 and Western Coachella Valley Area Plans (i.e., Coachella Valley); and, the area covered
7 by all other Area Plans (i.e., Western County). The general plan establishes an Agricultural
8 Task Force for each of these areas. The proposed amendment is located within the
9 Coachella Valley. County records indicate that the proposed amendment will not exceed
10 the seven percent (7%) threshold for this cycle within the Coachella Valley and so does not
11 require additional review by the Agricultural Task Force.
12

13
14 16. The proposed amendment is consistent with the goals and policies of the Eastern Coachella
15 Valley Area Plan and with all policies of the Riverside County General Plan, as adopted on
16 October 7, 2003.

17 17. The proposed amendment is within the scope of, and is adequately evaluated by,
18 Environmental Impact Report No. 489. The findings contained in Board Resolution No.
19 2009-076 Adopting Specific Plan No. 362 (Panorama: A College Town) which certifies
20 Environmental Impact Report No. 489 are incorporated herein by reference.

21 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** General Plan
22 Amendment No. 826 (GPA00826) from Heavy Agriculture (AG) and Commercial Retail (CR) within the
23 Community Development Component to Specific Plan (SP) within the Community Development
24 Foundation Component, as described herein and as shown on Exhibit 6, entitled, "CZ7402 GPA826
25 SP362 Proposed General Plan."

26 B. General Plan Amendment No. 876 (GPA00876) is a proposal to amend the Western
27 Coachella Valley Area Plan by amending the Land Use Map designation from Community Development:
28

1 Very Low Density Residential (CD:VLDR) to Commercial Office (C-O) within the Community
2 Development Foundation Component, on an approximately 4.5 acre site located northerly of 41st Avenue,
3 easterly of Washington Street and westerly of Yucca Lane in the Bermuda Dunes Zoning District of the
4 Fourth Supervisorial District, as shown on Exhibit 6, entitled, "CZ7529 PP22845 GPA00876 Proposed
5 General Plan," a copy of which is attached hereto and incorporated herein by reference. This amendment
6 is associated with Plot Plan No. 22845 and Change of Zone No. 7529, which were considered
7 concurrently with this amendment at the public hearings before the Planning Commission and the Board
8 of Supervisors. Plot Plan No. 22845 proposes to construct and operate an approximate 40,000 square foot
9 professional office complex consisting of two (2) one-story office buildings equaling about 20,000 square
10 feet apiece. Change of Zone No. 7529 proposes to change the existing zoning from One-Family Dwelling,
11 with a 20,000 sq. ft. minimum lot size (R-1-20,000) to the Commercial Office (C-O) zone.

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14 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
15 on this matter, both written and oral, including Environmental Assessment No. 41413, that:

- 16 1. The site is located in the Western Coachella Valley Area Plan.
- 17 2. The Western Coachella Valley Area Plan Land Use Map determines the extent, intensity,
18 and location of land uses.
- 19 3. The site is currently designated Very Low Density Residential with a 1 acre minimum lot
20 size within the Community Development Foundation Component.
- 21 4. The proposed amendment would change the land use designation on the site to Commercial
22 Office.
- 23 5. Pursuant to Section 65863 of the Government Code based upon the facts presented within
24 the staff analysis, the reduction in density is consistent with the adopted General Plan,
25 including the Housing Element. The remaining sites identified in the Housing Element of
26 the adopted General Plan are adequate to accommodate the County's share of regional
27 housing needs pursuant to Government Code Section 65584. This is based on the fact that
28 the Housing Element covering the 2001 through 2005 planning period determined there

1 was surplus of land in the Western County for all income categories (Housing Element
2 Table H-49).

- 3 6. The site bordered on the north by properties designated as Very Low Density Residential
4 (VLDR) to the east, south and north; High Density Residential (HDR) to the northwest;
5 and Commercial Office (CO) to the west and southwest.
- 6 7. The site is currently zoned One-Family Dwelling (R-1-20,000). The associated Change of
7 Zone No. 7529 proposing to change the site from One-Family Dwelling (R-1-20,000) to
8 Commercial Office (C-O).
- 9 8. The site is surrounded by properties, which are zoned One-Family Dwellings (R-1-12,000)
10 to the north, east and south; Limited Multiple Family Dwellings (R-2A-3,500) to the west;
11 General Residential (R-3) to the northwest; and General Residential (R-3-4,000) to the
12 southwest.
- 13 9. Surrounding land uses include scattered single-family residences to the north, east and
14 south, a 17,000 square foot church with accessory buildings to the west; multi-tenant
15 buildings to the northwest; and JFK Memorial Hospital medical building to the southwest.
- 16 10. The proposed amendment does not involve a change in the Riverside County Vision, any
17 General Plan Principle, or any Foundation Component designation in the General Plan.
- 18 11. The proposed amendment would contribute to the achievement of the purposes of the
19 General Plan.
- 20 12. Special circumstances or changes have emerged that were unanticipated in preparing the
21 General Plan.
- 22 13. The proposed general plan amendment will not be detrimental to public health, safety, and
23 welfare.
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1 14. The proposed amendment is consistent with the goals and policies of the Western
2 Coachella Valley Area Plan and with all policies of the Riverside County General Plan, as
3 adopted on October 7, 2003.

4 15. The findings of the initial study performed pursuant to Environmental Assessment No.
5 41413 (a copy of which is attached hereto) are incorporated herein by reference. The
6 initial study determined that the proposed general plan amendment, plot plan and change
7 of zone ("the project") would have unavoidable impacts on, or be impacted by, Land Use
8 /Planning, Biological Resources, Transportation/Traffic, Air Quality, Geology/Soils,
9 Hazards & Hazardous Materials, Hydrology/Water Quality, Noise, and Aesthetics.
10 However, it was determined that each of these impacts was insignificant or would be
11 mitigated to a level of non-significance through the conditions of approval (including
12 referenced government agency letters) applied to the associated project. The initial study
13 concluded that the project, as mitigated, would not have a significant effect on the
14 environment.
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17 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Environmental
18 Assessment No. 41413 and **ADOPTS** General Plan Amendment No. 876 (GPA00876) from Very Low
19 Density Residential within the Community Development Component to Commercial Office (C-O) (0.35-
20 1.0 FAR) within the Community Development Component, as described herein and as shown on the
21 Exhibit 6, entitled, "CZ7529 PP22845 GPA00876 Proposed General Plan."
22

23 C. General Plan Amendment No. 881 (GPA00881) is a proposal to amend the Western
24 Coachella Valley Area Plan by amending the Land Use Map designation from High Density Residential
25 (CD:HDR 8-14 du/ac) within the Community Development Foundation Component to Specific Plan
26 (CD:SP) within the Community Development Foundation Component, on an approximately 55.13-acre
27 site located northerly of Interstate 10 and southerly of 38th Street in the Bermuda Dunes Zoning District of
28

1 the Fourth Supervisorial District, as shown on Exhibit 6, entitled, "General Plan Amendment No. 881
2 (SP360) Proposed General Plan," a copy of which is attached hereto and incorporated herein by reference.
3 This amendment is associated with Specific Plan No. 360 and Change of Zone No. 7582, which were
4 considered concurrently with this amendment at the public hearings before the Planning Commission and
5 the Board of Supervisors. Specific Plan 360 proposes to divide 55.13 acres into ten (10) planning areas
6 for residential and open space uses comprised of 460 residential lots. Change of Zone No. 7582 proposes
7 to change the zoning on the proposed amendment site ("the site") from Controlled Development (W-2) to
8 Specific Plan Zone.
9

10 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
11 on this matter, both written and oral, including Environmental Assessment No. 40918, that:

- 12 1. The site is located in the Western Coachella Valley Area Plan (WCVAP).
- 13 2. The Western Coachella Valley Area Plan Land Use Map determines the extent, intensity,
14 and location of land uses within the WCVAP.
- 15 3. The site is currently designated High Density Residential (HDR) (8-14 du/ac) within the
16 Community Development Foundation Component.
- 17 4. The proposed amendment would change the WCVAP land use designation on the site from
18 High Density Residential (HDR) (8-14 du/ac) within the Community Development
19 Foundation Component to Specific Plan (SP) within the Community Development
20 Foundation Component.
- 21 5. Surrounding land use designations (in clockwise order) include Open Space Conservation
22 Habitat to the north, Very High Density Residential and Commercial Retail to the east, and
23 High Density Residential to the west. Properties across Interstate 10 are located in the City
24 of Palm Desert.
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- 1 6. The site is zoned W-2 (Controlled Development Areas). The associated Change of Zone
2 No. 7582 proposes to change the zoning on the site to Specific Plan Zone.
- 3 7. The project site is surrounded by properties which are zoned Natural Assets (N-A),
4 Specific Plan (SP), and Scenic Highway Commercial (C-P-S).
- 5 8. The proposed amendment does not involve a change in the Riverside County Vision, any
6 General Plan Principle, or any Foundation Component designation in the General Plan.
- 7 9. The proposed amendment would contribute to the achievement of the purposes of the
8 General Plan.
- 9 10. Special circumstances or changes have emerged that were unanticipated in preparing the
10 General Plan.
- 11 11. The proposed general plan amendment will not be detrimental to public health, safety, and
12 welfare.
- 13 12. The proposed amendment is consistent with the policies of the Western Coachella Valley
14 Area Plan and with all policies of the Riverside County General Plan, as adopted on
15 October 7, 2003.
- 16 13. The findings of the initial study performed pursuant to Environmental Assessment No.
17 40918 (a copy of which is attached hereto) are incorporated herein by reference. The
18 Environmental Assessment determined that the proposed general plan amendment, specific
19 plan, and Change of Zone ("the project") would have unavoidable impacts on, or be
20 impacted by, Air Quality, Biological Resources, Geology/Soils, Hydrology/Water Quality,
21 Noise, Public Services, Transportation/Traffic, and Mandatory Findings of Significance.
22 However, it was determined that each of these impacts was insignificant or would be
23 mitigated to a level of non-significance through the conditions of approval (including
24 referenced government agency letters) applied to the associated project. The initial study
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1 concluded that the project, as mitigated, would not have a significant effect on the
2 environment.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
4 Negative Declaration for Environmental Assessment No. 40918 and **ADOPTS** General Plan Amendment
5 No. 881 (GPA00881) from High Density Residential (8-14 du/ac) within the Community Development
6 Foundation Component to Specific Plan (SP) within the Community Development Foundation
7 Component, as described herein and as shown on Exhibit 6, entitled, "General Plan Amendment No. 881
8 (SP360) Proposed General Plan."

9
10 D. General Plan Amendment No. 883 (GPA00883) is a County-initiated general plan
11 amendment (GPA) to incorporated the provision of child care facilities (i.e., large family day care homes
12 and child day care centers) into the Riverside County General Plan Vision Statement and, the Land Use
13 Element through the development of incentives and density/intensity threshold requirements, in all five
14 Supervisorial districts, as shown in Exhibit A, entitled, GPA No. 883 Child Care Facilities and Services, a
15 copy of which is attached hereto and incorporated herein by reference. All five General Plan Land Use
16 Foundation Components will be amended to allow for large family day care homes and/or child day care
17 centers. The specific land use designations which will be amended to allow for large family day care
18 homes and/or child day care centers are: Agriculture (AG); Rural: Rural Residential (RR), Rural
19 Mountainous (RM), and Rural Desert (RD); Rural Community: Estate Density Residential (EDR), Very
20 Low Density Residential (VLDR), and Low Density Residential (LDR); Open Space: Recreation (R) and
21 Rural (RUR); Community Development: Estate Density Residential (EDR), Very Low Density
22 Residential (VLDR), Low Density Residential (LDR), Medium Density Residential (MDR), Medium
23 High Density Residential (MHDR), High Density Residential (HDR), Very High Density Residential
24 (VHDR), Highest Density Residential (HHDR), Commercial Retail (CR), Commercial Tourist (CT),
25 Commercial Office (C-O), Light Industrial (LI), Business Park (BP), Public Facilities (PF), Community
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1 Center (CC), and Mixed Use Planning Area (MUPA). This amendment is associated with Ordinance
2 Amendment No. 348-4596, is countywide and would regulate land use in the unincorporated areas of
3 Riverside County, to allow for the development of child care facilities with preparation of a plot plan or
4 conditional use permit in the following zones: Rural Residential (R-R), One-Family Dwellings (R-1),
5 One-Family Dwellings-Mountain Resort (R-1A), Residential Agriculture (R-A), Multiple Family
6 Dwellings (R-2), Limited Multiple Family Dwellings (R-2A), General Residential (R-3), Village Tourist
7 Residential (R-3A), Mobilehome Subdivision and Mobilehome Park (R-T), Mobilehome Subdivision-
8 Rural (R-T-R), Planned Residential (R-4), Open Area Combining Zone -Residential Developments (R-
9 5), Residential Incentive (R-6), General Commercial (C-1/C-P), Tourist Commercial (C-T), Scenic
10 Highway Commercial (C-P-S), Rural Commercial (C-R), Commercial-Office (C-O), Rubidoux Village
11 Commercial (R-VC), Industrial Park (I-P), Manufacturing-Service Commercial (M-SC), Manufacturing-
12 Medium (M-M), Manufacturing-Heavy (M-H), Light Agriculture (A-1), Heavy Agriculture (A-2),
13 Citrus/Vineyard (C/V), Commercial Citrus/Vineyard (C-CV), Controlled Development Areas (W-2),
14 Regulated Development Areas (R-D), Natural Assets (N-A), Controlled Development Area with
15 Mobilehomes (W-2-M), and Specific Plan (SP) and was considered concurrently with this amendment at
16 the public hearings before the Planning Commission and Board of Supervisors.

17
18
19 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
20 on this matter, both written and oral, including Environmental Assessment No. 41593, that:

- 21 1. The project is Countywide and affects a variety of land use designations.
- 22 2. The project is Countywide and affects a variety of zoning designations.
- 23 3. The project will allow for development of quality, affordable and accessible child care for
24 residents of Riverside County.
- 25 4. The proposed amendment will further the Vision of the Riverside County General Plan.
- 26 5. The proposed amendment would contribute to the achievement of the purposes of the
27 General Plan.
- 28 6. The proposed general plan amendment will protect public health, safety, and welfare.

1 7. The proposed amendment is compatible with the Western Riverside Multiple Species
2 Habitat Conservation Plan (WRMSHCP) and the Coachella Valley Multiple Species
3 Habitat Conservation Plan (CVMSHCP).

4 8. The findings of the initial study performed pursuant to Environmental Assessment No.
5 41593 (a copy of which is attached hereto) are incorporated herein by reference. The initial
6 study determined that proposed General Plan Amendment ("the project") did not identify
7 any potentially significant impacts and that no mitigation measures are required for the
8 project.

9 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Negative
10 Declaration for Environmental Assessment No. 41593, and **ADOPTS** General Plan Amendment No. 883
11 (GPA00883) to amend the County of Riverside General Plan Vision Statement and the Land Use Element
12 to incorporate the provision of child care facilities (i.e., large family day care homes and/or child day care
13 centers) as described herein and as shown in the exhibit entitled, "Exhibit A, entitled, GPA No. 883 Child
14 Care Facilities and Services."

15
16 E. General Plan Amendment No. 912 (GPA00912) is a proposal to amend the Jurupa Area
17 Plan by amending the Land Use Map designation from Highest Density Residential (CD:HHDR) (20+
18 du/ac) within the Community Development Foundation Component to Commercial Retail (CD:CR)
19 (0.20-0.35 Floor Area Ratio) within the Community Development Foundation Component, on an
20 approximately 0.36-acre site located northerly of Mission Boulevard and westerly of La Rue Street in the
21 Rubidoux Zoning District of the Second Supervisorial District, as shown on Exhibit A, entitled,
22 "GPA00912 Proposed General Plan," a copy of which is attached hereto and incorporated herein by
23 reference. This amendment is associated with Plot Plan No. 23272, which was considered concurrently
24 with this amendment at the public hearings before the Planning Commission and the Board of
25 Supervisors. Plot Plan No. 23272 proposes the construction of a Community Shopping Center on a 0.36
26 acre lot.
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28

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
2 on this matter, both written and oral, including Environmental Assessment No. 41725, that:

- 3 1. The site is located in the Rubidoux Community of the Jurupa Area Plan.
- 4 2. The Jurupa Area Plan Land Use Map determines the extent, intensity, and location of land
5 uses within the.
- 6 3. The site is currently designated Highest Density Residential (HHDR) within the
7 Community Development Foundation Component.
- 8 4. The proposed amendment would change the land use designation on the site from Highest
9 Density Residential (HHDR) within the Community Development Foundation Component
10 to Commercial Retail (CR) within the Community Development Foundation Component.
- 11 5. Pursuant to Section 65863 of the Government Code based upon the facts presented within
12 the staff analysis, the reduction in density is consistent with the adopted General Plan,
13 including the Housing Element. The remaining sites identified in the Housing Element of
14 the adopted General Plan are adequate to accommodate the County's share of regional
15 housing needs pursuant to Government Code Section 65584. This is based on the fact that
16 the Housing Element covering the 2001 through 2005 planning period determined there
17 was surplus of land in the Western County for all income categories (Housing Element
18 Table H-49).
- 19 6. The project site is bordered by properties which are designated Community Development:
20 Highest Density Residential (CD:HHDR) to the north and east, Community Development:
21 Very High Density Residential (CD:VHDR) to the west, and Community Development:
22 Commercial Retail (CD:CR) to the south.
- 23 7. The site is currently zoned General Commercial (C-1/C-P).
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- 1 8. The project site is surrounded by properties which are zoned General Commercial (C-1/C-
- 2 P) to the north, south, and west and Residential Incentive (R-6) to the east.
- 3 9. The project site is bordered by Mobile Homes to the north and west, apartments to the east,
- 4 commercial and residential to the south.
- 5 10. The proposed amendment does not involve a change in the Riverside County Vision, any
- 6 General Plan Principle, or any Foundation Component designation in the General Plan.
- 7 11. The proposed amendment would contribute to the achievement of the purposes of the
- 8 General Plan.
- 9 12. Special circumstances or changes have emerged that were unanticipated in preparing the
- 10 General Plan.
- 11 13. The proposed general plan amendment will not be detrimental to public health, safety, and
- 12 welfare.
- 13 14. The proposed amendment is consistent with the goals and policies of the Rubidoux
- 14 Redevelopment Area Plan and with all policies of the Riverside County General Plan, as
- 15 adopted on October 7, 2003.
- 16 15. The findings of the initial study performed pursuant to Environmental Assessment No.
- 17 41725 (a copy of which is attached hereto) are incorporated herein by reference. The
- 18 Environmental Assessment determined that the proposed General Plan Amendment and
- 19 Plot Plan ("the project") would have unavoidable impacts on, or be impacted by,
- 20 Geology/Soils, Hazards & Hazardous Materials, Hydrology/Water Quality, and
- 21 Transportation/Traffic. However, it was determined that each of these impacts was
- 22 insignificant or would be mitigated to a level of non-significance through the conditions of
- 23 approval (including referenced government agency letters) applied to the associated
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1 project. The initial study concluded that the project, as mitigated, would not have a
2 significant effect on the environment.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
4 Negative Declaration for Environmental Assessment No. 41725 and **ADOPTS** General Plan Amendment
5 No. 912 (GPA00912) from Highest Density Residential within the Community Development Foundation
6 Component to Commercial Retail (CR) within the Community Development Foundation Component, as
7 described herein and as shown on Exhibit 6, entitled, "GPA00912 Proposed General Plan."

8 F. General Plan Amendment No. 971 (GPA00971) is a proposal to amend the Eastvale Area
9 Plan by amending the Land Use Map designation from Medium Density Residential (CD:MDR) (2-5
10 dwelling units per acre) within the Community Development Foundation Component to Commercial
11 Retail (CD:CR) (0.20-0.35 Floor Area Ratio) within the Community Development Foundation
12 Component, on an approximately 5.53-acre site located northerly of A Street, easterly of Raymond Drive,
13 southerly of Schleisman Road, and westerly of Hamner Avenue in the Prado-Mira Loma Zoning District
14 of the Second Supervisorial District, as shown on Exhibit 6, entitled, "GPA00971 Proposed General
15 Plan," a copy of which is attached hereto and incorporated herein by reference. This amendment is
16 associated with Change of Zone No. 7632, and Conditional Use Permit No. 3587, which were considered
17 concurrently with this amendment at the public hearings before the Planning Commission and the Board
18 of Supervisors. Change of Zone No. 7632 proposes to change the projects zoning classifications from
19 Heavy Agriculture with a 10 acre minimum lot size (A-2-10) and Heavy Agriculture with a 5 acre
20 minimum lot size (A-2-5) to General Commercial (C-1/C-P). Conditional Use Permit No. 3587 proposes
21 to construct a Retail Shopping Center consisting of four (4) single-story structures on a 5.53 gross acre
22 parcel which will include a 17,340 square foot drug store, a 9,300 square foot structure for retail shops
23 consisting of seven (7) suites, an 8,800 square foot structure for retail shops consisting of six (6) suites,
24 and a 13,969 square foot market.
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1 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
2 on this matter, both written and oral, including Environmental Assessment No. 41800, that:

- 3 1. The site is located in the Prado-Mira Loma Area of the Eastvale Area Plan.
- 4 2. The Eastvale Area Plan Land Use Map determines the extent, intensity, and location of land
5 uses within the.
- 6 3. The site is currently designated Medium Density Residential (MDR) within the Community
7 Development Foundation Component.
- 8 4. The proposed amendment would change the land use designation on the site from Medium
9 Density Residential (MDR) within the Community Development Foundation Component to
10 Commercial Retail (CR) within the Community Development Foundation Component.
- 11 5. Pursuant to Section 65863 of the Government Code based upon the facts presented within the
12 staff analysis, the reduction in density is consistent with the adopted General Plan, including
13 the Housing Element. The remaining sites identified in the Housing Element of the adopted
14 General Plan are adequate to accommodate the County's share of regional housing needs
15 pursuant to Government Code Section 65584. This is based on the fact that the Housing
16 Element covering the 2001 through 2005 planning period determined there was surplus of
17 land in the Western County for all income categories (Housing Element Table H-49).
- 18 6. The project site is bordered by properties which are designated Community Development:
19 Medium Density Residential (CD:MDR) to the north, east, west and south.
- 20 7. The site is currently zoned Heavy Agriculture with a 5 acre minimum lot size (A-2-5).
- 21 8. The project site is surrounded by properties which are zoned Heavy Agriculture with a 5 acre
22 minimum (A-2-5) to the north, One Family Dwellings (R-1) and Rural Residential (R-R) to
23 the east, One Family Dwellings (R-1) to the south, and Planned Residential (R-4) to the west.
- 24 9. The project site is vacant.
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- 1 10. The surrounding land uses include: vacant land to the north and west and residential land
2 uses to the east and south.
- 3 11. The proposed amendment does not involve a change in the Riverside County Vision, any
4 General Plan Principle, or any Foundation Component designation in the General Plan.
- 5 12. The proposed amendment would contribute to the achievement of the purposes of the
6 General Plan.
- 7 13. Special circumstances or changes have emerged that were unanticipated in preparing the
8 General Plan.
- 9 14. The proposed general plan amendment will not be detrimental to public health, safety,
10 and welfare.
- 11 15. The proposed amendment is consistent with the goals and policies of the Eastvale Area
12 Plan and with all policies of the Riverside County General Plan, as adopted on October 7,
13 2003.
- 14 16. The findings of the initial study performed pursuant to Environmental Assessment No.
15 41800 (a copy of which is attached hereto) are incorporated herein by reference. The
16 Environmental Assessment determined that the proposed General Plan Amendment,
17 Change of Zone and Conditional Use Permit ("the project") would have unavoidable
18 impacts on, or be impacted by, Biological Resources, Hydrology/Water Quality,
19 Transportation/Traffic and Utilities/Service Systems. However, it was determined that
20 each of these impacts was insignificant or would be mitigated to a level of non-significance
21 through the conditions of approval (including referenced government agency letters)
22 applied to the associated project. The initial study concluded that the project, as mitigated,
23 would not have a significant effect on the environment.

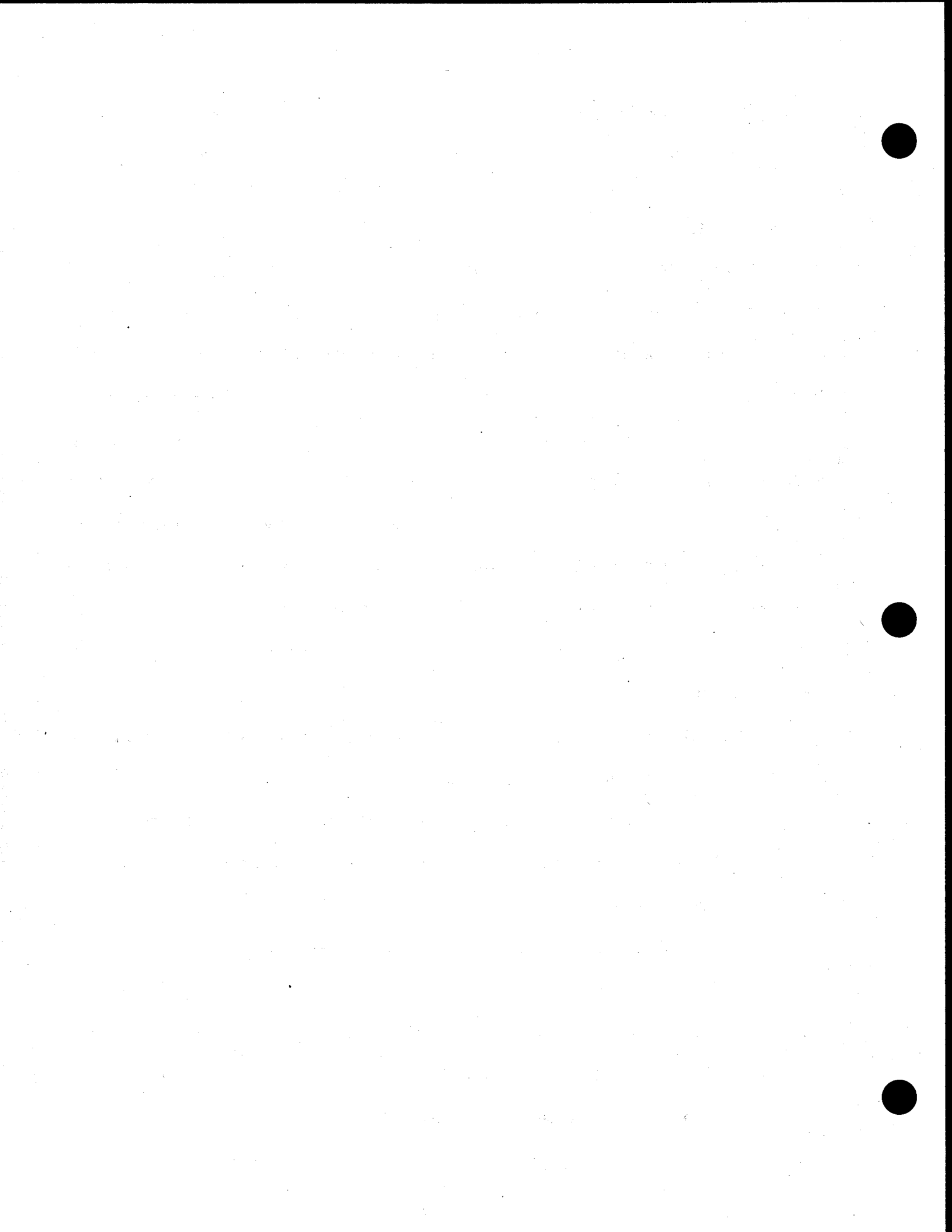
24 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
25 Negative Declaration for Environmental Assessment No. 41800 and **ADOPTS** General Plan Amendment
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1 No. 971 (GPA00971) from Medium Density Residential within the Community Development Foundation
2 Component to Commercial Retail (CR) within the Community Development Foundation Component, as
3 described herein and as shown on Exhibit 6, entitled, "GPA00971 Proposed General Plan."

4 G. General Plan Amendment No. 1047 (GPA01047) is a proposal to amend the Southwest
5 Area Plan by amending the Land Use Map designation from Rural Mountainous (R:RM) (10 acre min. lot
6 size) within the Rural Foundation Component to Rural Residential (R:RR) (5 acre min. lot size) within the
7 Rural Foundation Component, on an approximately 10.12-acre site located northerly of Robertson Way
8 and westerly of Mesa Road in the Rancho California Zoning Area of the Third Supervisorial District, as
9 shown on Exhibit A, entitled, "CZ7639 PM32749 GPA01047 Proposed General Plan," a copy of which is
10 attached hereto and incorporated herein by reference. This amendment is associated with Change of Zone
11 No. 7639 and Parcel Map No. 32749, which were considered concurrently with this amendment at the
12 public hearings before the Planning Commission and the Board of Supervisors. Change of Zone No.
13 7639 proposes to change the site's zoning classification from Light Agriculture with a 10 acre minimum
14 lot size to Light Agriculture with a 5 acre minimum lot size and Parcel Map No. 32749, proposes to
15 subdivide 10.12 acres into two (2) residential parcels with a minimum parcel size of five (5) gross acres.
16
17

18 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
19 on this matter, both written and oral, including Environmental Assessment No. 41889, that:

- 20 1. The site is located in the Rancho California Community of the Southwest Area Plan.
- 21 2. The Southwest Area Plan Land Use Map determines the extent, intensity, and location of
22 land uses within the.
- 23 3. The site is currently designated Rural Mountainous (RM) within the Rural Foundation
24 Component.
- 25 4. The proposed amendment would change the land use designation on the site from Rural
26 Mountainous (RM) within the Rural Foundation Component to Rural Residential (RR)
27 within the Rural Foundation Component.
28



- 1 5. The Rural Mountainous (RM) land use designation generally applies to areas of at least 10
2 acres, where a minimum 70% of the area has slopes of 25% or greater. However, only
3 0.4% of project site contains slopes greater the 25% thus the Rural Mountainous (RM)
4 land use designation is not justified by the topography. Additionally, the properties to the
5 east and south are located on the parcels of five (5) acres or more.
- 6 6. The project site is surrounded by properties which are designated Rural Mountainous
7 (R:RM) to the north, east and west and Rural Residential (RR) to the south.
- 8 7. The site is currently zoned Light Agriculture (A-1).
- 9 8. The project proposes to change the site's zoning classification from Light Agriculture with
10 a 10 acre minimum lot size (A-1-10) to Light Agriculture with a 5 acre minimum lot size
11 (A-1-5).
- 12 9. The project site is surrounded by properties which are zoned Light Agriculture with a 10
13 acre minimum lot size (A-1-10) to the north and west, Light Agriculture with a 5 acre
14 minimum lot size (A-1-5) to the south, and Residential Agriculture with a 5 acre minimum
15 lot size (R-A-5) to the east.
- 16 10. The proposed amendment does not involve a change in the Riverside County Vision, any
17 General Plan Principle, or any Foundation Component designation in the General Plan.
- 18 11. The proposed amendment would contribute to the achievement of the purposes of the
19 General Plan.
- 20 12. Special circumstances or changes have emerged that were unanticipated in preparing the
21 General Plan.
- 22 13. The proposed general plan amendment will not be detrimental to public health, safety, and
23 welfare.
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- 1 14. The proposed amendment is consistent with the goals and policies of the Southwest Area
2 Plan and with all policies of the Riverside County General Plan, as adopted on October 7,
3 2003.
- 4 15. The findings of the initial study performed pursuant to Environmental Assessment No.
5 41889 (a copy of which is attached hereto) are incorporated herein by reference. The
6 Environmental Assessment determined that the proposed General Plan Amendment,
7 Change of Zone and Parcel Map ("the project") would have unavoidable impacts on, or be
8 impacted by, Agriculture Resources and Biological Resources. However, it was
9 determined that each of these impacts was insignificant or would be mitigated to a level of
10 non-significance through the conditions of approval (including referenced government
11 agency letters) applied to the associated project. The initial study concluded that the
12 project, as mitigated, would not have a significant effect on the environment.
13
14

15 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
16 Negative Declaration for Environmental Assessment No. 41889 and **ADOPTS** General Plan Amendment
17 No. 1047 (GPA01047) from Rural Mountainous (RM) within the Rural Foundation Component to Rural
18 Residential (RR) within the Rural Foundation Component, as described herein and as shown on Exhibit 6,
19 entitled, "CZ7639 PM32749 GPA01047 Proposed General Plan."
20

21 H. General Plan Amendment No. 1073 (GPA01073) is a County-initiated general plan
22 amendment (GPA) affecting all five Supervisorial Districts to amend the language found in the Land Use
23 Policy No. 6.2 (LU 6.2) of the Land Use Element in order to allow public facilities in any land use
24 designation except for the Open Space-Conservation and the Open Space-Habitat land use designations.
25 This amendment would clarify that although a Public Facilities land use designation exists, public
26 facilities may be allowed in any land use designation except the Open Space-Conservation and the Open
27 Space-Habitat land use designations, as shown in Exhibit #1, entitled, "General Plan Amendment to Land
28

1 Use Element Policy 6.2 (LU 6.2),” a copy of which is attached hereto and incorporated herein by
2 reference.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
4 on this matter, both written and oral that:

- 5 1. The proposed project affects properties located throughout unincorporated areas of
6 Riverside County.
- 7 2. When the County updated its General Plan in 2003, it created a Public Facilities land use
8 designation that was applied to those areas occupied by then existing public facilities and
9 to those areas where the County believed future public facilities may be appropriate.
10
- 11 3. The intent of this designation was not to require that future public facilities be located
12 exclusively on land designated “Public Facilities.”
13
- 14 4. As currently written, Land Use Element Policy 6.2 (LU-6.2) may be interpreted to
15 unduly restrict the location of needed public facilities, contrary to the provisions of
16 Ordinance No. 348.
- 17 5. The proposed project would clarify this intent by expressly providing that public facilities
18 may be allowed in any location except on land located within the Open Space-Conservation
19 and Open Space-Habitat land use designations.
20
- 21 6. The proposed project is consistent with County Ordinance No. 348, Land Use Ordinance
22 of Riverside County, which currently provides that federal, state, county and city projects
23 may be located in any zone and the proposed project would, therefore, harmonize these
24 important planning documents.
- 25 7. Any project proposed under Section 18.2.a. must comply with the legal requirements of
26 CEQA and the proposed amendment would in no way abridge this requirement when a
27 public facility is proposed within the unincorporated County.
28

- 1 8. As currently written, LU-6.2 does not expressly prohibit such facilities in the Open Space -
2 Conservation and the Open Space - Habitat land use designations. Such a prohibition is
3 critical due to the sensitive nature of areas designated Open Space – Conservation and
4 Open Space – Habitat.
5
- 6 9. The proposed amendment would protect habitat and other environmental resources
7 associated with these designations from any significant effects on the environment
8 associated with locating public facilities in these areas. Eliminating the potential for public
9 facilities in these areas would have a positive effect upon the environment and corrects the
10 existing deficiencies.
11
- 12 10. Section 18.2.a. of Ordinance No. 348 (Zoning Ordinance) has existed in its current form
13 for at least thirty years and the purpose of the proposed amendment is to reconcile the
14 General Plan and the Zoning Ordinance.
15
- 16 11. The proposed amendment would contribute to the achievement of the purposes of the
17 General Plan.
18
- 19 12. Special circumstances or changes have emerged that were unanticipated in preparing the
20 General Plan.
21
- 22 13. The proposed general plan amendment will not be detrimental to public health, safety,
23 and welfare.
24
- 25 14. The proposed amendment is consistent with the goals and policies of the County-wide Plan
26 and with all policies of the Riverside County General Plan, as adopted on October 7, 2003.
27
- 28 15. The proposed project is covered by the general rule that the California Environmental
Quality Act (CEQA) applies only to projects, which have the potential for causing a
significant effect on the environment. Where it can be seen with certainty that there is no
possibility that the activity in question may have a significant effect on the environment,

1 the activity is not subject to CEQA (Section 15061(b) (3)). It can be seen with certainty
2 that there is no possibility that the proposed project will have a significant effect on the
3 environment, as any project proposed under Section 18.2.a. of Ordinance No. 348 must
4 comply with the legal requirements of CEQA. The proposed amendment would in no way
5 abridge this requirement when a public facility is proposed within the unincorporated
6 County, and the proposed amendment would expressly prohibit such facilities in the Open
7 Space - Conservation and the Open Space - Habitat land use designations, thereby
8 reducing potential impacts associated with the development of such facilities in these
9 sensitive areas, having a positive effect upon the environment.
10

11 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** a Notice of
12 Exemption from CEQA pursuant to Section 15061(b) (3) of the Act, and **ADOPTS** General Plan
13 Amendment No. 1073 (GPA01073) to amend Land Use Policy No. 6.2 of the Land Use Element, as
14 described herein and as shown in Exhibit #1, entitled, "General Plan Amendment to Land Use Element
15 Policy 6.2 (LU 6.2)."
16

17 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the
18 documents upon which this decision is based are the Clerk of the Board of Supervisors and the County
19 Planning Department, and that such documents are located at 4080 Lemon Street, Riverside, California.
20

21 FORM APPROVED COUNTY COUNSEL

22 BY: Minh C. Tran 6/1/09
23 MINH C. TRAN DATE

24 Y:\Advanced Planning\GENERAL PLAN CYCLES\2007 Cycle\4th Cycle\FINAL Cycle 4 2007 Board Resolution.doc
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SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

921B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 1, 2009

SUBJECT: CHANGE OF ZONE 7582 – (Mitigated Negative Declaration) – Applicant: Corman Leigh Communities – Engineer / Representative: RGP - Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: High Density Residential (CD:HDR 8-14 Dwelling Units Per Acre) – Location: Northerly of Interstate 10, southerly of 38th Street, and westerly of Washington Street – 55.13 Gross Acres - Zoning: Controlled Development (W-2) - **REQUEST:** The Change of zone proposes to change the projects current zoning classification from Controlled Development Zone (W-2) to Specific Plan (SP).

RECOMMENDED MOTION:

ADOPTION of Ordinance 348.4646, proposing to change the site's zoning classification from Controlled Development Zone (W-2) to Specific Plan (SP) based upon final adoption by the Board of Supervisors.

Ron Goldman
Planning Director

RG:db

REVIEWED BY EXECUTIVE OFFICE

DATE 6/3/09

Tina Grande
Departmental Concurrence

FORM APPROVED COUNTY COUNSEL

DATE 6/1/09

BY: MINH C. TRAN

Policy
 Policy

Consent
 Consent

Dep't Recomm.:
Per Exec. Ofc.:

APPROVED 3 JUN 10 3P
MINH C. TRAN

3.48e

Prev. Agn. Ref.

District: Fourth

Agenda Number:

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ORDINANCE NO. 348.4646

AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348, and Official Zoning Plan Map No. 30, as amended, are further amended by placing in effect in the Bermuda Dunes district zone or zones as shown on the map entitled, "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 30.094 Change of Zone Case No. 7582" which map is made a part of this ordinance.

Section 2. Article XVIIa of Ordinance No. 348 is amended by adding thereto a new Section 17.112 to read as follows:

SECTION 17.112 S.P. ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC
PLAN NO. 360.

a. Planning Areas 1 through 11.

(1) The uses permitted in Planning Areas 1 through 11 of Specific Plan No. 360 shall be the same as those permitted in Article VII, Section 7.1 of Ordinance 348, except that those permitted uses pursuant to Article VII, Section 7.1.a. (2), (3), (4), (10), (11), (12); Section 7.1.b. (2), (5), (6), (7), (9); and Section 7.1.c. (1), (2) shall not be permitted.

(2) The development standards for Planning Areas 1 through 11 of Specific Plan No. 360 shall be the same as those standards identified in Article VII, Section 7.2 thru 7.11 of Ordinance No. 348 except that the development standards set forth in Article VII, Section 7.3, 7.4, 7.5, 7.6, 7.7, 7.9, and 7.10 shall be deleted and replaced with the following.

A. **REQUIRED LOT AREA.** Minimum lot size and lot coverage calculation includes paseos and private drives within lots. For single family detached home lots designed pursuant to Specific Plan No. 360 Figure 4-3 HDR

1 Prototype 2 – Patio Homes, lot area shall be no less than 2,000 square feet. For
2 single family detached home lots designed pursuant to Specific Plan No. 360
3 Figure 4-1 HDR Prototype 1 – Courtyard Homes, lot area shall be no less than
4 2,400 square feet. All others will be 2,400 square feet.

5 B. FRONT YARD REQUIRED. The front yard shall not be less
6 than five feet (5'), measured from the existing street line or from any future street
7 line as shown on any specific plan of highways, whichever is nearer to the
8 proposed structure.

9 C. SIDE YARDS REQUIRED. Building setbacks measured from
10 the side property lines. For all designs of home lots, the minimum side yard
11 setback shall be 5 feet (5').

12 D. REAR YARD REQUIRED. Building setbacks measured from
13 the rear property lines. For all housing types, the minimum rear yard setback shall
14 be 12 feet (12'). Where a garage abuts a private drive, the minimum rear yard
15 setback shall be 2 feet (2') from a private drive.

16 E. LOT COVERAGE PERMITTED. For single family detached
17 home lots designed pursuant to Specific Plan No. 360 Figure 4-3 HDR Prototype
18 2 – Patio Homes, building lot coverage shall in no case shall be more than 70
19 percent of any lot. For all other housing types, coverage shall in no case be more
20 than 60 percent of any lot.

21 F. DISTANCE REQUIRED BETWEEN MAIN BUILDINGS. For
22 all designs of home lots, no garage shall be closer than 28 feet (28') to another
23 opposing garage. For single family detached home lots designed pursuant to
24 Specific Plan No. 360 Figure 4-3 HDR Prototype 2 – Patio Homes, no front of a
25 home shall be closer than 12 feet (12') to another opposing front of a home. For
26 single family detached home lots designed pursuant to Specific Plan No. 360, no
27 front of a home shall be closer than 15 feet (15') to another opposing front of a
28 home. For all other housing types, no front of a home shall be closer than 15 feet

1 (15') to another opposing front of a home. For all housing types, no front of a
2 home shall be closer than 15 feet (15') to the side of another home. For all
3 housing types, no side of a home shall be closer than 10 feet (10') to the side of
4 another home.

5 G. AREA PER DWELLING UNIT. Every main building hereafter
6 erected or structurally altered shall have a lot or building site area of not less than
7 2000 square feet for each dwelling unit in such main building.

8 (3) In addition to the development standards identified under Section 7.2
9 through 7.11, the following development standards shall also be included:

10 H. MINIMUM REQUIRED PRIVATE OPEN SPACE. The
11 minimum required private open space is 250 square feet per unit. Required private
12 open space area is inclusive of any required setback area.

13 I. MINIMUM PRIVATE OPEN SPACE DIMENSIONS. For
14 single family detached home lots, the minimum required private open space
15 dimensions are 12 feet (12') by 12 feet (12'). For single family detached home
16 lots, the minimum required private open space dimensions are 15 feet (15') by 15
17 feet (15'). For all other designs of home lots, the minimum required private open
18 space dimensions are 15 feet (15') by 15 feet (15').

19 (4) All other zoning requirements for Planning Areas 1 through 11 of Specific
20 Plan No. 360 shall be the same as those requirements identified in Article VII of Section
21 7.1, Ordinance No. 348.

22 b. Planning Areas 12 through 16.

23 (1) The uses permitted in Planning Areas 12 through 16 of Specific Plan No.
24 360 shall be the same as those permitted in Article VIII, Section 8.1 of Ordinance 348,
25 except that those permitted uses pursuant to Article VIII, Section 8.1.a. (2), (3), (11), (9),
26 (6), (13), (14), (17), (18), (19), (20), (21), (22), (23), (24), (25), (26), (27), (28); and
27 Section 8.1.b. (1), (2) shall not be permitted.

28 (2) The development standards for Planning Areas 12 through 16 of Specific

1 Plan No. 360 shall be the same as those standards identified in Article VIII, Section 8.2
2 of Ordinance No. 348 except that the development standards set forth in Article VIII,
3 Section 8.2.a., b., c., d., f., h. shall be deleted and replaced with the following:

4 a. The minimum lot area shall be 2000 square feet.

5 b. Building setbacks are measured from the front and rear property
6 lines. The minimum front yard setback shall be 5 feet (5'). The minimum
7 garage setback from a private drive shall be 2 feet (2').

8 c. Building setbacks are measured from the side property line. The
9 minimum side yard setback shall be 5 feet (5'). No garage shall be closer
10 than 28 feet (28') to another opposing garage. No front of a home shall be
11 closer than 15 feet (15') to another opposing front of a home. No front of a
12 home shall be closer than 15 feet (15') to the side of another home. No
13 side of a home shall be closer than 15 feet (15') to the side of another
14 home.

15 d. No lot shall have more than 70 percent of its net area covered with
16 buildings or structures.

17 e. All buildings and structures shall not exceed 45 feet in height.

18 (3) The development standards set forth in Article VIII, Section 8.2 shall also
19 include the following:

20 a. The minimum required private open space is 40 square feet per
21 unit. Required private open space area is inclusive of any required setback
22 area.

23 b. The minimum required private open space dimensions are 6 feet
24 (6') by 6 feet (6').

25 (4) All other zoning requirements for Planning Areas 12 through 16 of
26 Specific Plan No. 360 shall be the same as those requirements identified in Article VIII of
27 Ordinance No. 348.

28 c. Planning Areas 17 through 19.

1 (1) The uses permitted in Planning Areas 17 through 19 of Specific Plan No.
2 360 shall be the same as those permitted in Article VIIIe, Section 8.100 of Ordinance
3 348, except that those permitted uses pursuant to Article VIIIe, Section 8.100.a. (1), (3),
4 (5), shall not be permitted. The permitted uses identified under Section 8.100.a. shall also
5 include basketball courts, volleyball courts, tennis courts, bocce ball courts, barbeques,
6 shade structures, Frisbee Golf, pools, spas, walking trails, open turf fields, community
7 gardens, playgrounds, tot lots and fountains and other similar uses.

8 (2) The development standards for Planning Areas 17 through 19 of Specific
9 Plan No. 360 shall be the same as those standards identified in Article VIIIe, Section
10 8.101. of Ordinance No. 348 except that the development standards set forth in Article
11 VIII, Section 8.101.d. shall be deleted and replaced with the following:

12 a. Planning Areas 17 through 19 of Specific Plan No. 360 are
13 ancillary uses to Planning Areas 1 through 16; therefore, automobile storage space
14 will be satisfied through required residential parking requirements in Planning
15 Areas 1 through 16.

16 (3) All other zoning requirements for the Planning Areas 17 through 19 of
17 Specific Plan No. 360 shall be the same as those requirements identified in Article VIIIe.
18 of Ordinance No. 348.

19 e. Planning Areas 20 through 22.

20 (1) The uses permitted in Planning Areas 20 through 22 of Specific Plan No.
21 360 shall be the same as those permitted in Article VIIIe, Section 8.100 of Ordinance
22 348, except that those permitted uses pursuant to Article VIIIe, Section 8.100.a. (1), (3),
23 (5), shall not be permitted. The permitted uses identified under Section 8.100.a. shall
24 also include par courses, Frisbee Golf, bocce ball courts, drainage facilities, shade
25 structures, walking trails, open turf fields, community gardens and fountains and other
26 similar uses.

27 (2) The development standards for Planning Areas 20 through 22 Specific
28 Plan No. 360 shall be the same as those standards identified in Article VIIIe, Section

1 8.101. of Ordinance No. 348.

2 (3) All other zoning requirements for Planning Areas 20 through 22 of
3 Specific Plan No. 360 shall be the same as those requirements identified in Article VIIIe
4 of Ordinance No. 348. except that the development standards set forth in Article VIII,
5 Section 8.101.d. shall be deleted and replaced with the following:

6 a. Planning Areas 20 through 22 of Specific Plan No. 360 are
7 ancillary uses to Planning Areas 1 through 16; therefore, automobile
8 storage space will be satisfied through required residential parking
9 requirements in Planning Areas 1 through 16.

10 Section 3. This ordinance shall take effect 30 days after its adoption.

11
12 BOARD OF SUPERVISORS OF THE COUNTY
13 OF REVERSIDE, STATE OF CALIFORNIA

14 By: _____
15 Chairman, Board of Supervisors

16 ATTEST:

17 CLERK OF THE BOARD

18
19
20 By: _____

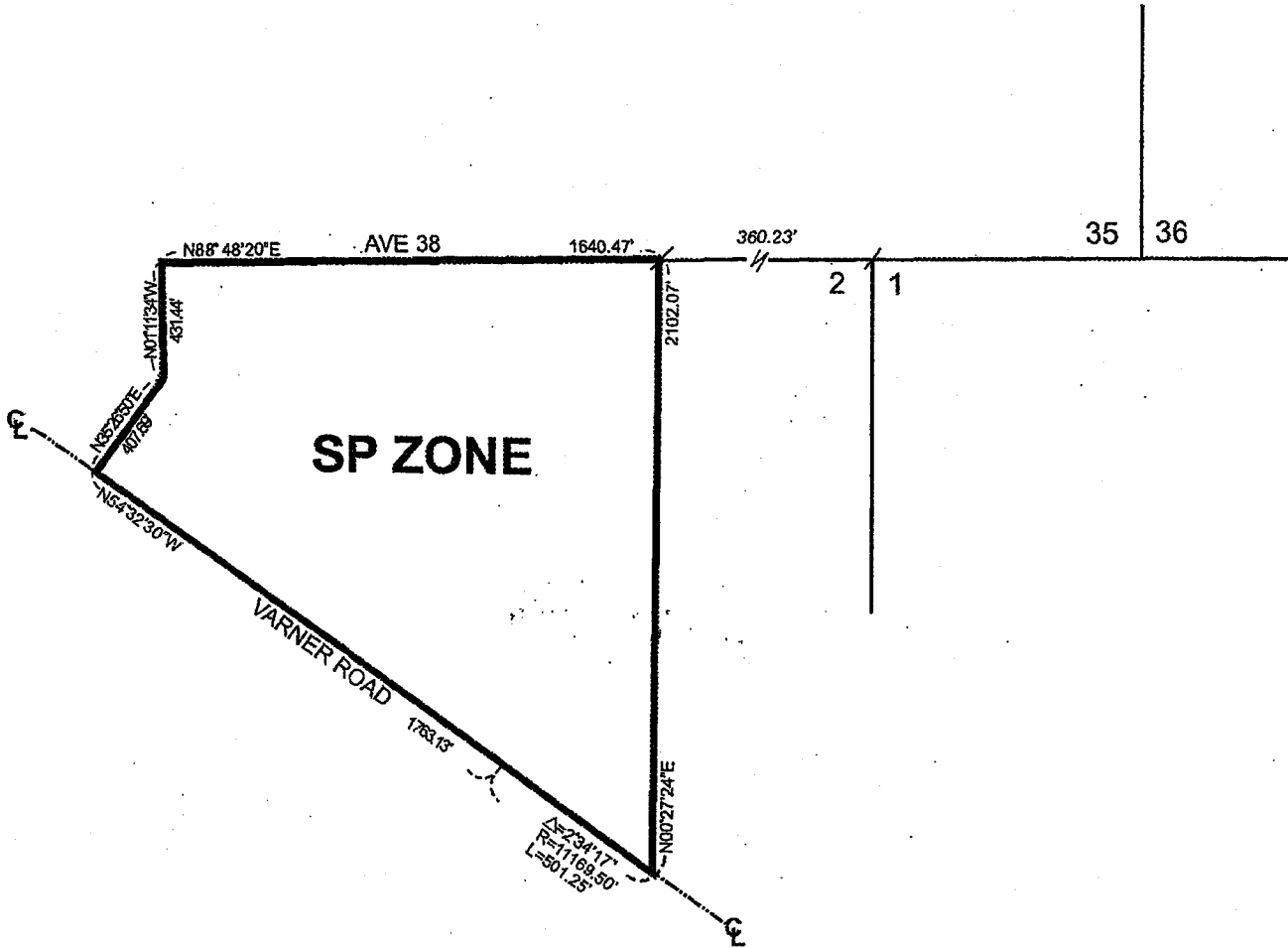
21 Deputy

22
23 (Seal)

24 APPROVED AS TO FORM
25 April 20, 2009

26
27 By: 
28 MINH C. TRAN
Deputy County Counsel

SEC. 2, T5S, R6E S.B.B. & W.



LEGEND

SP ZONE SPECIFIC PLAN (SP 360)

MAP NO. 30.094

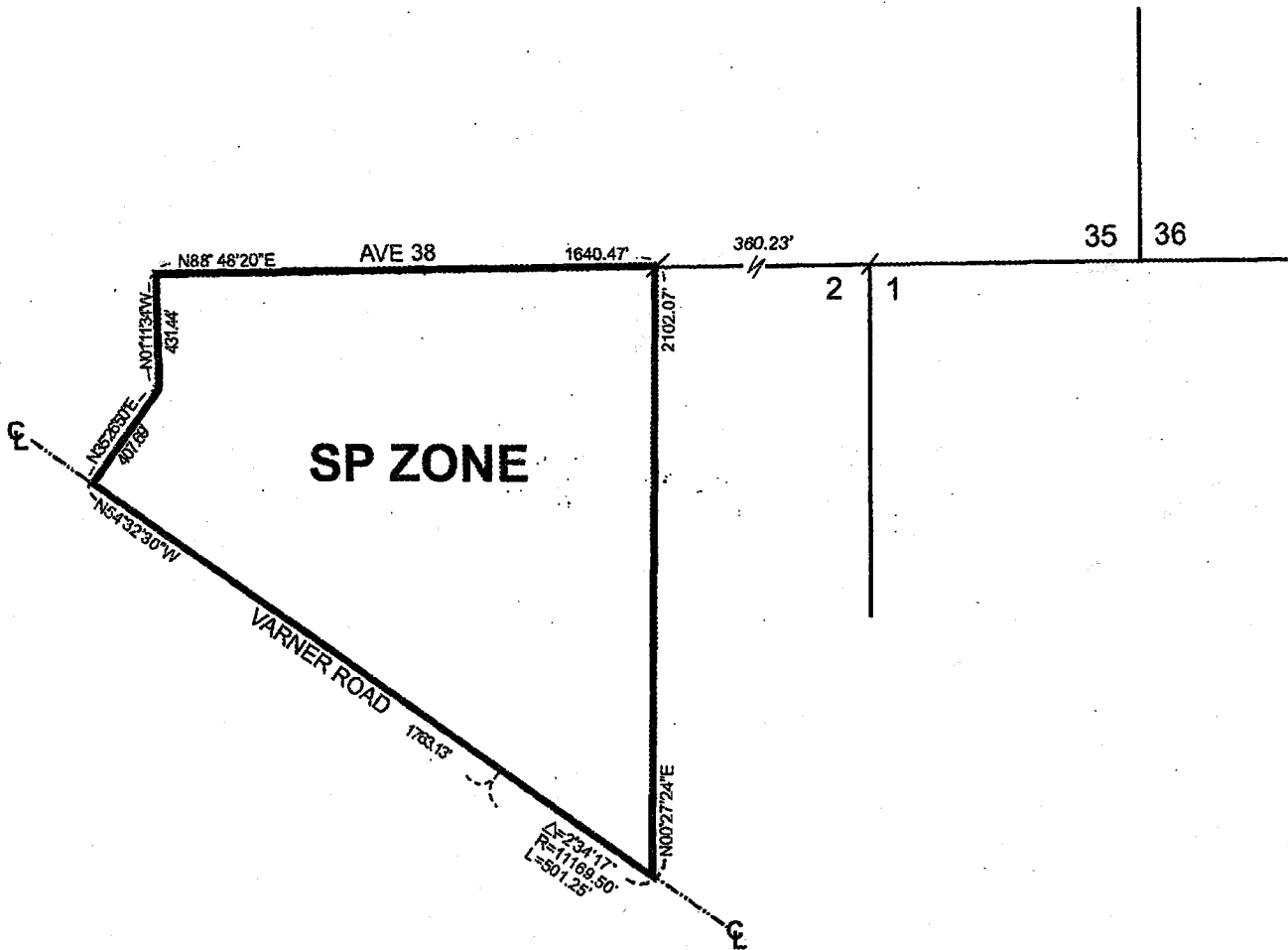
CHANGE OF OFFICIAL ZONING PLAN
BERMUDA DUNES DISTRICT

CHANGE OF ZONE CASE NO. 7582
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4646
DATE JUNE 9, 2009

RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSORS PARCEL NO. 626-130-018

SEC. 2, T5S, R6E S.B.B. & W.



LEGEND

SP ZONE SPECIFIC PLAN (SP 360)

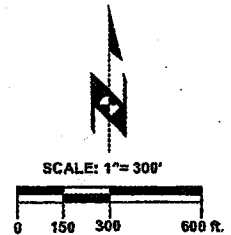
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RIVERSIDE COUNTY BOARD OF SUPERVISORS

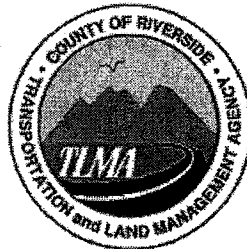
ASSESSORS PARCEL NO. 626-130-019



Initial Study/Environmental Assessment

EA No. 40918

Valante Specific Plan No. 360 General Plan Amendment No. 881 Change of Zone No. 07582 Western Coachella Valley, CA



Prepared for:

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

Prepared by:

RGP Planning & Development Services
8921 Research Drive
Irvine, CA 92618

Applicant:

Palm Desert Investors, LLC.
4060 W. Washington Blvd.
Los Angeles, CA 90018

August 2008

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Valanté Specific Plan, Palm Desert, California

Environmental Assessment (E.A.) Number: 40918

Project Case Type (s) and Number(s): General Plan Amendment No.881, Change of Zone No.07582, and Specific Plan No. 360

Lead Agency Name: County of Riverside Planning Department

Address: 4080 Lemon St 9th Floor, Riverside, CA 92502

Contact Person: Matt Straite, Project Planner

Telephone Number: (951) 955-8631

Applicant's Name: Palm Desert Investors, LLC.

Applicant's Address: 4060 W. Washington Blvd., Los Angeles, CA 90018

I. PROJECT INFORMATION

A. Project Description: Valanté Specific Plan Project

1. Project Location

The proposed 55.13-acre project site is located in the western portion of Coachella Valley in unincorporated Riverside County, California. The Regional Location Map (Figure 1) displays the location of the project site in its regional context. The project site is located south of Avenue 38 and north of the Interstate 10 freeway (I-10) and Varner Road, and approximately ¾ mile west of Washington Street. The City of Palm Desert is located on the south side of the I-10. Immediately north of Avenue 38 and the Project site is the Coachella Valley Preserve. The Site Vicinity Map (Figure 2) depicts the project site in relation to the immediately surrounding communities and circulation systems. The Jurisdictional Boundary Map (Figure 3) shows the project site outside of the sphere of influence of the City of Palm Desert.

2. Project Description

The Project is an infill single-family detached and attached residential community offering:

- A variety of housing opportunities designed to address a diversity of life styles within walking distance to open space and planned commercial and office centers;
- Pedestrian and bicycle mobility;
- Neighborhood interaction through provision of active and passive open space, gathering areas, and a network of paseos and sidewalks;
- Connectivity among neighborhoods and surrounding land uses;
- A range of housing types with an overall density range of 8 to 14 dwelling units per acre (DU/ac) compatible with the site's Community Development: High Density Residential (CD:HDR) General Plan land use designation and surrounding high density planned residential neighborhoods immediately to the west and east; and
- High quality architectural and landscape design.

The Valanté Specific Plan provides the following land uses:

- Up to 460 single family detached and attached dwelling units on approximately 26 acres (47% of the site);
- More than 9.6 acres in neighborhood park and open space (17% of the site); and
- Approximately 20 acres for regional drainage infrastructure improvements and major circulation improvements (36% of the site).

Three off-site elements affected the project design and density, including:

1. Existing and proposed circulation improvements including the realignment and construction of Avenue 38 and widening of Varner Road are shown on Figure 4;
2. The Army Corps of Engineers' (ACOE) and Coachella Valley Water District (CVWD) planned regional drainage facility to the north of the project site that will protect the site and surrounding areas from 100-year floods; and,
3. The adjacency of the I-10 to the project site.

The first two elements are independent of the proposed project because they are components of the adjacent Mirasera Specific Plan (SP 00388) and the ACOE. Integrating these three elements into the land use plan for the 55-acre site requires approximately 14 acres or about 25% of the project site.

As shown on Figure 5 (Land Use Plan), Table 1 (Land Use Summary), and Table 2, Detailed Land Use Breakdown, the proposed project will encompass up to 460 homes on approximately 26 acres, which is a gross density of 8.3 DU/ac. For the purposes of determining project consistency with the County General Plan CD:HDR land use designation allowed density of 8-14 du/ac, the density calculation uses the gross acreage of the Project Site, which includes the new Avenue 38 and Varner Road ROW dedications. Therefore, the project density is consistent with the CD:HDR General Plan land use designation.

All vehicular access into the Valanté community will be via Avenue 38. From Avenue 38, the residences will be accessed from two separate intersections, for a total of four access points along Avenue 38. The intersection nearest Varner Road is considered the primary access. Access into the residential neighborhoods will be via two private, non-gated roads on either side of Avenue 38. The community will also have pedestrian and bicycle connections with the community of Mirasera to the east and the local area via a regional multi-use trail along Avenue 38 and Varner Road north of Avenue 38, as well as a proposed pedestrian connection at the southeast corner of the Project Site adjacent to Mirasera.

There is also a 3.4-acre, 70+ foot wide swath of passive, landscaped open space with trails along the site's Varner Road frontage that serves as a visual transitional area from the I-10 Freeway and Varner Road.

The overall Valanté community was planned as two neighborhoods designed around central community greens and recreational open space areas, and connected by an extensive pedestrian circulation system. The two distinct neighborhoods are formed around the planned realignment of Avenue 38, which will bifurcate the Project Site with a 118-foot ROW.

The park and open space areas (approximately 9.6 acres) are designed to offer a mix of active and passive uses with amenities such as barbeques, a gazebo, community swimming pool and spa area, open turf areas and walking/jogging trails.

The Whitewater River Basin Flood Control project is a cooperative effort between the ACOE and CVWD to implement flood protection measures within the Thousand Palms area of the Whitewater River Basin. The project, which was approved under the Water Resources Development Act of 2000, consists of constructing three levees to protect the Thousand Palms area from flooding and convey storm water to the Coachella Valley fringe-toed lizard (FTL) preserve. As part of the Whitewater River Basin (Thousand Palms) Flood Control Project, the ACOE and Coachella Valley Water District (CVWD) will construct a regional drainage facility along the entire northern project site boundary to protect adjacent properties and the project site from 100-year flood events. At 170 feet wide, this drainage facility accounts for approximately 6.2 acres or approximately 11% of the project site. This flood control channel will change the project site's Federal Emergency Management Agency (FEMA) flood zone designation from Zone AO (inside the 100-year flood area) to Zone C (outside the 100-year flood area).

The CVWD's drainage facility plan has been integrated into the proposed project but might not be complete prior to site buildout. Therefore, to provide interim flood protection and detention capacity for stormwater run-on from adjacent properties, approximately 2.3 acres along the western boundary of the Valanté site will be used to temporarily augment drainage facility capacity until the regional drainage facility is built by the CVWD. Once the regional drainage facility is completed, this area will be allowed to be developed for residential and open space/park use.

The Specific Plan also incorporates green building/sustainable guidelines. Energy efficient building design guidelines and materials include:

- To reduce high electricity costs for residents, dual-pane windows are required.
- Ultra-low emissivity ("e"), dual-pane vinyl windows should be considered as a standard feature.
- Radiant barriers should be installed in homes as a standard feature to reduce summer heat gain and winter heat loss, and hence to reduce building heating and cooling energy usage.
- Utilize engineered wood for rough carpentry where feasible to reduce wood waste.
- Homes shall be pre-plotted and pre-wired for photovoltaics.
- Use of low volatile organic compound (VOC), water-based wood finishes and construction adhesives are encouraged.

Sustainable landscaping guidelines include:

- Appropriate plant selections with low water and maintenance requirements, along with drip irrigation and other water conserving irrigation techniques, will be used to ensure that Valante adheres to community-wide water conservation techniques.
- For all common landscape areas, evapotranspiration – weather-based irrigation controllers should be installed to optimize watering amounts and times and limit water charges to the homeowners association.
- The landscape concept for Valante will primarily incorporate plants and trees that are native to the Coachella Valley climate or that will be drought tolerant, hardy and durable under the desert conditions and prevailing winds.
- Shade trees should be utilized as much as possible, particularly adjacent to walkways and seating areas to create refuge from the sun.
- Consider paths made from permeable materials such as decomposed granite.

Green building interior finishes and indoor air quality improvements include:

- Take extra care to assure proper sealing of plenums, air handlers, and ducts to eliminate leaks in a duct system. Duct mastic is a preferred flexible sealant that can move with the expansion, contraction, and vibration of the duct system components. Choose water-based products that are the least toxic and easiest to clean up where feasible.
- To improve indoor air quality, low or no-volatile VOC paint, adhesives and carpet is encouraged.
- Energy Star® appliances, such as dishwashers and refrigerators should be installed in homes as a standard feature.
- Offer Energy Star® ceiling fans with compact fluorescent lights (CFL) in living areas and bedrooms as optional upgrades.
- CFL bulbs or similar energy efficient lighting should be used in private and public spaces where feasible.
- Install High Efficiency HVAC Filters (MERV 6+) where feasible.
- Retractable, cabinet-integrated, dual-bins for rubbish and recycling should be considered in homes as a standard feature.
- High-efficiency water heaters with an efficiency rating of 0.8 or greater or tankless (instantaneous) water heaters are encouraged to be offered as an upgrade for SFD and SFA homes. Provide buyers informational materials regarding energy saving features and rebate opportunities as reasons for opting for the upgrade.
- Install super low flow or dual flush toilets where feasible.
- Rapidly renewable materials, such as bamboo and recycled content linoleum flooring should be offered as optional items to home buyers.

The discretionary actions and approvals for the Valanté Specific Plan include:

- Approval of Mitigated Negative Declaration/Environmental Assessment/Initial Study (MND/EA/IS) (EA#40918);
- Amendment to the RCIP General Plan Land Use Plan to apply a Specific Plan Designation on the Community Development: High Density Residential designated project site (GPA#881);
- Amendment of Riverside County Ordinance No. 348 to incorporate the Valanté Specific Plan;
- Adoption of a Change of Zone from W-2 (Controlled Development Area) to Specific Plan (CZ#07582); and
- Adoption of Valanté Specific Plan along with the zoning ordinance.

Other subsequent actions and approvals include:

- Approval of tentative tract map(s);
- Issuance of grading permits;
- Issuance of building permits;
- Approval of water, sewer and storm drain plans;
- Approval of flood control plan;
- Approval of flood zone amendment; and
- Issuance of National Pollutant Discharge Elimination System (NPDES) Construction Permit.

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

C. Total Project Area:

Residential Acres: 55.13	Lots: 1	Units: 460	Projected Number of Residents: +/- 1472
Commercial Acres: 0	Lots:	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: NA
Industrial Acres: 0	Lots:	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: NA
Other: 0			

D. Assessor's Parcel No(s): 626-130-019

E. Street References: South of Avenue 38, north of the I-10 and Varner Road, and 3/4 mile west of Washington Street in the Coachella Valley, unincorporated Riverside County, California.

F. Section, Township & Range Description or reference/attach a Legal Description: Township 5 South, Range 6 East, Section 2 – "Parcel 1 of Parcel Map 20001, in the County of Riverside, State of California, as shown by map on file in Book 130, Pages 20 and 21 of parcel maps, in the Office of the County Recorder of said County."

G. Brief description of the existing environmental setting of the Project site and its surroundings: The site is essentially flat and is bordered by the proposed Mirasera Specific Plan (SP 338) on the east, undeveloped land on the west, Avenue 38 and the Coachella Valley Preserve (natural area set aside for the preservation of the fringe-toed lizard and desert fauna and flora) to the north, and Varner Road and I-10 on the south.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project, which includes 460 units at a density of 8.3 units per acre, meets the requirement of the Community Development: High Density Residential (CD:HDR) (8 - 14 dwelling units per acre) General Plan Land Use Designation.
- 2. Circulation:** Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** The project would provide recreation facilities suited for its residents and would pay Development Impact Fees. The proposed project meets with all other applicable Multipurpose Open Space element policies.
- 4. Safety:** The proposed project is not located within any special hazard zone (including fault zone, high fire hazard area, dam inundation zone, liquefaction potential, etc.). The proposed project meets all other applicable Safety Element policies.
- 5. Noise:** Sufficient mitigation against Interstate I-10 traffic noise has been provided for in the design of the project. The proposed project meets all other applicable Noise Element policies.

6. **Housing:** The proposed project meets all applicable policies contained within the Housing Element.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.
- B. **General Plan Area Plan(s):** Western Coachella Valley
- C. **Foundation Component(s):** Community Development (CD)
- D. **Land Use Designation(s):** High Density Residential (CD:HDR) (8 - 14 dwelling units per acre)
- E. **Overlay(s), if any:** N/A
- F. **Policy Area(s), if any:** N/A
- G. **Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), Zoning Classification(s), Overlay(s) and Policy Area(s), if any:** Specific Plan, C-P-S (Scenic Highway Commercial) and W-2 (Controlled Development Area) to the east, N-A (Natural Assets) to the north, and W-2 and Specific Plan to the west. To the south is the I-10 freeway.
- H. **Adopted Specific Plan Information**
- Name and Number of Specific Plan, if any: N/A
 - Specific Plan Planning Area, and Policies, if any: N/A
- I. **Existing Zoning:** Controlled Development Area (W-2)
- J. **Proposed Zoning, if any:** Specific Plan (SP)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

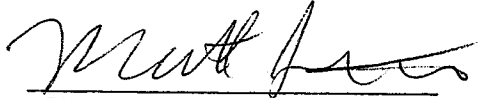
- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find that although the proposed project could have a significant effect on the environment **NOTHING FURTHER IS REQUIRED** because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

- I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant

effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature

1/21/10

Date

Matt Straite
Printed Name

For Ron Goldman, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source:

Riverside County Integrated Project (RCIP) General Plan Circulation Element Figure C-9 "Scenic Highways" and Western Coachella Valley Area Plan (WCVAP) Figure 9 "Scenic Highways."

Findings of Fact:

a) The project site is adjacent to I-10, a County Eligible Scenic Highway. As such, the project shall comply with the goals and policies contained in the Scenic Highway section of the RCIP WCVAP. The WCVAP Policy 18.1 for Scenic Highways states:

"Protect the scenic highways in the Western Coachella Valley from change that would diminish the aesthetic value of adjacent properties in accordance with policies in the Scenic Corridors sections of the Land Use, Multipurpose Open Space, and Circulation Elements."

The following are the General Plan Policies related to Scenic Highways that are relevant to WCVAP Policy 18.1:

- LU 13.1 – Preserve and protect outstanding scenic vistas and visual features for the enjoyment of the traveling public.
- LU 13.2 – Incorporate riding, hiking, and bicycle trails and other compatible public recreational facilities within scenic corridors.

- LU 13.3 – Ensure that the design and appearance of new landscaping, structures, equipment, signs, or grading within Designated and Eligible State and County scenic highway corridors are compatible with the surrounding scenic setting or environment.
- LU 13.4 – Maintain at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways.

All of the WCVAP and RCIP scenic highway policies are applied equally to any form of development, whether residential or commercial.

Although, the project will modify the view from the freeway, the project's development setback from the I-10 ROW is over 180 ft., and the project design will comply with all of the applicable Riverside County General Plan goals and policies related to scenic highway corridors. Therefore, impacts to scenic highway corridors will be less than significant. Therefore, no mitigation measures are required.

Between the existing improved area of the I-10 and the project site, there is an approximate 5 to 10 foot dirt strip with weeds and a wood/wire fence. Between this dirt strip and the project site is Varner Road, which is currently 2 lanes and approximately 24 feet in width; however, Varner Road will be expanded to six lanes within a 118 foot ROW as part of the proposed project pursuant to the General Plan Circulation Element.

The Valanté Specific Plan's site design takes into consideration its unique setting between the I-10 freeway and the hillside open space to the north. The Valanté Specific Plan allows a maximum of three stories, which will limit the obstruction of views of the Little San Bernardino Mountain range to the northeast of the project site. The frontage along Varner Road is planned with a 70 foot open space buffer with native landscaping; riding and hiking trails and three to four-foot berms, rather than using block walls along the I-10-facing property boundary so as to preserve the view corridor along the I-10 and provide a transitional area between the I-10 and the development areas. Impacts to a scenic highway corridor will be less than significant.

b) There are no scenic resources on the undeveloped project site. Therefore, development of the project site will not affect any scenic resources.

Mitigation Measures:

No mitigation measures are required.

Monitoring:

No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
2. Mt. Palomar Observatory Interfere with the night time use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

GIS database, Ordinance No. 655, RCIP, WCVAP Policies 15.1 and 15.2 and Figure 6, Mt. Palomar Nighttime Lighting Policy.

Findings of Fact:

The intent of Ordinance No. 655 is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research. This project is located 41.96 miles from the Mt. Palomar Observatory in Zone B. Ordinance No. 655 requires all outdoor lighting, other than street lighting, to be low to the ground or shielded and hooded to avoid shining onto adjacent properties and streets. The proposed project will conform to the requirements of Ordinance No. 655. Compliance with Ordinance No. 655 will ensure potential impacts are less than significant.

Mitigation Measures:

No mitigation measures are required.

Monitoring:

No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3. Other Lighting Issues	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

Site Visit, Project Description.

Findings of Fact:

a) There is no existing lighting on the project site. The proposed project would result in a new source of light and glare from the addition of streetlights, security lighting, residential lighting, as well as transient vehicular lighting from cars traveling on adjacent roadways. As discussed above, Riverside County Ordinance No. 655 is applicable to the project site. Therefore, the project must comply with Ordinance No. 655, including, but not limited to Low Pressure Sodium Vapor (LPSV) street lights. Pursuant to Ordinance No. 655, the project's onsite lighting will be directed downward or shielded and hooded to avoid shining onto adjacent properties and streets. The lighting per Ordinance No. 655 will be similar to other residential and commercial areas surrounding the site. Therefore, impacts would be reduced to a level of less than significant.

b) The proposed project is not expected to create unacceptable light levels because of conformance with Ordinance No. 655. Therefore, the proposed project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or expose residential property to unacceptable light levels. Impacts would be less than significant.

Mitigation Measures:

No mitigation measures are required.

Monitoring:

No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AGRICULTURE RESOURCES Would the project				
4. Agriculture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

RCIP Open Space Element Figure OS-2 "Agricultural Resources," GIS database and Project Materials.

Findings of Fact:

a-d) The project site is not used as agriculture, is not in an agriculture preserve, and is not currently under a Williamson Act contract. The site is also not designated as Prime Farmland or Farmland of Local Importance and is not located within 300 feet of agriculturally zoned property. Additionally, the proposed project will not involve other changes in the existing environment that will result in the conversion of farmland to non-agricultural uses. Therefore, no impact is anticipated to agricultural resources.

Mitigation Measures:

No mitigation measures are required.

Monitoring:

No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AIR QUALITY Would the project				
5. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

Air Quality Impact Analysis for Valanté Specific Plan #00360, Palm Desert, California by Giroux & Associates dated June 13, 2007, RCIP Land Use Element, Air Quality Element, and Circulation Element, Riverside County RCIP/General Plan EIR (SCH No. 2002051143), SCAQMD Website, and 2003 AQMP

Findings of Fact:

a) The project is located in the Coachella Valley Planning Area (CVPA) of the Salton Sea Air Basin (SSAB). The Southern California Air Quality Management District (SCAQMD) is the agency principally responsible for comprehensive air pollution control in the SSAB. The SCAQMD is responsible for the development of the regional Air Quality Management Plan (AQMP) and efforts to regulate pollutant emissions from a variety of sources. The SCAQMD is directly responsible for reducing emissions from stationary (area and point), mobile, and indirect sources. It has responded to this requirement by preparing a sequence of Air Quality Management Plans (AQMPs). The 2003 AQMP was prepared to accommodate growth, to reduce the high levels of pollutants within the areas under the jurisdiction of SCAQMD, and to return clean air to the region. Projects that are considered to be consistent with the AQMP would not interfere with attainment, because this growth is included in the projections used to

formulate the AQMP. Therefore, projects, uses, and activities that are consistent with the applicable assumptions used in the development of the AQMP would not jeopardize attainment of the air quality levels identified in the AQMP, even if they exceed the SCAQMD's recommended daily emissions thresholds.

Projects that are consistent with the projections of employment and population forecasts identified in the Growth Management Chapter of SCAG's Regional Comprehensive Plan and Guide (RCPG) are considered consistent with the AQMP growth projections. Since SCAG's regional growth forecasts are based upon land uses specified in county and city general plans, the development proposed under the County's General Plan would also be consistent with the SCAG's regional forecast projections. In turn, this development would also be consistent with the AQMP growth projections. As part of adoption of the County of Riverside's General Plan in 2003, the General Plan EIR (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the County's General Plan is consistent with the 2003 AQMP.

The proposed project is consistent with the County's General Plan land use designation of Community Development: High Density Residential. Therefore, the proposed project is consistent with the 2003 AQMP and project impacts are less than significant.

b) The project will introduce sensitive receptors (residences) into the SCAB, which has non-attainment status for ozone, carbon monoxide, and particulate matter (PM₁₀).

Construction Impacts:

Dust is the primary concern during construction. Short-term construction emissions would result from site preparation/grading, building construction, and construction worker commute. All construction activities would comply with SCAQMD Rule 403 regarding the control of fugitive dust. All construction projects in the Coachella Valley are required to use strongly enhanced dust control procedures. The construction activity emissions associated with the proposed project are shown below:

Average daily PM₁₀ emissions during site grading and other disturbance are stated in the SCAQMD Handbook to be 26.4 pounds/acre. This estimate is based upon required dust control measures in effect in 1993 when the AQMD CEQA Air Quality Handbook was prepared. Rule 403 was subsequently strengthened to require use of a greater array of fugitive dust control on construction projects. All construction projects in the Coachella Valley are required to use strongly enhanced control procedures. Use of enhanced dust control procedures such as continual soil wetting, use of supplemental binders, early paving, etc. can achieve a substantially higher PM₁₀ control efficiency. Daily emissions with use of reasonably available control measures (RACMs) for PM₁₀ can reduce emission levels to around ten (10) pounds per acre per day. With the use of best available control measures (BACMs) the California Air Resources Board URBEMIS2002 computer model predicts that emissions can be reduced to 1-2 pounds per acre per day.

For the proposed project, the Air Resource Board URBEMIS2002 computer model predicts that 23.8 acres could be under simultaneous heavy construction at some point during the build-out lifetime of the project. With the use of only minimum construction dust control, daily PM₁₀ emissions during site grading could reach 628 pounds per day ($23.8 \times 26.4 = 628$ lb/day). The SCAQMD significance threshold of 150 pounds per day would be exceeded. With the use of RACMs, daily PM₁₀ emissions during site grading could be reduced to 238 pounds per day ($23.8 \times 10.0 = 238$ lb/day) still in excess of allowable standards 59%. A more comprehensive control program will be required to achieve a less-than-significant impact. As shown in the URBEMIS2002 computer model output, PM₁₀ emissions

from soil disturbance can be reduced to 22.4 pounds per day with the application of all available mitigation. Potentially significant PM₁₀ impacts can thus be mitigated to less-than-significant levels.

Current research in particulate-exposure health effects suggests that the most adverse impact derives from ultra-small diameter particulate matter comprised of chemically reactive pollutants such as sulfates, nitrates or organic material. A new national clean air standard for particulate matter of 2.5 microns or smaller in diameter (called "PM_{2.5}") was adopted in 1997. Very little construction activity particulate matter is in the PM_{2.5} range. Soil dust is also more chemically benign than typical urban atmospheric PM_{2.5}. Project-related construction activity PM₁₀ is not predicted to exceed the 150-pound/day threshold. With only a small fraction of PM_{2.5} within the PM₁₀ generation level, this suggests a minimal potential PM_{2.5} impact.

In addition to fine particles that remain suspended in the atmosphere semi-indefinitely, construction activities generate many larger particles with shorter atmospheric residence times. This dust is comprised mainly of large diameter inert silicates that are chemically non-reactive and are further readily filtered out by human breathing passages. These fugitive dust particles are therefore more of a potential soiling nuisance as they settle out on parked cars, outdoor furniture, or landscape foliage rather than being any adverse health hazard. The deposition distance of most such dust particles is very close to the source (typically 100 feet). There are no concentrations of dust-sensitive receptors within the primary dust deposition impact zone. The nearest residences are across Varner Road and the I-10 Freeway.

Exhaust emissions will result from on and off-site heavy equipment. The types and numbers of equipment will vary among contractors such that such emissions cannot be quantified with certainty. Equipment exhaust emissions were calculated presuming that grading will be balanced on-site, and that initial heavy grading and infrastructure development will gradually shift toward building construction and then for finish construction, paving, landscaping, etc. The URBEMIS2002 computer model was used to calculate emissions from the following prototype construction equipment fleet:

Grading	Construction	Paving
Scrapers (4)	Forklift (1)	Paver (1)
Dozer (2)	Tractor/Loader/Backhoe (2)	Roller (1)
Grader (1)	Off Hwy Tractor (1)	
Tractor/Loader/Backhoe (1)		
Off Hwy Tractor (1)		

The California ARB's URBEMIS2002 computer model was also used to estimate daily mitigated emissions during grading and finish construction, with the following results (lb/day):

Construction Activity Emissions (pounds/day)

Activity	ROG	NOx	CO	SO ₂	PM ₁₀ Exhaust	PM ₁₀ Fug.	PM ₁₀ Total	PM _{2.5} *
Construction, Grading								
No Mitigation	22.6	149.2	187.7	0.0	6.3	238.0	244.3	55.8
With Mitigation	20.4	74.8	187.7	0.0	1.3	21.2	22.4	5.7
Building, Painting and Paving								

No Mitigation	105.3	43.4	82.8	0.0	1.6	0.5	2.1	0.2
With Mitigation	105.3	43.4	82.8	0.0	0.7	0.5	1.2	0.8
SCAQMD Threshold	75	100	550	150	-	-	150	55

Source: URBEMIS2002 Model, Output in Appendix
 * = (0.208 x fugitive dust) + 100% exhaust

The County will impose Standard Conditions of Approval (COAs) and best management practices (BMPs) for many air quality impacts. For example, a County COA for air quality is as follows:

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

With mitigation, only ROG emissions may exceed the SCAQMD threshold. ROG emissions exceed the SCAQMD threshold by as much as 40% during painting and paving, even with application of paintings and coatings using low-VOC. However, mitigation of this impact may be accomplished by using pre-coated building materials and using high pressure-low volume (HPLV) paint applicators, and by employing an extended painting schedule (using less than 100 gallons per day of low-VOC paint). If the painting schedule were extended to 9 months rather than the model assumed 6 months, average ROG emissions would be reduced to 70.2 pounds per day which is less than the 75 lbs/day threshold.

Operational Impacts:

A project's long-term air pollution emissions are generally derived from two sources: (1) mobile source emissions that result from project-related vehicle trips, and (2) stationary-source emissions due to the project's energy demands (i.e., natural gas combustion).

Project operational emissions of criteria pollutants are summarized in the table below.

Project-Related Operational Emissions (lb/day)

Activity	ROG	NOx	CO	SOx	PM ₁₀ *	PM _{2.5} *
On-Road Vehicles	34.4	35.5	387.6	0.3	37.3	6.3
"Area Sources"	37.1	4.8	11.9	0.1	0.1	<1
TOTAL	71.5	40.3	399.5	0.4	37.4	6.3
Significance Threshold	75	100	550	150	150	55
Percent of Thresholds	95	40	73	<1	25	11

*assumes PM₁₀ is mainly paved roadway dust and PM_{2.5} +0.169 X PM₁₀
 Source: URBEMIS2002 Air Quality Model, Output in Technical Appendix.

The proposed project's long-term operations will not cause the SCAQMD's recommended threshold levels to be exceeded. Project-related emission levels for the two ozone precursor pollutants (ROG and NOx) would represent 95 and 40 percent of the significance threshold, respectively. Carbon monoxide (CO) would similarly not exceed the suggested significance threshold by a large margin of safety. Operational emissions will be at a less-than-significant level.

CO Hotspot Analysis:

Micro-scale air quality impacts have traditionally been analyzed in environmental documents where the air basin was a non-attainment area for carbon monoxide (CO). However, the SCAQMD has demonstrated in the CO attainment re-designation request to EPA that there are no "hot spots" anywhere in the air basin, even at intersections with much higher volumes, much worse congestion, and much higher background CO levels than anywhere in the project area. If the worst-case intersections in the air basin have no "hot spot" potential, any local impacts near the facility will be well below thresholds with an even larger margin of safety.

To verify this conclusion, a CO screening analysis was performed at the closest impacted intersection surrounding the project. One-hour CO concentrations were calculated on the sidewalks adjacent to these intersections. P.M. peak one-hour levels (ppm above background) were as follows:

One-Hour CO Concentrations (ppm)

Intersections	Existing	Existing w/Project	2008 No Project	2008 w/Project	Build-out no Project	Build-Out with Project
PM Peak Hours						
Cook St/ Varner Rd	0.2	0.2	2.6	2.6	0.9	0.9
Avenue 38/ Varner Rd	0.1	0.3	0.6	1.0	0.5	0.6
Washington St/ Varner Rd	1.4	1.6	2.6	2.7	1.1	1.1
AM Peak Hours						
Cook St/ Varner Rd	0.2	0.2	1.4	1.5	0.7	0.7
Avenue 38/ Varner Rd	0.1	0.2	0.4	0.7	0.5	0.5
Washington St/ Varner Rd	1.5	1.6	1.9	2.2	0.6	0.7

Existing peak one-hour local CO background levels in 2005 in the project vicinity were 2.0 ppm. Combined worst-case background (2.0 ppm) plus local (2.7 ppm) equate to one-hour CO levels of 4.7 ppm which are far below the one-hour standard of 20 ppm. Micro-scale impacts associated with CO are less than significant.

The AQIA prepared by Giroux & Associates for the Valanté Specific Plan studied the long-term air emissions, including a CO screening analysis for the project. Since the AQIA was completed, the number of dwelling units in the project description for the Specific Plan changed from 475 DU to 460 DU. The potential increase of CO concentrations at the intersections will have a corresponding reduction with the change in unit count from 475 to 460 DU since the traffic associated with the 15 homes will not be generated. Nevertheless, because the AQIA has analyzed potential air quality impacts under a scenario that would have greater potential impacts than the proposed project, the above analysis has not been changed to reflect the lower dwelling unit count. Furthermore, the CO screening analysis concluded 475 units will not cause CO levels to exceed the one-hour standard of 20 ppm.

c) Cumulative air quality impacts associated with buildout of the County's General Plan was addressed on a regional basis by the County's RCIP/General Plan EIR. The General Plan EIR concluded that air quality is a significant and unmitigable impact of General Plan implementation. Therefore, the proposed project would not result in cumulative air quality impacts beyond those previously disclosed by the General Plan EIR. The RCIP/General Plan EIR (SCH No. 2002051143) is

on file and available for public viewing at the Riverside County Planning Department 4080 Lemon Street, 9th Floor Riverside, CA and is incorporated herein by reference.

d) The SCAQMD has developed analysis parameters to evaluate ambient air quality on a local level in addition to the more regional emissions-based thresholds of significance. These analysis elements are called Local Significance Thresholds (LSTs). LSTs were developed in response to Governing Board's Environmental Justice Enhancement Initiative 1-4 and the LST methodology was provisionally adopted in October 2003 and formally approved by SCAQMD's Mobile Source Committee in February 2005.

Use of an LST analysis for a project is optional because LSTs were derived for economically or socially disadvantaged communities not representative of Palm Desert. LSTs are only applicable to the following criteria pollutants: oxides of nitrogen (NOx), carbon monoxide (CO), and particulate matter (PM₁₀ and PM_{2.5}). LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard, and are developed based on the ambient concentrations of that pollutant for each source receptor area and distance to the nearest sensitive receptor.

The URBEMIS model estimates that the daily construction disturbance "footprint" will be 23.8 acres. LST pollutant concentration data is currently only published for 1, 2 and 5 acre sites. As shown in the appendix, extrapolating the smaller footprint data to determine the pollutant concentrations representative of the proposed project site for a source-receptor distance of 50 meters, the following thresholds are determined (pounds/day):

Coachella Valley	CO	NOx	PM ₁₀	PM _{2.5}
LST Threshold	7,421	1,087	155	32
Proposed Project	83-188*	43-74*	1-22*	1-6*

*with mitigation

All mitigated emissions will be below LST thresholds during construction. Therefore, LST impacts are less than significant and no mitigation measures are required.

A number of studies have identified health-related concerns for siting pollution-sensitive land uses close to freeways. The biggest concern is from diesel trucks that emit microscopic soot particles. Passenger vehicles emit benzene and 1, 3-butadiene. Diesel is responsible for 70% of any roadway exposure risk. A recent (2002) particulate study near a freeway with many diesel trucks (710 Freeway) found the following drop-off rate of particulate matter (particulate level compared to "background") at 1,000 feet from the freeway edge:

Distance from travel lanes (feet)	25'	50'	100'	200'	300'	500'	1,000'
Particulate Ratio	3.85	3.00	1.98	1.38	1.12	1.06	1.00

The particulate level (and associated diesel risk) drops dramatically at 300 feet and beyond from the freeway. The project proposes residential uses at approximately 200 feet from the nearest I-10 travel lanes. The southern most development will be on the fringe of the freeway diesel exhaust "plume". Although the closest homes are not within a heavy diesel exposure zone, prudent protection is suggested in the form of upgraded filters on the ventilation system for homes within 250 feet of the southern site boundary.

Additionally, diesel trucks are expected to be 80% cleaner in the next 10-15 years. Prevailing winds are also generally parallel to the freeway instead of directed toward the project site. These factors will further enhance the health protection afforded by the proposed upgraded filters. Therefore, impacts

associated with diesel risk will be less than significant with the incorporation of upgraded filters on the ventilation system for homes within 250 feet of the southern site boundary as a mitigation measure.

e) In the 2003 AQMP, the SCAQMD considers point sources to be generally large emitters with one or more emission sources at a permitted facility with an identified location, such as power plants and refineries. These point source emitters or similar land uses do not occur within one mile of the site; therefore, no impact is anticipated from substantial point source emitters.

f) Potential sources that may emit odors during construction activities include the use of architectural coatings and solvents. SCAQMD Rule 1113 limits the amount of volatile organic compounds from architectural coatings and solvents. Via mandatory compliance with SCAQMD Rules, no construction activities or materials are proposed which would create objectionable odors. The proposed project uses include residential homes, parks and open space. These land uses are not considered uses that emit noxious or objectionable odors and would not include any of the types of uses identified by SCAQMD as being associated with odor complaints. Therefore, the proposed project would not create objectionable odors affecting a substantial number of people during construction or operation.

Mitigation Measures:

In addition to the COAs and BMPs (e.g., SCAQMD Rules 403 and 1113, dust control, etc.) for air quality impacts, the proposed project will comply with the following mitigation measures:

MM-AQ1 (ROG Emissions/Painting/Coatings) –Applicant will employ an extended painting schedule of 9 months or longer from the start of the painting of the first unit to completion of painting of the last unit using low-VOC paint and using high pressure-low volume (HPLV) paint applicators). The Applicant will also use pre-coated building materials during the construction.

MM-AQ2 (Dust Control) – A total of 23.8 acres of land will be disturbed at one time during construction. Applicant shall implement the following mitigation measures to control dust:

- Limit the simultaneous disturbance area to as small an area as practical.
- Terminate soil disturbance when winds exceed 25 mph.
- Stabilize previously disturbed areas if subsequent construction is delayed.
- Water exposed surfaces and unpaved haul routes at least three times daily.
- Cover all stockpiles with tarps when left unattended for more than 72 hours.
- Reduce speed on unpaved roads and haul routes to less than 15 mph.

The construction contractor(s) shall provide temporary stabilization of disturbed soils in compliance with the County's landscaping and grading requirements whenever active construction is not occurring on a portion of the site. Options for stabilization may include, but shall not be limited to, one or more of the following:

- Hydraulic Mulch
- Hydroseeding
- Soil Binders
- Straw/Wood Mulch

MM-AQ3 (Emissions) – Applicant will implement the following measures to reduce emissions impacts:

- Require 90-day low-NOx tune-ups for off-road equipment.
- Limit allowable idling to 5 minutes for trucks and heavy equipment.
- Require use of Tier 3-rated engines for scrapers and dozers used in grading.

- Require installation of soot filters on all diesel equipment >100 HP.

MM-AQ4 (Off-Site Impacts) – Applicant will implement the following measures to reduce off-site air quality impacts:

- Encourage car pooling for construction workers through the use of various incentives, including, but not limited to subsidies for car or van pooling or use of alternative (e.g. bicycle) or public transportation.
- Limit lane closures to off-peak travel periods.
- Park construction vehicles off traveled roadways.
- Wet down or cover dirt hauled off-site.
- Wash or sweep access points daily.
- Encourage receipt of construction materials during non-peak traffic hours.
- Sandbag construction sites for erosion control.

MM-AQ5 (Freeway Proximity) – Applicant will implement the following measure to reduce potential adverse health impacts from diesel exhaust exposure:

- Homeowners within 250 feet of the southernmost residential facades shall be provided with upgraded furnace filters capable of removing 95% of particulate matter of 1 micron or greater. The homeowners shall be provided with information on maintenance procedures and replacement information of such filters, including where to purchase the filters.

Monitoring:

Monitoring shall be done by the Building and Safety Department.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
BIOLOGICAL RESOURCES Would the project				
6. Wildlife & Vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

GIS Database, Site Visit, "Biological Resources Technical Report" by Helix Environmental Planning dated August 2007 and "Rare Plant, Desert Tortoise, and Burrowing Owl Habitat Assessment" by Helix Environmental Planning dated August 2007.

Findings of Fact:

a) Applicable existing regional plans and public open space include the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) and the Coachella Valley Flat-Tailed Lizard Habitat Conservation Plan (CVFTL HCP). Open space and preserve areas that occur in the project vicinity include the CVFTL Preserve (across Avenue 38 from the project site) and Joshua Tree National Park (10 miles southwest of the project site).

The project site is within the CVMSHCP area. At the time this report was prepared, the Final Recirculated CVMSHCP was approved by the CVAG Executive Committee and the Coachella Valley Conservation Commission (CVCC) at a special joint meeting and Public Hearing on Monday, September 10, 2007. The CVMSHCP then went to all other participating cities and the County of Riverside for their consideration.

In October 2007 all participating cities and the County adopted the CVMSHCP. Following the adoption of the CVMSHCP, it was transmitted to the State and Federal Wildlife agencies for their review issuance of permits. According to the Coachella Valley Association of Governments (CVAG), the CVMSHCP is anticipated to be fully approved and permitted by Fall 2008.^[2]

On January 29, 2008 the Riverside County Board of Supervisors adopted Riverside County Ordinance 875. The ordinance establishes a development impact mitigation fee for funding the preservation of natural ecosystems in accordance with the CVMSHCP. Riverside County Ordinance 875 becomes effective March 29, 2008 or immediately upon issuance of the appropriate permits authorizing "take" in connection with the CVMSHCP by the appropriate Federal and State wildlife agencies—whichever occurs last.^[3] Until the permits are issued, there are no fees or other project requirements that pertain to the CVMSHCP.

Following the wildlife agencies' issuance of permits for the CVMSHCP, project building permits would be subject to mitigation fee provisions pursuant to Ordinance 875, which will assist in the

^[2] <http://www.cvmshcp.org/index.htm>

^[3] http://www.rctlma.org/building/content/temp/bs_bp_ord875_cvmshcp.aspx

implementation of the CMVSHCP by contributing to the formation of the conservation area identified in the document. The project site is not within an area of special conservation concern under the approved CVMSHCP Plan; therefore, development of the property will not conflict with the CVMSHCP.

The project site is within the CVFTL Fee Area (Ordinance 663.10). The site is not within the FTL Preserve area or within designated Coachella Valley Fringe-toed Lizard Habitat. In addition, the project site is located approximately 8 miles southwest of the area designated as Critical Habitat for the Mojave population of the desert tortoise. The project site is located approximately 5 miles north of the area designated as Critical Habitat for the Peninsular bighorn sheep.

The project site does not conflict with the provisions of any of the above adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or State conservation plan. Impacts associated with the project are less than significant.

b-c) A site assessment and various focused surveys were conducted on the project site. Field studies included general surveys for flora and fauna, jurisdictional waters, vegetation mapping, and focused surveys for the desert tortoise and burrowing owl. An aerial of the project site is shown on Figure 6, Aerial Photograph of Project Site. A total of 10 plant species were observed on the site during the surveys, none of which were designated as listed species at the federal or state level. The site is dominated by native Sonoran creosote bush scrub habitat with a row of tamarisk that occurs just inside the eastern boundary of the site. This habitat is not a sensitive habitat.

During the general habitat assessment survey, one focus was determining the suitability of the habitat for the federally listed endangered Coachella Valley milk-vetch (CVMV). CVMV is one of the covered species under the CVMSHCP. Due to existing rainfall conditions that were 10% below normal for this area during the 2006-07 rainfall season, rare plant surveys focusing on the potential presence of the federally listed endangered CVMV were not conducted. The project site does contain habitat suitable for the federally listed endangered CVMV. However, no sensitive dune species were observed. Without mitigation, the permanent loss of this species could be considered significant.

Potential mitigation measures include avoiding or minimizing impacts to CVMV habitat or providing a minimum 1:1 replacement of CVMV plants that are impacted. This mitigation could be accomplished by compensating for impacts through planting CVMV seeds collected from the project site. EIR 00486 (Mirasera) identified a receptor site for planting CVMV seeds collected during onsite pre-construction surveys for CVMV. Impacts to the CVMV would also be fully mitigated by participation in the CVMSHCP via payment of mitigation fees pursuant to Riverside County Ordinance 875.

The CVMSHCP considers the CVMV to be adequately conserved with the conservation plans incorporated into the CVMSHCP, which include the protection and management, in perpetuity, 11,650 acres of the CVMV habitat, including 89 of the 122 known occurrences. Additionally, 7,707 acres of habitat within existing conservation lands will be monitored and managed. Therefore, payment of the CVMSHCP fee prior to issuance of building permits as is anticipated to be required for the project will assure compliance with the CVMSHCP. The fees will be used to acquire and manage CVMV habitat for conservation purposes and manage existing habitat. Thus, participation in the CVMSHCP would mitigate potential impacts to the CVMV. Absent state and federal permit issuance for the CVMSHCP, MM-Bio 1 requires a pre-construction survey for CVMV and collection of seeds for planting in the Palm Springs round-tailed squirrel mitigation site identified in EIR no. 00486.

One sensitive animal species, a single adult burrowing owl was detected during surveys. Under the California Fish and Game Code and the Migratory Bird Treaty Act (MBTA), passive relocation will be

required to reduce impacts to a level of less than significant. Any relocation activities should be performed outside the burrowing owl nesting season (generally March 1 through August 31).

The USFWS presence/absence protocol survey for the desert tortoise found no tortoise or tortoise sign. Therefore, the project will result in no impacts to the desert tortoise.

Focused surveys were not conducted for round-tailed ground squirrels (Palm Springs sub-species) because the preferred habitat for this species of special concern is mesquite/mesquite-dominated habitat. Therefore, potential impacts would not be considered significant because the project site is outside of areas identified as essential for conservation of this sub-species and the absence of preferred habitat.

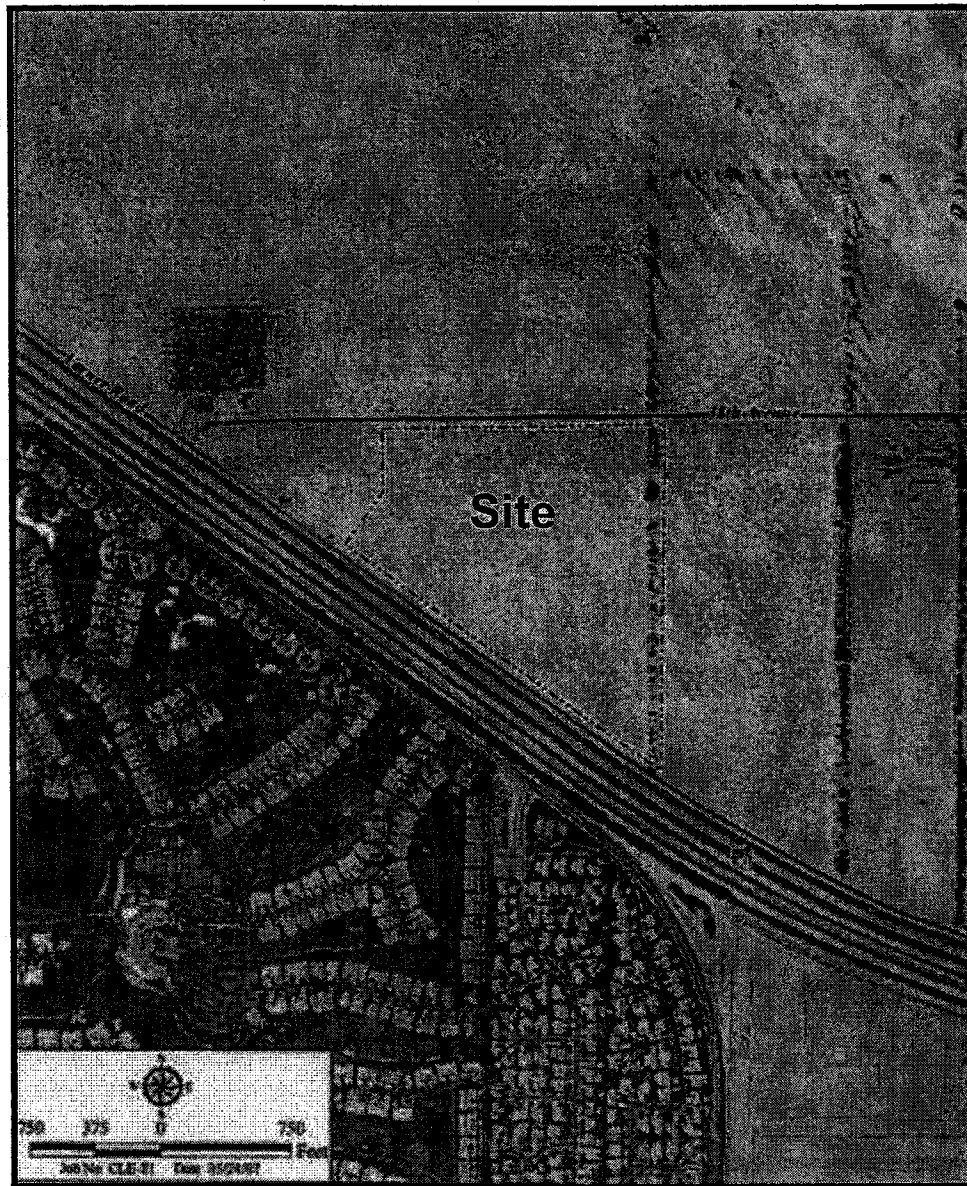


Figure 1 – Aerial Photograph of Project Site

Project construction would result in the loss of approximately 50 acres of Sonoran Creosote Bush Scrub habit which constitutes less than a hundredth of one percent of the total of this habitat acreage identified within the CVMSHCP. Therefore, project impacts to this habitat would not be considered significant. The tamarisk on site is an exotic species and impacts to this vegetation are not considered significant. Impacts to the small amount (less than 0.5 acre) of desert dune community are less than significant because no sensitive dune species are known to exist.

d) As shown on Figure 6, the I-10 to the south of the site forms a significant barrier to wildlife movement. Across the I-10 is the developed City of Palm Desert. To the northwest of the site is Avenue 38 and the Delfino Resorts community that is currently under construction. To the east is the approved master planned Mirasera community. To the north of the site is the CVFTL Preserve. The project site does not provide a linkage between the CVFTL Preserve to other open space that would promote wildlife movement through the site. Therefore, it is unlikely that project development would adversely affect wildlife corridors or movement of wildlife in the area. In addition, the new planned ACOE flood control channel on the northern boundary of the project site and southern boundary of Avenue 38 will also impede wildlife movement through the site from northwest to southeast. The project site is not a nursing ground for any wildlife species.

e-f) No jurisdictional waters were observed on or immediately adjacent to the project site. Since activities on the project site will not impact wetland or non-wetland Waters of the U. S., consultation with the Army Corps of Engineers (ACOE), CDFG, and RWQCB will not be required. Therefore, the proposed project would not have an adverse effect on federally protected wetlands, riparian habitat or other sensitive natural community.

g) There are no local ordinances regarding biological issues that would need to be addressed as a result of the project. Therefore, the proposed project would not conflict with local policies or ordinances protecting biological resources.

Mitigation Measures:

MM-Bio1: Prior to issuance of grading permits, a pre-construction survey for CVMV shall be conducted during the appropriate blooming period to flag individual plants for seed collection. At the appropriate time, seed shall be collected by a qualified biologist and shall be planted within the Palm Springs round-tailed squirrel mitigation site identified in EIR no. 00486 (Mirasera). Prior to planting, a report prepared by a qualified biologist shall be submitted to the environmental programs department for review and approval detailing the results of the blooming period survey and seed collection. Thereafter, on an annual basis for a period of 5 years, a qualified biologist shall submit a report to the environmental programs department for review and approval concerning the planting and monitoring of the receptor site. If the site is determined to be occupied with CVMV, appropriate mitigation measures, including avoiding or minimizing impacts or providing a minimum 1:1 replacement of CVMV plants that are impacted, will be identified to reduce impacts to less than significant. State and federal wildlife agency issuance of permits for the CVMSHCP prior to site disturbance or grading in CVMV habitat areas shall render this mitigation measure null and void.

MM-Bio2: As a condition of the grading permit, a pre-construction survey for burrowing owls will be conducted within 30 days of project construction. If burrowing owls are found on-site, relocation

activities will be performed outside the burrowing owl nesting season (generally March 1 through August 31).

Monitoring:

Monitoring will be performed by the Planning and Building Departments as well as the Environmental Programs Department.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
CULTURAL RESOURCES Would the project				
7. Historic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

"Cultural Resources Survey and Paleontological Record Search of Valanté: Parcel Number 626-130-019 in Riverside County California" prepared by SWCA Environmental Consultants dated May 15, 2007.

Findings of Fact:

a-b) No prehistoric or historic-period cultural resources were located within the project area during the intensive pedestrian survey for cultural resources. The records search conducted at the Eastern Information Center found that no recorded cultural resources sites were found on the project site. Twelve cultural resource studies have been conducted within the half-mile radius of the site and two cultural resources have been recorded within the one-half mile radius of the site. An examination of historic maps showed no structures on the project site and no agricultural use. Based on the survey results, archaeological construction monitoring is not recommended by SWCA Environmental Consultants. However, the County's COAs that may be applicable to the proposed project for cultural resources are COA 10: Planning 4, 5 and COA 30: Planning 24, 25, 33, 34.

Mitigation Measures:

No mitigation measures are required beyond the COAs presented above.

Monitoring:

Monitoring of COAs shall be conducted by the B&S Grading Division of the Planning and Development Department.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
8. Archaeological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Source:

"Cultural Resources Survey and Paleontological Record Search of Valanté: Parcel Number 626-130-019 in Riverside County California" prepared by SWCA Environmental Consultants dated May 15, 2007.

Findings of Fact:

a-b) No archaeological sites were found on the project site. Based on the survey results, archaeological construction monitoring is not recommended by SWCA Environmental Consultants. However, the County's COA for cultural resources presented in response 7a above will be imposed on project approvals.

c) There are no known human burials on the project site. However, the discovery of human remains is always a possibility. The County's COA that are applicable to the proposed project for the discovery of human remains are COA 10: Planning 4,5 and COA 30: Planning 24, 33, 34.

d) A search of the Sacred Lands File by the Native American Heritage Commission (NAHC) found no presence of Native American sacred lands or traditional cultural properties within the immediate project area. Letters requesting additional information have been sent to contacts provided by the NAHC. The County's COAs presented in response 7a above will be imposed on project approvals.

Mitigation Measures:

The County's COAs will mitigate all impacts to potential cultural resources on the project site.

Monitoring:

Monitoring of these COAs will be performed by the Planning and Building and Safety Departments

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. Paleontological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				

Source:

"Cultural Resources Survey and Paleontological Record Search of Valanté: Parcel Number 626-130-019 in Riverside County California" prepared by SWCA Environmental Consultants dated May 15, 2007.

Findings of Fact:

The Project site is entirely underlain by recent alluvium. Recent alluvium is determined to have a low paleontological sensitivity rating. However, geologic sediments with a high paleontological sensitivity may occur at a depth of ten feet below the surface or greater. A detailed review of museum collections records was performed by the Vertebrate Paleontology Division of the San Bernardino County Museum. The records search found no previously recorded Paleontological localities on the project site.

Mitigation Measures:

MM-P1: If grading plans show that project-related excavations go deeper than ten (10) feet, a qualified paleontological monitor shall be retained by the site developer(s) to check for fossils. Should construction/development activities uncover paleontological resources, work will be halted in that area and moved to other parts of the project site and a qualified paleontologist shall be contacted to determine the significance of these resources. The paleontologist shall have authority to divert grading away from exposed fossils temporarily in order to recover the fossil specimens. If the find is determined to be significant, avoidance or other appropriate measures shall be implemented.

MM-P2: All fossils and associated data recovered during the paleontological monitoring shall be repositied in a public museum or other approved curation facility.

Monitoring:

Monitoring shall be conducted by the Building and Safety Department.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GEOLOGY AND SOILS

Definitions for Land Use Suitability Ratings

Where indicated below, the appropriate Land Use Suitability Rating(s) has been checked.

NA - Not Applicable S - Generally Suitable PS - Provisionally Suitable

U - Generally Unsuitable R - Restricted

a. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

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

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

A-P Zones NA PS U R
 CFH Zones NA PS U R

Source:

RCIP General Plan Safety Element – Hearing Draft Figure S-1 Mapped Faulting in Riverside County and Figure S-2 Earthquake Fault Study Zones, County GIS, and Preliminary Geotechnical Investigation Report Proposed Residential Development Assessor Parcel Number (APN) 626-130-

019-4 Tentative Tract Map No. 34651, Southeast Corner of 38th Avenue and Varner Road, Palm Desert Area, Unincorporated Riverside County, California by Leighton and Associates dated October 2, 2006.

Findings of Fact:

The site is located in a region of generally high seismicity, as is all of Southern California. The San Andreas Fault zone within the Coachella Valley includes the Garnet Hill, the Banning, and the Mission Creek Faults which traverse along the northeast margin of the valley. The Coachella Valley segment of the San Andreas Fault system may be capable of generating a magnitude seven or greater earthquake within the next 50 years. Therefore, during the life of the project, the site is expected to experience strong ground motions from earthquakes on regional and or local causative faults.

Per the Leighton Report, the nearest known active fault is the Southern section of the San Andreas Fault, which is located approximately 3.4 miles northeast of the site. The site is not located within or adjacent to an "Earthquake Fault Zone" as identified in the Alquist-Priolo Geologic Hazards Zones Are of 1972 and as most recently revised in 1999. As indicated in the Leighton Report, the potential for ground rupture at the site during a seismic event is considered very low at this time. No mitigation measures beyond standard conditions of approval (COAs) and best management practices (BMPs) are required.

Mitigation Measures:

No mitigation is required.

Monitoring:

No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
11. Liquefaction Potential Zone Seismic-related ground failure, including liquefaction? NA <input type="checkbox"/> S <input checked="" type="checkbox"/> PS <input type="checkbox"/> U <input type="checkbox"/> R <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

Uniform Building Code (UBC), RCIP Safety Element – Hearing Draft Figure S-3 "Generalized Liquefaction", and Preliminary Geotechnical Investigation Report Proposed Residential Development Assessor Parcel Number (APN) 626-130-019-4 Tentative Tract Map No. 34651, Southeast Corner of 38th Avenue and Varner Road, Palm Desert Area, Unincorporated Riverside County, California by Leighton and Associates, Inc. dated October 2, 2006.

Findings of Fact:

The site is located within a zone mapped as having moderate liquefaction potential (RCIP Figure S-3 "Generalized Liquefaction"). However, subsurface explorations indicated that shallow ground water conditions do not exist locally, nor have they existed historically. Therefore, it is Leighton's professional opinion that this site possesses a very low potential for liquefaction as a consequence of the design basis earthquake.

Even though the potential for liquefaction occurring is very low, a seismically induced settlement can occur during a strong seismic event. Compliance with UBC and Leighton's geotechnical recommendations for design and construction are intended to reduce the potential for major structural damage. Grading and earthwork recommendations have been provided to reduce the potential adverse effects of seismically-induced settlements as a result of the design seismic event.

Land subsidence associated with groundwater-level declines has been recognized as a potential problem in the Coachella Valley. The site is within a documented area of subsidence of 0.2 foot (2.4 inches) measured between June 17, 1998 and October 4, 2000. However, evidence of differential subsidence and associated ground fissuring was not observed during the Leighton field investigation or aerial photograph review of the site. Leighton has concluded that the differential subsidence gradient is gentle for the site.

To reduce the risks associated with seismically induced liquefaction and the associated hazards of seismically induced lateral spreading or subsidence, the proposed project will conform to site-specific geotechnical recommendations and the UBC. Potentially unstable soils discovered during excavation are required by provisions of the UBC to be removed and replaced, or otherwise treated to provide appropriate foundation support and to protect them from failures such as liquefaction. Adherence to the Seismic Zone 4 soil and foundation support parameters in Chapters 16 and 18 of the UBC and the grading requirements in Chapters 18 and A33 of the UBC, as required by County and State law, ensures the maximum practicable protection available from soil failures under static or dynamic conditions for structures and their associated trenches, slopes and foundations. By monitoring and enforcing the requirements of the UBC, as described previously, the County would ensure the structural integrity of the completed project. In view of these regulatory requirements, seismically induced ground failures would be reduced to a less-than-significant level.

Mitigation Measures:

No mitigation is required.

Monitoring:

No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
12. Ground-shaking Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Strong seismic ground shaking?				
NA <input type="checkbox"/> S <input checked="" type="checkbox"/> PS <input type="checkbox"/> U <input type="checkbox"/> R <input type="checkbox"/>				

Source:

UBC and Preliminary Geotechnical Investigation Report Proposed Residential Development Assessor Parcel Number (APN) 626-130-019-4 Tentative Tract Map No. 34651, Southeast Corner of 38th Avenue and Varner Road, Palm Desert Area, Unincorporated Riverside County, California by Leighton and Associates, Inc. dated October 2, 2006.

Findings of Fact:

As discussed in Section 10 above, no known active faults have been identified on the project site and the site is not located within or adjacent to a designated Alquist-Priolo Earthquake Fault Zone. However, the project site is located within the seismically active region of southern California. The nearest known active faults are the Mission Springs Fault and Southern Branch of the of the San

Andreas Fault of the San Andreas Fault Complex, which located to the north of, and in the immediate vicinity of, the site. Historically, the San Andreas Fault Zone has produced earthquakes with a moment magnitude in the range of 6.0 Mw to 7.5 Mw.

The project site would be subject to seismic ground shaking from a regional earthquake. The level of ground shaking that would be experienced at the project site from one of these faults or any other active faults in the region would be a function of several factors including earthquake magnitude, type of faulting, rupture propagation path, distance from the epicenter, earthquake depth, duration of shaking, site topography, and site geology. To reduce the risks associated with seismically induced ground shaking, engineered design and earthquake-resistant construction increases safety and allows development in seismic areas. The UBC requires the developer to take the location and type of subsurface materials into consideration when designing or retrofitting foundations and structures for a particular site. Because the Proposed Project is in Seismic Zone 4, structures are required to be designed in accordance with parameters of Chapter 16 of the current UBC. Therefore, adequate structural protection in the event of an earthquake would be provided, thus reducing impacts from strong seismic ground shaking to a less than significant level.

Mitigation Measures:

No mitigation is required.

Monitoring:

No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
13. Landslide Risk	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?				
NA <input checked="" type="checkbox"/> S <input type="checkbox"/> PS <input type="checkbox"/> U <input type="checkbox"/> R <input type="checkbox"/>				

Source:

On-site Inspection, RCIP Figure S-5 "Regions Underlain by Steep Slope" and Figure S-4 "Earthquake-Induced Slope Instability Map", and Preliminary Geotechnical Investigation Report Proposed Residential Development Assessor Parcel Number (APN) 626-130-019-4 Tentative Tract Map No. 34651, Southeast Corner of 38th Avenue and Varner Road, Palm Desert Area, Unincorporated Riverside County, California by Leighton and Associates, Inc. dated October 2, 2006.

Findings of Fact:

Topographically, the site is relatively flat and slopes gently downward towards the southeast. The site is at approximately 140 feet above mean sea level. In addition, based on the County's Earthquake-Induced Slope Instability Map, the site is not in an area susceptible to earthquake-induced landslides. Therefore, the project site is not subject to landslide, collapse, or rockfall hazards. There is no evidence of past landslides on-site or in the project vicinity. The proposed project will adhere to the Seismic Zone 4 soil and foundation support parameters of the UBC, as required by County and State law. There are no impacts associated with landslides risk.

Mitigation Measures:

No mitigation is required.

Monitoring:

No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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14. Ground Subsidence

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

Source:

RCIP Safety Element – Hearing Draft Figure S-7, Documented Subsidence Areas, Preliminary Geotechnical Investigation Report Proposed Residential Development Assessor Parcel Number (APN) 626-130-019-4 Tentative Tract Map No. 34651, Southeast Corner of 38th Avenue and Varner Road, Palm Desert Area, Unincorporated Riverside County, California by Leighton and Associates, Inc. dated October 2, 2006.

Findings of Fact:

Land subsidence associated with groundwater-level declines has been recognized as a potential problem in the Coachella Valley. The project site is within a documented area of subsidence of 0.2 foot (2.4 inches) measured between June 17, 1998 and October 4, 2000. However, evidence of differential subsidence and associated ground fissuring was not observed during Leighton's field investigation or aerial photograph review for the site. The Preliminary Geotechnical Investigation Report indicates that the differential subsidence gradient is gentle for the project site. During a strong seismic event, seismically induced settlement can occur within loose to moderately dense, dry, or saturated granular soils. Settlement caused by ground shaking is often non-uniformly distributed, resulting in differential settlement. After site preparation, the total seismically-induced settlement is estimated to be up to about 4 ½ inches. Current UBC standards and the Geotechnical Report's recommendations for design and construction are intended to reduce the potential for major structural damage.

Mitigation Measures:

No mitigation is required.

Monitoring:

No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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15. Other Geologic Hazards

Such as seiche, mudflow or volcanic hazard?

Source:

Site visit, Project Application, and Preliminary Geotechnical Investigation Report Proposed Residential Development Assessor Parcel Number (APN) 626-130-019-4 Tentative Tract Map No. 34651, Southeast Corner of 38th Avenue and Varner Road, Palm Desert Area, Unincorporated Riverside County, California by Leighton and Associates, Inc. dated October 2, 2006.

Findings of Fact:

Tsunamis and seiches do not pose hazards due to the inland location of the site and lack of nearby bodies of standing water at the site elevation. There are also no known active volcanoes in the project vicinity. Mudflows are usually associated with slopes and the project site is relatively flat.

Mitigation Measures:

No mitigation measures are required.

Monitoring:

No monitoring is required.

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

Source:

Riverside County 800 Scale Slope Maps, Preliminary Geotechnical Investigation Report Proposed Residential Development Assessor Parcel Number (APN) 626-130-019-4 Tentative Tract Map No. 34651, Southeast Corner of 38th Avenue and Varner Road, Palm Desert Area, Unincorporated Riverside County, California by Leighton and Associates, Inc. dated October 2, 2006,

Findings of Fact:

a-c) The project site is relatively level and will not be significantly modified as a result of the project. Minor surface grading and leveling will be required. No cut or fill slopes great than 2:1 or higher than 10 feet will be created. Compliance with Riverside County Building and Safety Ordinance No. 457 is required regardless of the project's proposed changes to topography. Ordinance No. 457 will assure cut or fill slopes are manufactured appropriately. Prior to the issuance of grading permits, the County of Riverside requires Building and Safety review of the grading plans to assure the grading plans will not affect or negate subsurface sewage plans. Compliance with Ordinance No. 457 and the UBC will reduce potential impacts due to changes in topography and cut and fill slopes as a result of the proposed project to a less than significant level. There are no known subsurface sewage disposal systems on-site. The proposed regional drainage channel to be located on the northern portion of the

site will incorporate 2:1 and 3:1 slopes which will not have an impact on the project. The drainage channel has been environmentally reviewed and analyzed under the Mirasera EIR.

Mitigation Measures:

As discussed above, the County will impose COAs and BMPs upon project approval. In addition, the project will be required to implement the site-specific recommendations in the October 2006 Leighton Preliminary Geotechnical Investigation Report. These site-specific recommendations address temporary and permanent slopes, drainage, site preparation including any structural removals, compaction, utility trenches, fill materials, geotechnical observation, post-tensioned foundation and slab systems, preliminary foundations design parameters, slab-on-grade, settlement considerations, retaining walls, seismic coefficients, corrosion, and preliminary pavement design parameters. No other mitigation measures are required.

Monitoring:

No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
17. Soils	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

U.S.D.A. Soil Conservation Service Soil Surveys, RCIP Safety Element – Hearing Draft Figure S-6, Engineering Geologic Materials Map, application materials, site visit, and Preliminary Geotechnical Investigation Report Proposed Residential Development Assessor Parcel Number (APN) 626-130-019-4 Tentative Tract Map No. 34651, Southeast Corner of 38th Avenue and Varner Road, Palm Desert Area, Unincorporated Riverside County, California by Leighton and Associates, Inc. dated October 2, 2006.

Findings of Fact:

a) The geologic materials encountered at the site mainly consisted of quaternary-age alluvium. The alluvial soils were deposited as part of a complex fluvial/channel depositional environment that resulted in interbedded sands and silts. Erosion is always a consideration in arid regions. Desert soils are susceptible to wind and water erosion. Trenching, grading, and compacting associated with construction of structures, modification/relocation of underground utility lines, and landscape/hardscape installation could expose areas of soil to erosion by wind or water during these construction processes. The addition of paved and landscaped areas would, over the long term, decrease the potential for erosion because fewer exposed soils would exist at the site.

Because one of the major effects of loss of topsoil is sedimentation in receiving waters, erosion control standards are set by the Regional Water Quality Control Board (RWQCB) through

administration of the National Pollutant Discharge Elimination System (NPDES) permit process for storm drainage discharge. The NPDES permit requires implementation of nonpoint source control of stormwater runoff through the application of a number of BMPs. These BMPs are meant to reduce the amount of constituents, including eroded sediment, that enter streams and other water bodies. A Storm Water Pollution Prevention Plan (SWPPP), as required by the RWQCB, must describe the stormwater BMPs (structural and operational measures) that would control the quality (and quantity) of stormwater runoff.

The project site is relatively flat; therefore, it is not subject to significant erosion by water through surface drainage during construction. Earth-disturbing activities associated with construction would be temporary and would be regulated by the NPDES permitting process. Construction of the project would eliminate exposed, unvegetated areas, which would tend to decrease erosion. Specific erosion impacts would depend largely on the effectiveness of the required erosion control programs for the site and the length of time soils would be subject to conditions that would be affected by erosion processes.

The project site is greater than one acre in size, and, therefore, is subject to the provisions of the General Construction Activity Stormwater Permit adopted by the State Water Resources Control Board (SWRCB). The developer for the Proposed Project must submit a Notice of Intent (NOI) to the SWRCB for coverage under the Statewide General Construction Activity Stormwater Permit and must comply with all applicable requirements, including the preparation of a SWPPP, applicable NPDES Regulations, and BMPs. The SWPPP must describe the site, the project, construction period erosion and sediment controls, runoff water quality monitoring, means of waste disposal, implementation of approved local plans, control of post-construction sediment and erosion, maintenance responsibilities, and non-stormwater management controls. Inspection of construction site before and after storms is required to identify stormwater discharge from the construction activity and to identify and implement controls where necessary.

In addition, all construction activities would be required to comply with Chapter 33 of the UBC, which regulates excavation activities and the construction of foundations and retaining walls, and Appendix Chapter 33 of the UBC, which regulates grading activities, including drainage and erosion control. Compliance with the NPDES permit process and the UBC requirements would minimize effects from erosion. The County's monitoring and enforcing the requirements of the NPDES permit and the Building Code, as described previously, would ensure the control of potential erosion.

Because the NPDES permit requirements of the RWQCB and the UBC must be satisfied prior to project construction, the potential hazards posed by substantial soil erosion or the loss of topsoil would be regulated and reduced to a less-than-significant level.

b) The on-site near-surface soils generally exhibit a very low to possibly low expansion potential. Also indicated in Section 14 above, an evaluation of soil conditions is required and must contain recommendations for ground preparation and earthwork specific to the site that become an integral part the construction design. As part of the construction permitting process, the County requires completed reports of soil conditions at the specific construction sites to identify potentially unsuitable soil conditions including liquefaction, subsidence, and collapse. The evaluations must be conducted by registered soil professionals, and measures to eliminate inappropriate soil conditions must be applied, depending on the soil conditions. The design of foundation support must conform to the analysis and implementation criteria described in the UBC. Adherence to the County's codes and policies would ensure the maximum practicable protection available for users of buildings and infrastructure and their associated trenches, slopes, and foundations.

The County's monitoring and enforcing the requirements of the UBC, as described previously, would ensure that expansive soils were stabilized or removed and replaced prior to their being used for foundation support. Because the requirements of the UBC must be satisfied prior to project construction, the potential hazards posed by expansive soils would be regulated and reduced to a less-than-significant level.

Mitigation Measures:

No mitigation is required.

Monitoring:

No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
18. Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Change deposition, siltation or erosion which may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

U.S.D.A. Soil Conservation Service Soil Surveys and Preliminary Geotechnical Investigation Report Proposed Residential Development Assessor Parcel Number (APN) 626-130-019-4 Tentative Tract Map No. 34651, Southeast Corner of 38th Avenue and Varner Road, Palm Desert Area, Unincorporated Riverside County, California by Leighton and Associates, Inc. dated October 2, 2006

Findings of Fact:

a) The proposed project is in relatively flat terrain. The site is not adjacent to a river, stream, or lake bed. Therefore, the project will not result in a significant change in disposition, siltation or erosion. The County's COAs and BMPs in conjunction with the SWPPP will minimize the potential for erosion and siltation during construction.

Although the proposed project is not adjacent to a natural body of water, the site will be adjacent to regional flood control channel that is being constructed as part of the Whitewater River Basin (Thousand Palms) Flood Control Project, which is being implemented by the ACOE and Coachella Valley Water District (CVWD). On-site drainage will flow into the flood control channel after passing through catch basins. The impacts associated to the channel have been analyzed during the approval process of the Whitewater River Basin Flood Control Project.

b) As indicated in Section 17a above, the project site is greater than one acre in size, and, therefore, is subject to the provisions of the General Construction Activity Stormwater Permit adopted by the SWRCB. The developer for the Proposed Project must comply with all applicable requirements of the above Permit, including the preparation of a SWPPP, applicable NPDES Regulations, and BMPs. The SWPPP must describe the site, the project, construction period erosion and sediment controls, runoff water quality monitoring, means of waste disposal, implementation of approved local plans, control of

post-construction sediment and erosion, maintenance responsibilities, and non-stormwater management controls. Inspection of construction site before and after storms is required to identify stormwater discharge from the construction activity and to identify and implement controls where necessary.

In addition, all construction activities would be required to comply with Chapter 33 of the UBC, which regulates excavation activities and the construction of foundations and retaining walls, and Appendix Chapter 33 of the UBC, which regulates grading activities, including drainage and erosion control. Compliance with the NPDES permit process and the CBC requirements would minimize effects from erosion. The County's monitoring and enforcing the requirements of the NPDES permit and the Building Code, as described previously, would ensure the control of potential erosion.

Because the NPDES permit requirements of the RWQCB and the UBC must be satisfied prior to project construction, any increase in water erosion either on or off site would be regulated or reduced to a less-than-significant level.

Mitigation Measures:

As discussed above, the County will impose COAs and BMPs upon project approval. In addition, the project will be required to implement the site-specific recommendations in the October 2006 Leighton Preliminary Geotechnical Investigation Report. These site-specific recommendations address temporary and permanent slopes, drainage, site preparation including any structural removals, compaction, utility trenches, fill materials, geotechnical observation, post-tensioned foundation and slab systems, preliminary foundations design parameters, slab-on-grade, settlement considerations, retaining walls, seismic coefficients, corrosion, and preliminary pavement design parameters. No other mitigation measures are required.

Monitoring:

No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
19. Wind Erosion and Blows and from project either on or off site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Be impacted by or result in an increase in wind erosion and blows and, either on or off site?				

Source:

RCIP Figure S-8 "Wind Erosion Susceptibility Map", Ordinance 460, Sec. 14.2 & Ordinance 484, and Preliminary Geotechnical Investigation Report Proposed Residential Development Assessor Parcel Number (APN) 626-130-019-4 Tentative Tract Map No. 34651, Southeast Corner of 38th Avenue and Varner Road, Palm Desert Area, Unincorporated Riverside County, California by Leighton and Associates, Inc. dated October 2, 2006.

Findings of Fact:

The project site is located in a very high to high wind erosion susceptibility area. The County requires a site-specific wind erosion study as a COA and BMP in areas of very high to high wind erosion susceptibility and a disclosure about wind erosion susceptibility on property title, building design to resist wind loads, and builder education about the wind environment and design features. The grading

contract will need to secure an approved PM₁₀ plan and comply with the provisions contained therein. Continued compliance with the PM₁₀ plan will assure that there are no significant impacts associated with blowsand.

Mitigation Measures:

MM Geo1: The applicant will prepare a site-specific wind erosion study prior to approval of the tentative tract map.

MM Geo2: The applicant will obtain an approved PM₁₀ plan prior to issuance of grading plans.

Monitoring:

Monitoring shall be conducted by the Planning, Building and Safety Department.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HAZARDS AND HAZARDOUS MATERIALS Would the project				
20. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

Phase I Environmental Site Assessment Report, Palm Desert 53, APN 626-130-10 Unincorporated Riverside County, California by Leighton and Associates, Inc., October 18, 2006.

Findings of Fact:

a-b) The proposed residential use would not result in any activities or uses that would pose a potential health hazard to the local population through the release of hazardous materials into the environment. No hazardous materials would be utilized other than typical household and vehicle maintenance materials (i.e., cleaning supplies, paints, fertilizers, oil, grease). The use of these materials would be

in small quantities and in accordance with the manufacturer's instructions for use, storage, and disposal of such products. Therefore, the proposed project would not create a significant hazard through the routine transport, use, or disposal of hazardous materials. Impacts would be reduced to a level of less than significant.

c) The proposed project would not interfere with the County's emergency response or emergency evacuation plans. Construction activities and staging areas would generally be confined to the project site and would not physically impair access to and around the project site. Also the current alignment of Avenue 38 will be maintained by the county even after the new alignment of Avenue 38 is implemented. The County is proposing to maintain the existing Avenue 38 because they wish to preserve the infrastructure situated beneath the road. Therefore, the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

d) The proposed project would not emit hazardous emissions or handle hazardous materials, substances, or waste. Furthermore, there are no existing or proposed schools within one-quarter mile of the project site. Therefore, the proposed project would not emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of a school.

e) The Phase I Environmental Site Assessment found no evidence of recognized environmental conditions in connection with the project site. The project site is not included on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, no impacts would occur.

Mitigation Measures:

No mitigation measures are required.

Monitoring:

No monitoring is required.

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

Source:

RCIP Figure S-19 "Airport Locations", WCVAP, GIS, and Riverside County Airport Land Use Compatibility Plan (ACLUP) Policy Document dated April 2004.

Findings of Fact:

a-d) The privately owned Bermuda Dunes Airport is located over three miles southeast of the proposed project. This airport serves general aviation aircraft. According to Figure 7 (Exhibit BD-7 of the Riverside County ACLUP) the project site is outside the 55 CNEL contour for the Bermuda Dunes Airport. However, the majority of the Project Site is within the airport compatibility zone E as shown on Figure 8 (Exhibit BD-1 of the Riverside County ACLUP). Zone E is considered the least restrictive of all of the airport compatibility zones. Zone E does not restrict residential uses, require a certain amount of open space or prohibit land uses, except for those that would be hazardous to flight. Proposed residential development projects in Zone E are incompatible with an airport if the proposed use is taller than 100 feet or is a major entertainment venue. However, the proposed project will be subject to ALUC review. Implementation of the proposed project will not result in an inconsistency with an Airport Master Plan. The project site is also not located within an airport land use plan or within two mile of a public airport or public use airport that would result in a safety hazard for people residing or working in the project area. The project site is also not located within the vicinity of a private airstrip, or heliport, which would result in a safety hazard for people residing or working in the project area.

Mitigation Measures:

No mitigation measures are required.

Monitoring:

No monitoring is required.

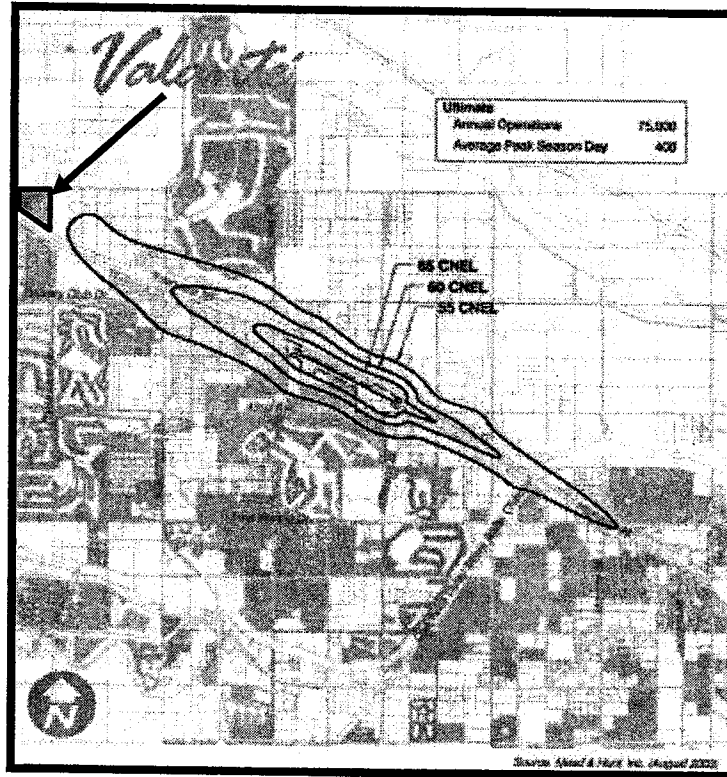


Figure 2 - Bermuda Dunes Airport Future Noise Contours on Average Peak Season Day (Exhibit BD-7 of Riverside County ACLUP)

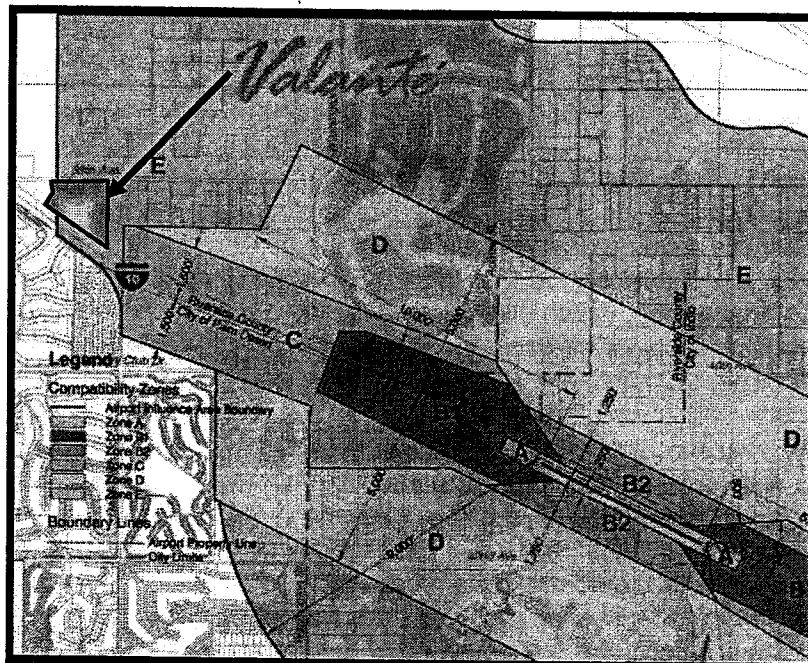


Figure 3 - Bermuda Dunes Airport Compatibility Map (Exhibit BD-1 of Riverside County ACLUP)

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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22. Hazardous Fire Area

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

Source:

WCVAP Figure 13 "Wildfire Susceptibility", Riverside County GIS

Findings of Fact:

According to the County General Plan (Figure S-11), the proposed development site is not located within a High Fire Area where wildlands are adjacent to urbanized areas or residences are intermixed with wildlands.

Mitigation:

No mitigation measures are required.

Monitoring:

No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts

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

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

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

d) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

e) Place housing within a 100-year flood hazard area,

as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

g) Otherwise substantially degrade water quality?

Source:

Riverside County Water Quality Management Plan and Best Management Practices (BMPs) Design Handbook, and Mirasera Specific Plan and Environmental Impact Report.

Findings of Fact:

a) The project site is undeveloped and relatively flat. The site is generally higher than Avenue 38 along the northern property boundary which protects the site from smaller nuisance flows. Surface drainage currently follows the slightly sloping surface controls that drain to the southeast via sheet flow onto Varner Road. No streams or rivers flow through the site and the project will not alter offsite streams or rivers. The nearest surface water is the Whitewater River located approximately three miles south of the site.

Since the project site is located in an area designated as a 100-year flood zone on the FEMA Flood Insurance Rate Map (panel number 0602451625B), the ACOE and CVWD are participating in a large-scale effort in the Whitewater River Basin called the Thousand Palms Flood Control Project. That project will remove 2,800 acres of land (including the project site) from an alluvial floodplain that is subject to flash flooding. The flood control design consists of a series of earthen levees and channels that will convey the flood flows away from the Thousand Palms area, including the project site. Aside from constructing a portion of the regional flood channel through the northern portion of the site, the proposed Valanté project will have no long-term effect on existing drainage patterns.

During construction, onsite stormwater runoff will be directed to the interim detention basin and regional flood control channel, both of which will be constructed onsite in Phase I. Although local drainage patterns and flood conveyance capacity will not be adversely affected, project grading activities would temporarily expose onsite soils to water erosion. Pursuant to the requirements of the State Water Resources Control Board (SWRCB), the proposed project is subject to the provisions of the General Construction Activity Stormwater Permit adopted by the SWRCB. The developer for the Proposed Project must comply with all applicable requirements of the Statewide General Construction Activity Stormwater Permit, including the preparation of a SWPPP, applicable NPDES Regulations, and BMPs. The SWPPP must describe the site, the project, construction period erosion and sediment controls, runoff water quality monitoring, means of waste disposal, implementation of approved local plans, control of post-construction sediment and erosion, maintenance responsibilities, and non-stormwater management controls. Inspection of the construction site before and after storms is required to identify stormwater discharge from the construction activity and to identify and implement controls where necessary. Conformance with the above requirements and standards, along with other federal, state and county regulations will maintain potential impacts related to erosion and siltation at levels that are less than significant.

b) As indicated above, the project site is greater than one acre in size, and is subject to the provisions of the General Construction Activity Stormwater Permit adopted by the SWRCB. The developer for the Proposed Project must comply with all applicable requirements of the Statewide General Construction Activity Stormwater Permit, including the preparation of a SWPPP, applicable NPDES Regulations, and BMPs. The SWPPP must describe the site, the project, construction period erosion

and sediment controls, runoff water quality monitoring, means of waste disposal, implementation of approved local plans, control of post-construction sediment and erosion, maintenance responsibilities, and non-stormwater management controls. Inspection of construction site before and after storms is required to identify stormwater discharge from the construction activity and to identify and implement controls where necessary. With the incorporation of the COAs and BMPs outlined above, impacts to water quality standards or waste discharge requirements during construction and operation would be less than significant.

c) No groundwater extraction is proposed as part of the project. However, the proposed project would increase the amount of impervious surface located at the project site, thus reducing the amount of water infiltrating the soil into the groundwater. The Coachella Valley Water District's (CVWD) Water Management Plan (WMP) and Urban Water Management Plan (UWMP) assure the reliability of water supply from the aquifer and other sources. Therefore, impacts due to interference with groundwater recharge would be less than significant.

d) The project includes an on-site drainage system to accommodate stormwater flows that would likely occur during 10-year and 100-year storm events. The on-site storm drain system would connect to the planned Thousand Palms Flood Control Project channel on the northern boundary of the site. Furthermore, with the incorporation of the COAs and BMPs outlined above, the amount of polluted runoff from the project site would be minimized. Therefore, the proposed project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Since the project would contribute to and construct its share of the regional flood control channel, impacts would be less than significant.

e-f) The project site is located in an area designated as a 100-year flood zone (Zone AO) on the FEMA Q3 Flood Insurance Rate Map, Riverside, 60 (panel number 0602451625B) dated 1999. Zone AO indicates areas of 100-year flood with depths of 1 to 3 feet (usually sheet flow on sloping terrain). Average depths and velocities are determined for areas of alluvial fan flooding.

Because the site is within a 100-year flood zone, the site must be flood protected prior to development. Therefore, the project applicant and adjacent property owners have entered into multi-party agreements with the U.S. Army Corps of Engineers (ACOE) to participate in the construction of a portion of a regional drainage facility that will tie the project into other flood systems up and down stream.

Within the Whitewater River Basin the ACOE and CVWD are implementing the Thousand Palms Flood Control Project, which will remove 2,800 acres of land (including the project site) from an alluvial floodplain that is subject to flash flooding. The flood control design consists of a series of earthen levees and channels that will convey the flood flows away from the Thousand Palms area, including the project site. The proposed ACOE flood control channel is located on the northern boundary of the project site and encompasses approximately 6.2 acres or 11% of the site. Construction of this flood control channel will protect the project site and surrounding areas from 100-year floods and change the site's FEMA flood zone designation from Zone AO to Zone C, effectively removing the site from the 100-year flood area. The timing of the construction of this regional system is dependent on funding from the ACOE.

Prior to completion of the ACOE flood control project, the project will construct a 2.3-acre temporary detention basin facility within the residential overlay area in the northwest portion of the site. This temporary detention facility will remain until the ultimate design of the ACOE flood control channel is

completed and FEMA has issued a Letter of Map Revision (Flood Zone Amendment) certifying the containment of the 100-year flood within the ACOE facility.

The project will also comply with Riverside County Ordinance No. 458 "Regulating Flood Hazard Areas," ACOE, and CVWD regulations and plans. Flooding impacts will be avoided by directing off-site flows from properties to the west/northwest to the 2.3-acre on-site temporary drainage facility until construction of the flood control channel is completed. The project will also be in compliance with COAs and BMPs as directed by the County.

These COAs and BMPs include:

- Pursuant to requirements of the State Water Resources Control Board, a State-wide general National Pollutant Discharge Elimination System (NPDES) construction permit shall apply to all construction activities (e.g., clearing, grading, excavation, etc.) that results in the disturbance of one acre of land or activity that is part of a larger common plan of development of one acre or greater. Such permits shall be obtained prior to the start of grading activities.
- The project shall incorporate the current Standard Conditions of Approval, Best Management Practices and Best Available Technologies (COA, BMPs, and BATs) available at the time of application for pollution and erosion/siltation control permits. Example of BMPs and BATs include, but are not limited to:
 - Energy dissipation structures and rip-rap at storm water discharge points to stabilize flow and reduce velocities;
 - Desilting basins for pollutant and siltation control during construction, resource based if possible;
 - Mulching of cleared or freshly seeded areas for erosion/sedimentation control;
 - Geotextiles and mats for erosion control during construction, storm drain inlet/outlet protection for siltation control;
 - Slope drains for erosion control, silt fences/sand bags barriers for siltation control during construction;
 - Selection of slope planting species with low fertilization requirements; and
 - Requiring permanent irrigation systems to be inspected on a regular basis and properly maintained.
- The project shall comply with the requirements of the California State Water Quality Control Board.

Therefore, flooding impacts will be less than significant with incorporation of the temporary drainage facility and the ultimate completion of the new ACOE flood control channel.

g) As discussed above, with the incorporation of COAs and BMPs, neither construction nor operation of the proposed project would violate any water quality standards. Therefore, the proposed project would not otherwise substantially degrade water quality.

Mitigation:

MM-Hyd 1: No implementing projects shall be approved prior to the construction of the ACOE/CVWD flood control project and the proposed drainage facility on the northern portion of the project site is in place.

MM-Hyd 2: No implementing projects shall be approved until the subject area has been removed from the 100 year flood plain by the certification of a letter of the map revision or to the satisfaction of the CVWD.

Monitoring:

Monitoring shall be conducted by the CVWD, the Building and Safety Department, and Planning.

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

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

Riverside County Water Quality Management Plan and Best Management Practices (BMPs) Design Handbook, Mirasera Specific Plan and Environmental Impact Report, RCIP Figure S-9 "100- and 500-Year Flood Hazard Zones", and Figure S-10 "Dam Failure Inundation Zone".

Findings of Fact:

a-b) As indicated in Response No. 23a) above, the project site is undeveloped and relatively flat. Because the site is undeveloped, the majority of the runoff currently generated at the project site percolates into the ground or flows via sheet flow toward the Avenue 38 and Varner Road. No streams or rivers flow through the site and the project will not alter offsite streams or rivers.

The project site is located in an area designated as a 100-year flood zone (Zone AO) on the FEMA Q3 Flood Insurance Rate Map, Riverside, 60 (panel number 0602451625B) dated 1999. Zone AO indicates areas of 100-year flood with depths of 1 to 3 feet (usually sheet flow on sloping terrain). Average depths and velocities are determined for areas of alluvial fan flooding.

The ACOE and CVWD are participating in a large-scale effort in the Whitewater River Basin called the Thousand Palms Flood Control Project, which will remove 2,800 acres of land and over 9,600 residents from an alluvial floodplain and preserve a long-term sand supply for the endangered fringe-toed lizard. The flood control project is designed to protect against the flooding from a 100-year storm and consists of a series of earthen levees and channels that convey the flood flows away from the

Thousand Palms area. Flood flows ultimately join with the Whitewater River/Coachella Valley Storm Channel which, in turn, conveys the flows into the Salton Sea.

The ACOE will be constructing a new regional drainage facility along the entire northern project site boundary to protect adjacent properties, the project site, and the I-10 and Varner Road from 100-year flood events. The ACOE's flood control facility plan has been integrated into the proposed project. At 170 feet wide, this drainage facility accounts for approximately 6.2 acres or 11% of the project site. This flood control channel will allow the project site's FEMA flood zone designation to change from Zone AO (inside the 100-year flood area) to Zone C (outside the 100 year flood area). Approximately 2.3 acres along the western boundary of the Valanté West area will be used for a temporary extension of the drainage facility use until the regional drainage facility is built by the ACOE. Once the regional drainage facility is completed, this area will be allowed to be developed for residential and open space/park use.

Construction activities would temporarily alter the existing drainage pattern of the project site as there would be areas of exposed soil during grading and excavation. While the project site is under construction, the rate and amount of surface runoff generated would fluctuate and generally increase over time. However, because the construction period is only temporary (approximately 10 months) and a storm drain system would be constructed in conjunction with the residential development, the potential for flooding would be less than significant.

The proposed residential development would create impervious surfaces at the project site thus altering its overall drainage pattern. Instead of permeating into the ground, runoff would accumulate on the impervious surfaces. An onsite drainage system has been proposed, which includes clarifiers at storm drain inlet points, which will allow sediments to filter out prior to directing the water to the new regional drainage facility along the northern project boundary that will accommodate all project runoff. This on-site drainage system would reduce the potential for erosion, siltation, and flooding. Therefore, the impacts from erosion, siltation, and flooding due to the change in drainage patterns would be less than significant.

c) No dams or levees are present on or near the project site. Therefore, the proposed project would not expose people or structures to a significant risk involving flooding or dam inundation.

d) As discussed in Response No. 23 d) above, the project includes an on-site drainage system to accommodate stormwater. The on-site storm drain system would connect to the proposed drainage facility to the north of the site. Therefore, the proposed project would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of water that would change the amount of surface water in any water body. Impacts would be less than significant.

Mitigation:

No mitigation measures are required.

Monitoring:

No monitoring is required.

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

Source:

RCIP General Plan, WCVAP, GIS, Project Description

Findings of Fact:

a) The vacant site is designated Community Development: High Density Residential (CD:HDR) in the WCVAP. CD:HDR allows a density range of 8 to 14 DU/acre. Allowable development includes single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes. The potential for clustered development is provided for in this land use category. The proposed project is consistent with this existing General Plan designation as shown on Figure 9, Riverside County General Plan Land Use Designations (Riverside County GIS).

b) The site is not within a city a city sphere of influence and/or within adjacent city or county boundaries; therefore, no impact will occur.

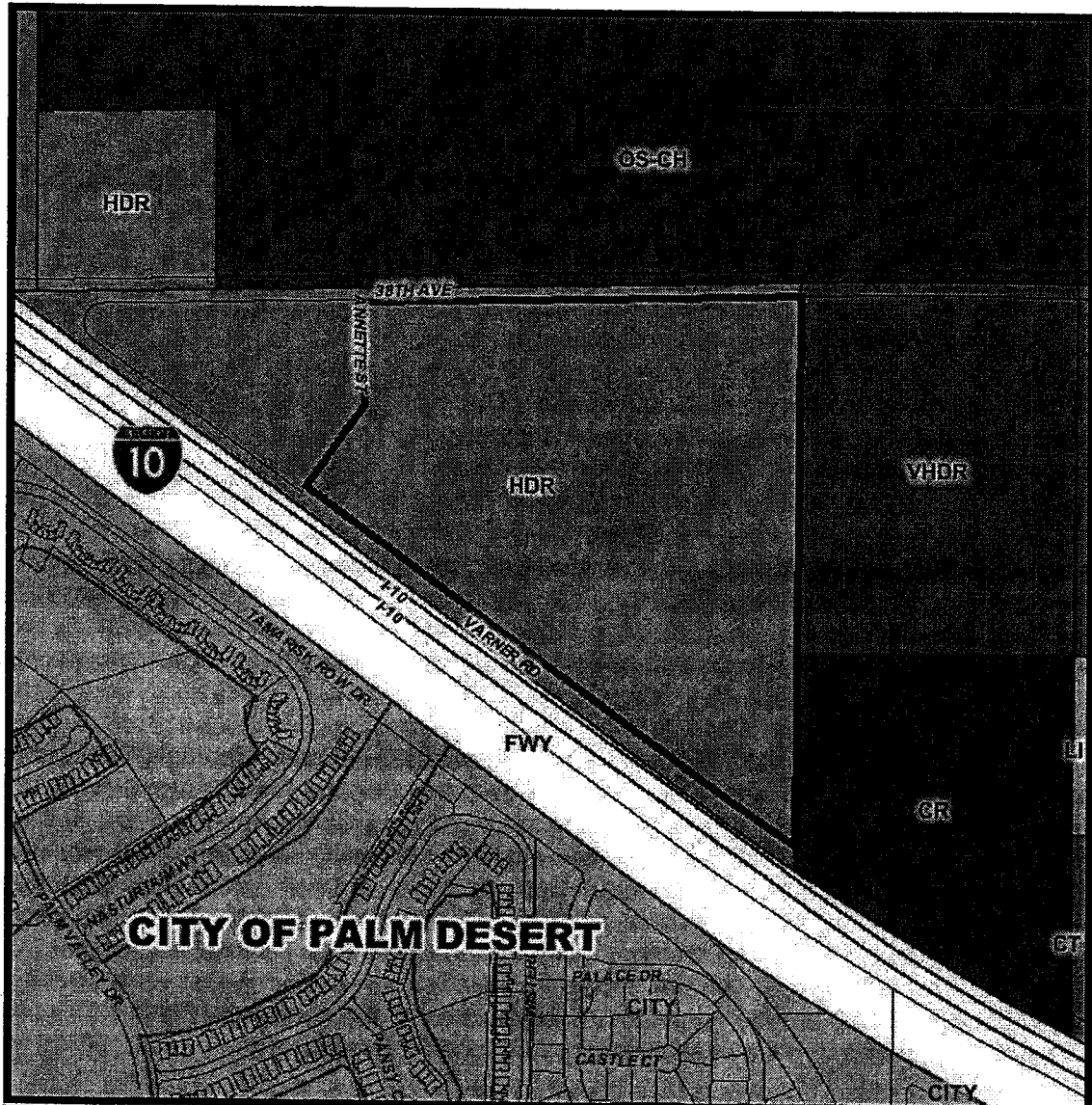
Mitigation Measures:









No mitigation measures are required.

Monitoring:

No monitoring is required.

Figure 4 – Riverside County General Plan Land Use Designations (Riverside County GIS)



	VHDR - VERY HIGH DENSITY RESIDENTIAL		CR - COMMERCIAL RETAIL
	HDR - HIGH DENSITY RESIDENTIAL		CT - COMMERCIAL TOURIST
	LI - LIGHT INDUSTRIAL		OS-R - OPEN SPACE RECREATION
	CITY OF PALM DESERT		OS-CH - CONSERVATION HABITAT

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

Source:

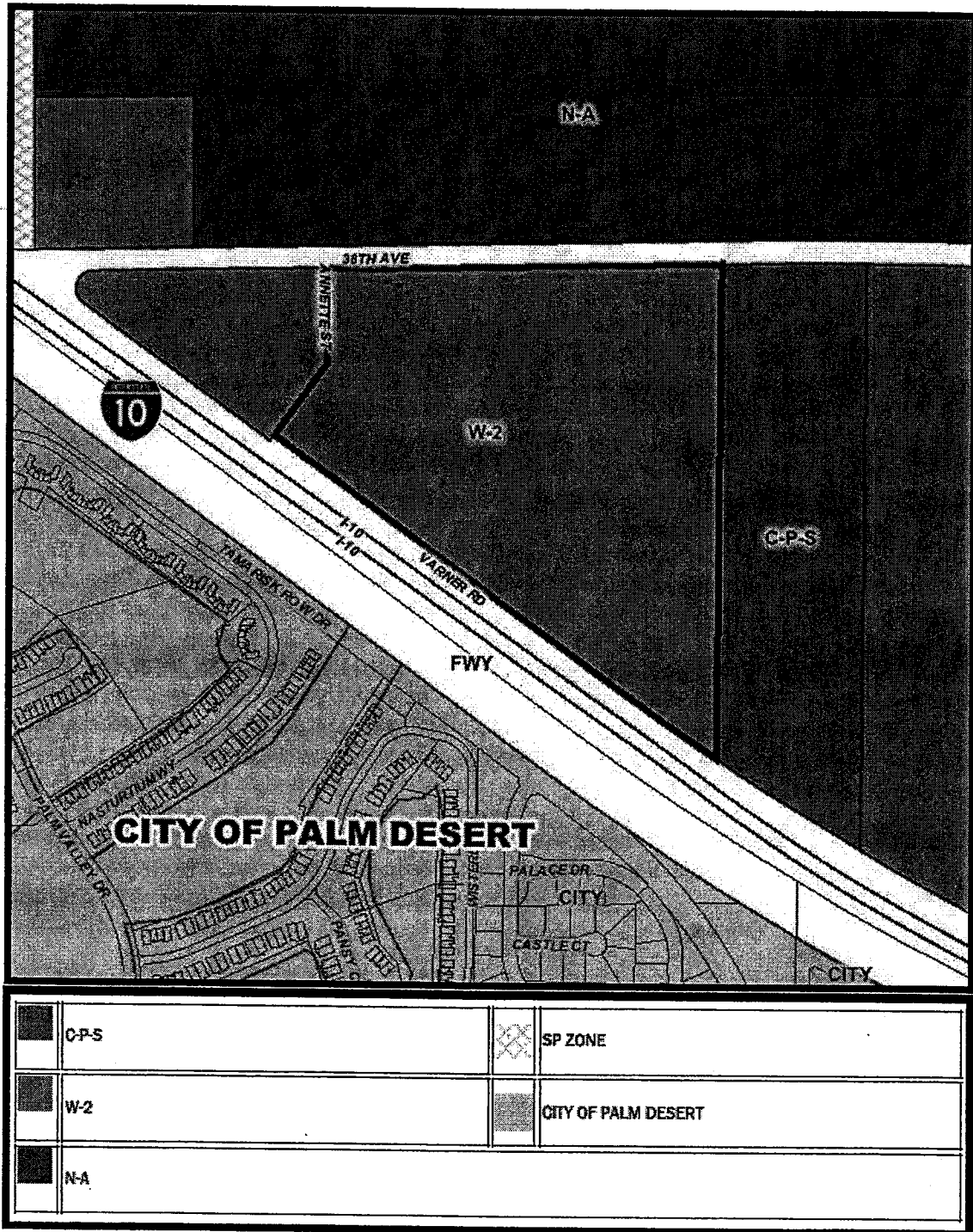
RCIP General Plan Land Use Element, Staff review, GIS, Riverside County Zoning Ordinance Articles XV and XVIIa.

Findings of Fact:

a) The existing zoning is shown on Figure 5, Current Riverside County Zoning (Riverside County GIS). The existing W-2 zoning district is incompatible with the General Plan designation of CD:HDR. The zone change from W-2 to S-P is necessary to achieve compatibility with the General Plan Land Use designation of CD:HDR. Allowable land uses under W-2 zoning include: one-family dwellings, light agriculture, aviaries, apiaries, grazing of farm animals, animal husbandry. With plot plan approval, allowable uses are guest ranches, educational institutions, country clubs, churches, meat cutting/packaging plants without slaughtering. With conditional use permits, allowable uses are airport, cemetery, hunting clubs, lumber mill, trail bike park, rodeo arena, commercial stable, menagerie and animal hospital. The minimum lot required is 20,000 square feet (SF). Therefore, the proposed project includes a change of zoning from W-2 to (SP) Specific Plan.

The proposed SP (Specific Plan) zoning classification is compatible with the existing General Plan designation of CD:HDR. Specific plan zoning is approved by the County with a "finding that the specific plan of land use contains definitive development standards and regulations relating to land use density, lot size and shape, siting of buildings, setbacks, circulation, drainage, landscaping, architecture, water, sewer, public facilities, grading, maintenance, open space, parking, and other elements deemed necessary for the proper development of the property" (Section 17.26). The proposed Valanté SP is consistent with this finding as it includes development standards and regulations that will allow for the proper development of the property. Therefore, potential impacts would be less than significant.

Figure 5 – Current Riverside County Zoning (Riverside County GIS)



b-c) The undeveloped project site is in a developing area of the Western Coachella Valley. The property immediately west of the project site is currently vacant and undeveloped. There are no known development plans/applications for this property. Further to the west is the approved Delfino Resorts Specific Plan (SP343) area that is under construction under the name Delfino Resorts. Delfino Resorts is a mixed residential/commercial/industrial/resort/golf course development. The Delfino Resorts golf course has been recently completed. This project will construct Varner Road to its ultimate build-out cross sections along its project boundary.

To the north of the site and Avenue 38 is vacant and undeveloped land. This property is designated as the Coachella Valley National Wildlife Refuge and is part of a large area set aside for Coachella Valley Fringe-toed Lizard habitat. This property is the responsibility of the U.S. Fish and Wildlife Service (USFWS).

To the east is the Mirasera Specific Plan (SP338) project. Mirasera is a 189.8 gross acres mixed-use and multi-phased residential, commercial, business park, and live/work development. The Mirasera project has been conditioned to construct Varner Road and Avenue 38 to the ultimate build-out cross sections along its project boundary. Also, depending on the timing and phasing of the buildout of Mirasera, the Mirasera project will also construct Avenue 38 at a reduced street width for access purposes along a new alignment that accounts for the construction of a new flood control channel.

A business park and the Thousand Trails RV Park are located east of the Mirasera site. Immediately north of the project site is the Coachella Valley Preserve. The intersection of Washington Street and the I-10 freeway is tourist commercial. Sun City (Indio) is located east of Washington Street.

The proposed project is considered infill between the Delfino Resorts and Mirasera Specific Plan developments. As a residential planned community, the proposed project is compatible with the existing and planned surrounding zoning and the existing and planned surrounding land uses. Therefore, potential impacts would be less than significant.

d) The following RCIP Countywide Policies are applicable to the Valanté Specific Plan are presented in Table 3 below and are organized consistent with the topical sub-headings contained within the RCIP.

Table 1
General Plan Consistency Analysis

Goal/Objective/Policy/Principle	Specific Plan Consistency
<u>LAND USE ELEMENT</u>	
<u>Administration</u>	
<p>LU 1.3 Notify city planning departments of any discretionary projects within their respective spheres-of-influence in time to allow for coordination and to comment at public hearings.</p>	<p>The Valanté Specific Plan is not in the Sphere-of-Influence of any city.</p>
<p>LU 1.5 The County shall participate in regional efforts to address issues of mobility, transportation, traffic congestion, economic development, air and water quality, and watershed and habitat management with cities, local and regional agencies, stakeholders, Indian nations, and surrounding jurisdictions.</p>	<p>The Valanté Specific Plan incorporates a regional serving storm drainage facility which has been coordinated with the Army Corps of Engineers and the Coachella Valley Water District (CVWD). This facility will protect the project site and other surrounding properties and diminish storm flows downstream.</p> <p>Additionally, The Valanté Specific Plan has been designed to accommodate the proposed realignment Avenue 38 via construction of Avenue 38 pursuant to the General Plan designated Major Highway ROW width of 118 feet from its intersection with Varner Road along the southern project boundary to the eastern project boundary. Varner Road will also be constructed from the western project boundary to the eastern project boundary at its ultimate full-section ROW width of 118 feet ROW pursuant to its Major Highway designation.</p>
<p>LU 1.6 Coordinate with local agencies, such as the Local Area Formation Commission (LAFCO), service providers and utilities, to ensure adequate service provision for new development.</p>	<p>The Valanté Specific Plan incorporates provisions for all infrastructure and utility services which have been coordinated with their respective providers. Furthermore, LAFCO, service providers and utilities allocate and plan for services based on the identified land use patterns in General Plans. The Riverside County General Plan designates the project site for residential development at 8 to 14 du/ac. The Valanté Specific Plan is consistent with this land use designation; therefore, LAFCO, service providers and utilities have adequately planned for the project.</p>
<p>LU 1.8 As required by the Airport Land Use Law, submit certain proposed actions to the Riverside County Airport Land Use Commission for review. Such actions include proposed amendments to the general plan, area plans, or specific plans, as well as proposed revisions to the zoning ordinance and building codes.</p>	<p>The Valanté Specific Plan is in the least restrictive review area of the Bermuda Dunes Airport and will be submitted to the Airport Land Use Commission (ALUC) for review.</p>
<p>LU 1.12 Pursuant to State law, each land use designation that provides for residential development</p>	<p>The Valanté Specific Plan contains residential use density ranges and an overall yield cap that is</p>

Goal/Objective/Policy/Principle	Specific Plan Consistency
<p>(other than caretakers' dwellings) is assigned a population density standard for the purposes of projection and infrastructure planning. These population density standards are relevant only for general planning purposes, and shall not be interpreted as constituting legal limitations on the number of persons who may reside at any particular location or parcel.</p>	<p>consistent with the General Plan land use designation of CD:HDR, Community Development: High Density Residential.</p>
<p>Efficient Use of Land</p>	
<p>LU 2.1 Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Map and the Area Plan Land Use Maps, in accordance with the following:</p> <ul style="list-style-type: none"> ◇ Accommodate a range of community types and character, from agricultural and rural enclaves to urban and suburban communities. 	<p>The Valanté Specific Plan provides an infill residential community with a range of housing choices that are consistent with the General Plan land use designation for the project site, including attached and detached homes that will be offered for home ownership. The Residential component of the Valanté Specific Plan includes a project objective that provides for a mixture of market rate residential products and densities clustered in neighborhoods such that implementation of the Specific Plan can change in response to market conditions. The mixture of compact lot single family detached homes and attached homes is aimed at providing a broad range of housing types for 1st and 2nd time and second home buyers.</p>
<ul style="list-style-type: none"> ◇ Provide for a broad range of land uses, intensities, and densities, including a range of residential, commercial, business, industry, open space, recreation, and public facilities uses. 	<p>Consistent with the Riverside County General plan, the Valanté Specific Plan provides an infill residential community with a range of housing product types and densities as well as recreation areas and open space.</p>
<ul style="list-style-type: none"> ◇ Concentrate growth near community centers that provide a mixture of commercial, employment, entertainment, recreation, civic, and cultural uses to the greatest extent possible. 	<p>The Valanté Specific Plan is located near the I-10/ Washington Street interchange and adjacent to the planned Mirasera Planned Community which will contain commercial/ retail and business park/office uses. Additionally, Delfino Resort, which is located to the north west of the project site and is currently under construction. Ultimately, Delfino Resort will include an 18-hole golf course and clubhouse, hotel, villas, condos, timeshare units, commercial/retail and business park/office uses. Additionally, Valanté is located less than one mile from existing commercial/ retail and industrial/ business park/office uses near the intersection of Washington Street and Varner Road.</p>
<ul style="list-style-type: none"> ◇ Concentrate growth near or within existing urban and suburban areas to maintain the rural and open space character of Riverside County to the greatest extent possible. 	
<ul style="list-style-type: none"> ◇ Site development to capitalize upon multi-modal transportation opportunities and promote compatible land use arrangements that reduce reliance on the automobile. 	<p>The Valanté Specific Plan incorporates an extensive pedestrian circulation system and connects to a County regional trail that provides access to retail and office uses in the adjacent planned Mirasera Planned Community.</p>

Goal/Objective/Policy/Principle	Specific Plan Consistency
<ul style="list-style-type: none"> ◇ Prevent inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards. 	<p>As indicated above, the project will not cause a significant impact on biological resources with mitigation incorporated. The Valanté Specific Plan provides for a major storm drainage facility that will protect the community as well as adjacent properties.</p>
<p>LU 10.1 Provide sufficient commercial and industrial development in order to increase local employment levels and thereby minimize long distance commuting.</p>	<p>The Riverside County General Plan designates the Valanté site for residential land uses, which is proposed in the Specific Plan. The General Plan has been designed to provide a jobs/housing balance, which the Valanté Specific Plan furthers via implementation of the General Plan.</p>
<p>LU 12.1 Provide land use arrangements that reduce reliance on the automobile and improve opportunities for pedestrian, bicycle, and transit use in order to minimize congestion and air pollution.</p>	<p>The Valanté Specific Plan provides an extensive network of pedestrian trails within the project as well as development of a portion of the County regional trail network. Internal trails or paseos connect to recreational areas and the regional trail will provide connections to adjoining properties and uses.</p>
<p><u>Community Design</u></p>	
<p>LU 3.1 Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Maps and the Area Plan Land Use Maps in accordance with the following concepts:</p> <ul style="list-style-type: none"> ◇ Accommodate communities that provide a balanced mix of land uses, including employment, recreation, shopping, and housing. 	<p>The Valanté Specific Plan is consistent with the General Plan objective to provide a mix of uses within the broader community by providing a mix of residential densities within this project. This mix is consistent with the General Plan designation for the property.</p>
<ul style="list-style-type: none"> ◇ Assist in and promote the development of infill and underutilized parcels which are located in Community Development areas, as identified on the General Plan Land Use Map. 	<p>The Valanté Specific Plan development is an infill parcel within an area designated for urban development within the General Plan situated between the planned communities of Mirasera and Delfino Resort. Mirasera includes 1,756 residential units; a 200-room hotel; a 33.9-acre office and mixed use development containing 358,000 square feet (SF) of buildings and 17.2 acres of community retail containing 187,300 SF of buildings. Delfino Resort includes 970 residential units, 350 hotel rooms and 2,068,000 SF of retail/commercial and office/industrial land uses.</p>
<ul style="list-style-type: none"> ◇ Create street and trail networks that directly connect local destinations, and that are friendly to pedestrians, equestrians, bicyclists, and others using non-motorized forms of transportation. 	<p>The Valanté Specific Plan provides an extensive network of pedestrian trails within the project as well as development of a portion of the County regional trail network. Internal trails or paseos connect to recreational areas and the regional trail will provide connections to adjoining properties and uses.</p>

Goal/Objective/Policy/Principle	Specific Plan Consistency
<ul style="list-style-type: none"> ◇ Provide the opportunity to link communities through access to multi-modal transportation systems. 	<p>The Valanté Specific Plan incorporates a pedestrian and bicycle trail network that connects to a regional trail fronting the property that will be constructed as part of the Valanté community connection to Mirasera.</p>
<p>LU 3.2 Use open space, greenways, recreational lands, and watercourses as community separators.</p>	<p>The project incorporates a regional drainage channel along the northern boundary to separate the project site from the open space preserve to the north of the site. Connections between Valanté and the adjacent Delfino Resorts and Mirasera communities is desired to encourage non-vehicular circulation.</p>
<p>LU 3.3 Promote the development and preservation of unique communities in which each community exhibits a special sense of place and quality of design.</p>	<p>The Valanté Specific Plan amends the County's zoning code to create project- specific development standards. These standards will allow for more flexibility in designing the site plan while maintaining a level of quality design that is consistent with or exceeds the quality of design found in other developments not in Specific Plan zones.</p>
<p>Project Design</p>	
<p>LU 4.1 Require that new developments be located and designed to visually enhance, not degrade the character of the surrounding area through consideration of the following concepts:</p> <ul style="list-style-type: none"> ◇ Compliance with the design standards of the appropriate area plan land use category. 	<p>The Valanté Specific Plan is consistent with the area plan land use category of Community Development: High Density Residential, but as a Specific Plan adopted by ordinance the Specific Plan has tailored design standards, which integrate similar design concepts as the County's Design Guidelines.</p>
<ul style="list-style-type: none"> ◇ Require that structures be constructed in accordance with the requirements of the County's zoning, building, and other pertinent codes and regulations. 	<p>The Valanté Specific Plan amends the County's zoning code to create project- specific development standards. These standards will allow for more flexibility in designing the site plan while maintaining a level of quality design that is consistent with or exceeds the quality of design found in other developments not in Specific Plan zones. Development within the Valanté Specific Plan is required to comply with the County's building and other pertinent codes and regulations not covered in the Specific Plan.</p>
<ul style="list-style-type: none"> ◇ Require that an appropriate landscape plan be submitted and implemented for development projects subject to discretionary review. 	<p>The Valanté Specific Plan incorporates a conceptual landscape plan and recommended plant materials that are drought-tolerant and appropriate for the project site's desert climate. Additionally, the Valanté Specific Plan will integrate the use of drip irrigation where appropriate</p>
<ul style="list-style-type: none"> ◇ Require that new development utilize drought tolerant landscaping and incorporate adequate drought-conscious irrigation 	

Goal/Objective/Policy/Principle	Specific Plan Consistency
systems.	
<p>◇ Pursue energy efficiency through street configuration, building orientation, and landscaping to capitalize on shading and facilitate solar energy, as provided for in Title 24 of the California Administrative Code.</p>	<p>The Valanté Specific Plan incorporates a compact building cluster site approach which maximizes shading for both adjacent buildings and pedestrian paseos. The Valanté Specific Plan has also been designed to limit the amount of major streets and impermeable paving through the use of narrower stub streets to access garages. These reduce the need to construct individual driveways to each home and allow for the creation of larger open space areas, such as the open space area fronting Varner Road.</p>
<p>◇ Incorporate water conservation techniques, such as groundwater recharge basins, use of porous pavement, drought tolerant landscaping, and water recycling, as appropriate.</p>	<p>Due to its climatic setting, the Valanté Specific Plan incorporates drought tolerant landscaping and the use of drip irrigation where appropriate. The Valanté community will incorporate a separate recycled water system for connection when recycled water is made available at the project site.</p>
<p>◇ Encourage innovative and creative design concepts.</p>	<p>The Valanté Specific Plan incorporates a creative mix of residential product types to facilitate a diverse community connected not only by juxtaposition of product types but also by an extensive pedestrian paseo system. Additionally, the envisioned residential product types will front garages on alleys and provide access to the residences via landscaped paseos, which will give the front doors more prominence than traditional residential development.</p>
<p>◇ Mitigate noise, odor, lighting, and other impacts on surrounding properties.</p>	<p>The Valanté Specific Plan is designed to minimize noise impacts from adjacent traffic sources through the incorporation of an extensive open space area along Varner Road. The Valanté community design is also oriented inward to central park/open space areas for active outdoor uses, to avoid noise impacts to adjacent properties.</p>
<p>◇ Provide and maintain landscaping in open spaces and parking lots.</p>	<p>The Valanté Specific Plan incorporates landscaping in all park and open space areas of the plan as well as parking areas. These areas will be maintained by the community's homeowner's association (HOA).</p>
<p>◇ Include extensive landscaping.</p>	<p>The Valanté Specific Plan incorporates landscaping in all park and open space areas of the Plan. Intensity of landscaping depends on intended use of the area and on water conservation objectives. The frontage along Varner Road will have the most intensive landscape treatment.</p>
<p>◇ Preserve natural features, such as unique</p>	<p>The Valanté Specific Plan does not contain unique</p>

Goal/Objective/Policy/Principle	Specific Plan Consistency
natural terrain, drainage ways, and native vegetation, wherever possible, particularly where they provide continuity with more extensive regional systems.	natural terrain, drainage ways or native vegetation that provides continuity with more extensive regional systems since the project site is separated from the Coachella Valley Preserve by Avenue 38 on the north. The Valanté Specific Plan avoids encroachment into the adjacent Coachella Valley Preserve.
<ul style="list-style-type: none"> ◇ Require that new development be designed to provide adequate space for pedestrian connectivity and access, recreational trails, vehicular access and parking, supporting functions, open space, and other pertinent elements. 	The Valanté Specific Plan is designed around an extensive pedestrian paseo system connecting all development areas to two central and one periphery open space/recreational features as well as regional trail connections.
<ul style="list-style-type: none"> ◇ Site buildings access points along sidewalks, pedestrian areas, and bicycle routes, and include amenities that encourage pedestrian activity. 	The Valanté Specific Plan incorporates an extensive pedestrian paseo circulation system to encourage and enhance pedestrian connections between within and external to the Plan area.
<ul style="list-style-type: none"> ◇ Establish safe and frequent pedestrian crossings. 	The Valanté Specific Plan incorporates an extensive pedestrian paseo circulation system to encourage and enhance pedestrian connections between within and external to the Plan area. Circulation planning includes providing for safe pedestrian crossings of vehicular traffic.
<ul style="list-style-type: none"> ◇ Create a human-scale ground floor environment that includes public open areas that separate pedestrian space from auto traffic or where mixed, it does so with special regard to pedestrian safety. 	
<u>Infrastructure, Public Facilities and Service Provision</u>	
LU 5.1 Ensure that development does not exceed the ability to adequately provide supporting infrastructure and services, such as libraries, recreational facilities, transportation systems, and fire/police/ medical services.	The Valanté Specific Plan establishes the required infrastructure to support the planned land uses. The Specific Plan outlines a Financing and Maintenance Plan which identifies the types of improvements needed, the responsible party(s) for constructing and maintaining the improvements, and the financing mechanisms for the improvements.
LU 5.2 Monitor the capacities of infrastructure and services in coordination with service providers, utilities, and outside agencies and jurisdictions to ensure that growth does not exceed acceptable levels or service.	The Valanté Specific Plan is divided into planning areas in order to effectively allow for efficient, phased development, to ensure that infrastructure is available to buildings at the proper time, and to allow for phasing adjustments in response to market conditions.
LU 5.3 Review all projects for consistency with individual urban water management plans.	Urban Water Management Plans are created based on planned service requirements generated from City and County General Plans. The Valanté Specific Plan is consistent with the County General Plan land use designation for the project site; therefore, the Valanté Specific Plan is consistent with the applicable Urban Water Management Plan.
LU 5.4 Ensure that development and conservation land uses do not infringe upon existing public utility	The Valanté Specific Plan reserves a right-of-way for a regional storm drainage channel along its northerly

Goal/Objective/Policy/Principle	Specific Plan Consistency
<p>corridors, including fee owned rights-of-way and permanent easements, whose true land use is that of "public facilities". This policy will ensure that the "public facilities" designation governs over what otherwise may be inferred by the large scale general plan maps.</p>	<p>boundary and incorporates ROW for the construction of the new Avenue 38 alignment and width and widening of Varner Road pursuant to the Riverside County General Plan.</p>
<p>LU 6.1 Require land uses to develop in accordance with the General Plan and area plans to ensure compatibility and minimize impacts.</p>	<p>The Valanté Specific Plan's overall residential density is consistent with the designated General Plan density range for this property.</p>
<p>LU 6.3 Consider the positive characteristics and unique features of the project site and surrounding community during the design and development process.</p>	<p>The Valanté Specific Plan's site design takes into consideration its unique setting between the I-10 freeway and the hillside open space to the north. The Valanté Specific Plan allows a maximum of three stories, which will limit the obstruction of views of the Little San Bernardino Mountain range behind the project site. The frontage along Varner Road is planned with a 70 foot open space buffer with landscaping and three to four foot berms, which will preserve the view corridor along the I-10. The Valanté design also integrates flood control infrastructure to protect the site and adjacent properties from flood damage.</p>
<p><u>Economic Development</u></p>	
<p>LU 7.1 Accommodate the development of a balance of land uses that maintain and enhance the County's fiscal viability, economic diversity, and environmental integrity.</p>	<p>The Riverside County General Plan designates the Valanté site for residential land uses, which is proposed in the Specific Plan. The General Plan has been designed to provide a jobs/housing balance, which the Valanté Specific Plan furthers via implementation of the General Plan.</p>
<p>LU 7.12 Improve the relationship and ratio between jobs and housing so that residents have an opportunity to live and work within the County.</p>	<p>The Valanté Specific Plan does not provide jobs as an all-residential development but it is intended to address workforce housing needs by design and price point. The Riverside County General Plan designates the Valanté site for residential land uses at 8 to 14 du/ac. The Valanté Specific Plan is consistent with this land use designation. The General Plan has been designed to provide a jobs/housing balance, which the Valanté Specific Plan furthers via implementation of the General Plan.</p>
<p><u>Open Space, Habitat and Natural Resource Preservation</u></p>	
<p>LU 8.1 Provide for permanent preservation of open space lands that contain important natural resources, hazards, water features, watercourses, and scenic and recreational values.</p>	<p>The Valanté site is not considered an open space property as it is designated for Community Development: High Density Residential land uses in the Riverside County General Plan. However, the Valanté Specific Plan allows for permanent preservation of the Coachella Valley Preserve by</p>

Goal/Objective/Policy/Principle	Specific Plan Consistency
	respecting the boundary of the Preserve as identified in the Riverside County General Plan.
<p>LU 8.2 Require that development protect environmental resources by compliance with the Multipurpose Open Space Element of the General Plan and Federal and State regulations such as CEQA, National Environmental Policy Act (NEPA), the Clean Air Act, and the Clean Water Act.</p>	<p>The Valanté Specific Plan is required to comply with the Multipurpose Open Space Element of the General Plan and Federal and State regulations such as CEQA, NEPA, the Clean Air Act, and the Clean Water Act.</p>
<p>LU 8.3 Incorporate open space, community greenbelt separators, and recreational amenities into Community Development areas in order to enhance recreational opportunities and community aesthetics, and improve the quality of life.</p>	<p>The Valanté Specific Plan incorporates a combination of community parks and open space areas for both quality of life and as aesthetic components of the community design.</p>
<p>LU 8.4 Allow development clustering and/or density transfers in order to preserve open space, natural resources, and/or biologically sensitive resources.</p>	<p>The Valanté site is designated for HDR and is planned for cluster home and attached residential development. Furthermore, with the incorporation of the regional drainage channel, the project does not impact the open space preserve to the north of the site.</p>
<u>Fiscal Impacts</u>	
<p>LU 9.1 Require that new development contribute their fair share to fund infrastructure and public facilities such as police and fire facilities.</p>	<p>The Valanté Specific Plan will provide for the construction of major roads and storm drainage facilities and will contribute impact fees towards other public facilities as necessary based on County of Riverside requirements.</p>
<u>Air Quality</u>	
<p>LU 10.3 Accommodate the development of community centers and concentrations of development to reduce reliance on the automobile and help improve air quality.</p>	<p>The Valanté Specific Plan provides an extensive network of pedestrian trails within the project as well as development of a portion of the County regional trail network. Internal trails or paseos connect to recreational areas and the regional trail will provide connections to adjoining properties and uses such as the Mirasera and Delfino Resort communities.</p> <p>The Mirasera Planned Community will contain commercial/ retail and business park/office uses. Additionally, Delfino Resort will include an 18 –hole golf course and clubhouse, hotel, villas, condos, timeshare units, commercial/retail and business park/office uses. Additionally, Valanté is located less than one mile from existing commercial/retail and industrial/ business park/office uses near the intersection of Washington Street and Varner Road.</p>
<p>LU 10.4 Provide options to the automobile in communities, such as transit, bicycle and pedestrian trails, to help improve air quality.</p>	
<u>Circulation</u>	
<p>LU 12.1 Provide land use arrangements that reduce reliance on the automobile and improve opportunities for pedestrian, bicycle, and transit use in order to</p>	<p>The Valanté Specific Plan provides an extensive network of pedestrian trails within the project as well as development of a portion of the County regional</p>

Goal/Objective/Policy/Principle	Specific Plan Consistency
minimize congestion and air pollution.	trail network. Internal trails or paseos connect to recreational areas and the regional trail will provide connections to adjoining properties and uses such as the Mirasera and Delfino Resort communities.
LU 12.4 Incorporate safe and direct multi-modal linkages in the design and development of projects, as appropriate.	
LU 12.5 Allow traffic-calming elements, such as narrow streets, curb bulbs, textured paving, and landscaping, where appropriate.	Each village will be serviced by an internal street system consisting of Private Local Streets and Private Drives, which in turn connect to Avenue 38. The Private Local Streets will have a design ROW (46 foot) to ensure safe and adequate mobility to village residents, visitors and emergency personnel. Curb adjacent sidewalks will be provided and will tie into the paseo trail system. This design will direct traffic to the primary road circulation system (Avenue 38 and Varner Road) to limit through-traffic in the residential neighborhoods. Homes will front the streets and on-street parking will be allowed, which will serve to reduce traffic speeds.
LU 12.6 Require that adequate and accessible circulation facilities exist to meet the demands of a proposed land use.	The Valanté Specific Plan will construct an expansion of Varner Road as well as a major realignment of Avenue 38. These two facilities will be sized to meet both the project generated traffic needs as well as contribute to surrounding property development needs.
LU 12.7 Review projects for consistency with the County's Transportation Demand Ordinance.	The County's Transportation Demand Ordinance establishes policies and procedures to encourage and promote the use of alternative transportation modes through project design and facility planning. The Valanté Specific Plan provides for and promotes the use of alternative transportation modes via the incorporation of an extensive pedestrian circulation system and construction of a portion of the County's Regional Trail system, which will provide pedestrian and bicycle connections to adjacent commercial/retail and office/business park land uses.

Scenic Corridors

LU 13.1 Preserve and protect outstanding scenic vistas and visual features for the enjoyment of the traveling public.	The Valanté Specific Plan's site design takes into consideration its unique setting between the I-10 freeway and the hillside open space to the north. The Valanté Specific Plan allows a maximum of three stories, which will limit the obstruction of views of the Little San Bernardino Mountain range to the northeast of the project site. The frontage along Varner Road is planned with a 70 foot open space buffer with native landscaping, riding and hiking trails and three to four-foot berms, rather than using block walls along the I-10-facing property boundary so as to preserve the view corridor along the I-10 and provide a transitional area between the I-10 and the development areas.
LU 13.2 Incorporate riding, hiking, and bicycle trails and other compatible public recreational facilities within scenic corridors.	
LU 13.3 Ensure that the design and appearance of new landscaping, structures, equipment, signs, or grading within Designated and Eligible State and County scenic highway corridors are compatible with the surrounding scenic setting or environment	

Goal/Objective/Policy/Principle	Specific Plan Consistency
<p>LU 13.4 Maintain at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways.</p>	<p>Although I-10 is not currently designated as a State Scenic Highway, the I-10 is designated as a County Eligible Scenic Highway. The Valanté Specific Plan design provides a 70 foot wide landscaped setback from the Varner Road ROW (more than 130 feet from Varner Road curb) and more than 180 feet from the I-10 ROW.</p>
<p>LU 13.5 Require new or relocated electric or communication distribution lines, which would be visible from Designated and Eligible State and County Scenic Highways, to be placed underground.</p>	<p>All electric or communication distribution lines within the project will be located underground.</p>
<p>LU 13.8 Avoid the blocking of public views by solid walls.</p>	<p>See LU 13.1 through 13.3 above.</p>
<p>Airports</p>	
<p>LU 14.1 Allow airport facilities to continue operating in order to meet existing and future needs respecting potential noise and safety impacts.</p>	<p>The Valanté Specific Plan is consistent with the Riverside County Airport Land Use Compatibility Plan, which governs land use policies of the closest airport to the Valanté site, which is the Bermuda Dunes Airport. Based on that plan, the majority of the Project Site is within airport compatibility zone E. Zone E is considered the least restrictive of all of the airport compatibility zones. In fact, Zone E does not restrict residential uses, require a certain amount of open space or prohibit uses, except for those that would be hazardous to flight. The Valanté Specific Plan will be reviewed by the Riverside County Airport Land Use Commission to ensure consistency with airport influence area provisions. Therefore, the project will not impact operations at the Bermuda Dunes Airport.</p>
<p>LU 14.2 Review all proposed projects and require consistency with any applicable airport land use compatibility plan as set forth in Appendix L and as summarized in the Area Plan's Airport Influence Area section for the airport in question.</p>	
<p>LU 14.4 Prior to the adoption or amendment of this General Plan or any specific plan, or the adoption or amendment of a zoning ordinance or building regulation within the planning boundary of any airport land use compatibility plan, refer such proposed actions for determination and processing as provided by the Airport Land Use Law.</p>	
<p>LU 14.5 Allow the use of development clustering and/or density transfers to meet airport compatibility requirements as set forth in the applicable airport land use compatibility plan.</p>	
<p>LU 14.7 Ensure that no structures or activities encroach upon or adversely affect the use of navigable airspace.</p>	
<p>LU 14.9 All development proposals within an Airport Influence Area will be submitted to the affected airport.</p>	
<p>Community Development</p>	
<p>LU 22.1 Accommodate the development of single- and multi-family residential units in areas appropriately designated by the General Plan and</p>	<p>The Valanté Specific Plan provides for a variety of residential products including both detached and attached for-sale units, consistent with the General Plan density range designation for this property, which</p>

Goal/Objective/Policy/Principle	Specific Plan Consistency
area plan land use maps.	is 8-14 du/ac.
<p>LU 22.3 Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed residential land use.</p>	<p>The Valanté Specific Plan includes the provision of backbone infrastructure for domestic water service, wastewater conveyance, and storm water drainage. In addition, the Valanté Specific Plan includes the provision of electrical and natural gas service to the plan area. As an established area, the County of Riverside and the individual utility and service providers are able to provide the necessary services to support the proposed project.</p>
<p>LU 22.4 Accommodate the development of a variety of housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.</p>	<p>The Valanté Specific Plan provides for a variety of residential products including both detached and attached for-sale units, consistent with the General Plan density range designation for this property.</p>
<p>LU 22.6 Require setbacks and other design elements to buffer residential units to the extent possible from the impacts of abutting agricultural, roadway, commercial, and industrial uses.</p>	<p>The Valanté Specific Plan design provides a 70 foot wide landscaped setback from the Varner Road ROW (more than 130 feet from Varner Road curb) and more than 180 feet from the I-10.</p>
<p>LU 22.7 Allow for reduced street widths to minimize the influence of the automobile and improve the character of a neighborhood, in accordance with the Riverside County Fire Department.</p>	<p>The Valanté Specific Plan incorporates reduced width private streets for all internal local streets within the project, which have been reviewed by the Fire Department.</p>
CIRCULATION ELEMENT	
<p>C 19.1 Preserve scenic routes that have exceptional or unique visual features in accordance with Caltrans' Scenic Highways Plan.</p>	<p>Although I-10 is not currently designated as a State Scenic Highway, the I-10 is designated as a County Eligible Scenic Highway. The Valanté Specific Plan design provides a 70 foot wide landscaped setback from the Varner Road ROW (more than 130 feet from Varner Road curb) and more than 180 feet from the I-10 ROW.</p>
MULTIPURPOSE OPEN SPACE ELEMENT	
<p>OS 22.1 Design developments within designated scenic highway corridors to balance the objectives of maintaining scenic resources with accommodating compatible land uses.</p>	<p>Although I-10 is not currently designated as a State Scenic Highway, the I-10 is designated as a County Eligible Scenic Highway. The Valanté Specific Plan design provides a 70 foot wide landscaped setback from the Varner Road ROW (more than 130 feet from Varner Road curb) and more than 180 feet from the I-10 ROW.</p> <p>The Valanté Specific Plan's site design takes into consideration its unique setting between the I-10 freeway and the hillside open space to the north. The Valanté Specific Plan allows a maximum of three stories, which will limit the obstruction of views of the Little San Bernardino Mountain range to the northeast</p>
<p>OS 22.3 Encourage joint efforts among federal, state, and County agencies, and citizen groups to ensure compatible development within scenic corridors.</p>	
<p>OS 22.4 Impose conditions on development within scenic highway corridors requiring dedication of scenic easements consistent with the Scenic Highways Plan, when it is necessary to preserve unique or special visual features.</p>	

Goal/Objective/Policy/Principle	Specific Plan Consistency
	of the project site. The frontage along Varner Road is planned with a 70 foot open space buffer with native landscaping, riding and hiking trails and three to four-foot berms, rather than using block walls along the I-10-facing property boundary so as to preserve the view corridor along the I-10 and provide a transitional area between the I-10 and the development areas.
OS 22.5 Utilize contour grading and slope rounding to gradually transition graded road slopes into a natural configuration consistent with the topography of the areas within scenic highway corridors.	The project site is generally flat and will remain so with the development of Valanté; therefore, there will not be visible slopes from the I-10. Nevertheless, the Specific Plan includes requirements for slope rounding.

The Valanté Specific Plan is within the Western Coachella Valley Area Plan (WCVAP). The purpose of these area plans is to provide more detailed land use and policy direction regarding local issues such as land use, circulation, open space and other topical areas. The area plan land use maps contain a more detailed series of land use categories that are grouped according to the RCIP's five General Plan Foundation Components. Each of the five components is subdivided into detailed land use designations at the area plan level.

Following is a brief summary of each of the General Plan Foundation Components:

Agriculture – identifies those areas to be used for agricultural production.

Rural – identifies those areas with a distinctive rural character, including existing rural communities, mountainous and desert areas that allow limited development.

Rural Community – identifies communities that exhibit a rural character and allow limited development.

Open Space – identifies those areas appropriate for the preservation of open space for habitat, recreation, scenic value, mineral resource extraction, and natural resource preservation. This category also identifies remote, large-parceled areas that allow limited development.

Community Development – identifies those areas appropriate for urban or suburban development, including areas for single family and multiple family residential uses, commercial, industrial, business-park, public facilities, and a mix of uses.

The Valanté site is within the Community Development Foundation Component and is therefore subject to the Community Development Foundation Component policies. Further, the applicable land use designation for the project site is Community Development: High Density Residential (CD:HDR). The WCVAP characterizes development allowed in the CD:HDR land use designation as detached, small lot single family and attached single family homes, patio homes, zero lot line homes, multi-family apartments, duplexes, and townhouses. The permitted density range is 8 to 14 dwelling units per acre (DU/ac).

Following are WCVAP policies that are applicable to the Valanté Specific Plan.

Goal/Objective/Policy/Principle	Specific Plan Consistency
<p>WCVAP 7.4 Ensure that architectural design is compatible with or enhances adjacent development.</p>	<p>Currently, there is no development immediately adjacent to the project site; however, the Valanté Specific Plan incorporates extensive design guidelines to ensure quality architectural design that is consistent with the area.</p>
<p>WCVAP 7.5 Enhance block walls with special treatment or design.</p>	<p>The Valanté Specific Plan's site design takes into consideration its unique setting between the I-10 freeway and the hillside open space to the north. The Valanté Specific Plan allows a maximum of three stories, which will limit the obstruction of views of the Little San Bernardino Mountain range to the northeast of the project site. The frontage along Varner Road is planned with a 70 foot open space buffer with native landscaping, riding and hiking trails and three to four-foot berms, rather than using block walls along the I-10-facing property boundary so as to preserve the view corridor along the I-10 and provide a transitional area between the I-10 and the development areas.</p>
<p>WCVAP 18.1 Protect the scenic highways in the Western Coachella Valley from change that would diminish the aesthetic value of adjacent properties in accordance with policies in the Scenic Corridors sections of the Land Use, Multipurpose Open Space, and Circulation Elements.</p>	
<p>WCVAP 7.6 Require residential development to incorporate the following design criteria: a. Roofline variation, through level changes and/or different building heights; b. Setback variation of units to reduce a straight-line effect, but in no case less than required by the County Land Use Ordinance; c. Facade treatment variation through use of compatible materials or colors; d. Consideration for security through lighting and visibility of common areas from units; e. Use of walls, landscaped berms, and plant materials in combination to provide screening buffers to roadways and adjacent land uses; f. Use of street trees and landscaping along interior roadways and parking areas; g. Placement of trees and other plant materials on both sides of walls along street frontages and other rights-of-way; h. Development projects with carports shall be designed with carports located out of view of the frontage street and other right-of-ways or provide with substantial screening; i. All buildings shall be provided with design treatments for roofs and facade with tile or other appropriate materials; j. The use of native and/or water-efficient plants, where feasible.</p>	<p>The Valanté Specific Plan incorporates extensive design guidelines that address these and other design criteria to ensure quality architectural design that is consistent with the area.</p>
<p>WCVAP 15.1 Where outdoor lighting is proposed, require the inclusion of outdoor lighting features that would minimize the effects on the nighttime sky and wildlife habitat areas.</p>	<p>The project will comply with Riverside County lighting standards.</p>
<p>WCVAP 15.2 Adhere to the lighting requirements of the County Ordinance Regulating Light Pollution for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory.</p>	
<p>WCVAP 16.1 Design and develop the vehicular</p>	<p>The Valanté Specific Plan has been designed to</p>

Goal/Objective/Policy/Principle	Specific Plan Consistency
roadway system per Figure 7, Circulation, and in accordance with the Functional Classifications section and standards specified in the General Plan Circulation Element.	accommodate the proposed realignment Avenue 38 via construction of Avenue 38 pursuant to the General Plan designated Major Highway ROW width of 118 feet from its intersection with Varner Road along the southern project boundary to the eastern project boundary. Varner Road will also be constructed from the western project boundary to the eastern project boundary at its ultimate full-section ROW width of 118 feet ROW pursuant to its Major Highway designation in the General Plan.
WCVAP 16.2 Maintain the County's roadway Level of Service standards as described in the General Plan Circulation Element.	As indicated in this document, the project will not result in a reduction of the Level of Service standards for area intersections.
WCVAP 17.1 Develop a system of local trails that enhances the Western Coachella Valley's recreational opportunities and connects with the Riverside County regional trails system and the Eastern Coachella Valley Area Plan trails system.	The Valanté Specific Plan incorporates an extensive pedestrian circulation system and connects to a County regional trail that provides access to retail and office uses in the adjacent planned Mirasera Planned Community.
WCVAP 17.2 Implement the Trails and Bikeway System, Figure 8, as discussed in the General Plan Circulation Element.	
WCVAP 21.2 Require all development activities within Fringe-toed Lizard habitat areas be compatible with the conservation principles and provisions of the Fringe-toed Lizard Habitat Conservation Plan and the standards of the Multipurpose Open Space Element.	The project complies with the conservation principles in that a physical separation is provided in the plan between development and the FTL conservation area.
WCVAP 22.2 Require that proposed development projects that are subject to flood hazards, surface ponding, high erosion potential, or sheet flow be submitted to the Coachella Valley Water District or the Riverside County Flood Control and Water Conservation District for review.	The project will be submitted to the Coachella Valley Water District for review.

The project site is zoned W-2 – Controlled Development. The W-2 zoning district permits a wide range of uses, including single-family dwellings and light agriculture, country clubs and churches. The minimum lot size required in the W-2 zone is 20,000 square feet, which is inconsistent with the CD:HDR General Plan land use designation. Government Code Section 65860 requires zoning be consistent with the general plan. Therefore, in the event that a zoning ordinance becomes inconsistent with the general plan due to an amendment to the General Plan, the zoning ordinance is required to be amended so that it is consistent with the general plan. The County is currently undergoing a comprehensive update of the Land Use and Development Ordinance, which will coordinate the zoning districts with the general plan designations. The proposed project includes a zone change from W-2 to Specific Plan, which will be in conformance with the County's General Plan and bring the site's zoning into consistency with CD:HDR land use designation.

The proposed project is consistent with the land use designations and policies of the County General Plan and the Western Coachella Valley Area Plan for CD:HDR development. Therefore, the potential for impact is less than significant.

e) The site is both an undeveloped and developing area with an established circulation system. Larger scale specific plan communities are under development or planned for development both to the east and west of the project site. The proposed project will not require new roads to be built that would divide the physical arrangement of an established community. Therefore, potential impacts would be less than significant and no mitigation measures are required.

Mitigation:

No mitigation measures are required.

Monitoring:

No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
MINERAL RESOURCES Would the project				
27. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

RCIP General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

a-b) As indicated on Figure OS-5 of the RCIP, no mineral resources are known to exist on the project site. Therefore, the proposed project would not result in the loss or availability of a known mineral resource that would be of value to the region or residents of the state.

c-d) As indicated on Figure OS-5 of the General Plan, no State classified or designated areas or mineral resources are known to exist adjacent to the project site. Additionally, no existing, proposed or abandoned quarries or surface mines are adjacent to the project site.

Mitigation Measures:

No mitigation measures are required.

Monitoring:

No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable

C - Generally Unacceptable D - Land Use Discouraged

28. Airport Noise

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

NA A B C D

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

NA A B C D

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

Source:

RCIP Figure S-19 "Airport Locations", County of Riverside Airport Facilities Map, and Noise Impact Analysis for Valanté Specific Plan #00360, Palm Desert, California dated July 6, 2007 by Giroux & Associates.

Findings of Fact:

The project site is not within 2 miles of a public or private airstrip. The site is outside the Bermuda Dunes Airport 65 dB CNEL noise envelope. However, the project side is located within Zone E of the Bermuda Dunes Airport Land Use Compatibility Plan. Zone E is the least restrictive of all of the airport compatibility zones. Zone E does not restrict residential uses, require a certain amount of open space, or prohibit uses, except for those uses that would be hazardous to flight. Proposed development projects in Zone E require review by the County Airport Land Use Commission (ALUC); however, the project site is not subject to airport-related land use restrictions that would conflict with the proposed Specific Plan. On-site noise measurements demonstrate that the entire site noise exposure can be attributed to I-10 freeway sources. Any noise contributions from the Bermuda Dunes Airport are minimal in comparison to the I-10. See Figures 7 and 8 in Section 21.

Mitigation Measures:

No mitigation measures are required.

Monitoring:

No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
29. Railroad Noise NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

RCIP Figure C-1 "Circulation Plan", S-21 "Rail Facilities, Available Water, Oil and Natural Gas Pipelines Inventory Data", and Noise Impact Analysis for Valanté Specific Plan #00360, Palm Desert, California dated July 6, 2007 by Giroux & Associates.

Findings of Fact:

The railroad is located on the south side of I-10. On-site noise measurements demonstrate that the entire project site noise exposure can be attributed to I-10 freeway sources. Any noise contributions from the railroad are minimal in comparison to the I-10.

Mitigation Measures:

No mitigation measures are required for railroad noise.

Monitoring:

No monitoring is required.

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

Source:

Noise Impact Analysis for Valanté Specific Plan #00360, Palm Desert, California dated July 6, 2007 by Giroux & Associates.

Findings of Fact:

The I-10 and Varner Road border the site to the south. On-site noise measurements demonstrate that the entire site noise exposure can be attributed to I-10 freeway sources. Any noise contributions from Varner Road are minimal in comparison to the I-10. Noise measurements show that the existing distance of ambient noise constraint for sensitive uses (65 dB CNEL) extends to approximately 875 feet north of the freeway centerline. Therefore, some project residential units may require a combination of noise buffering by sound walls near the freeway, individual parcel mitigation through sound walls around usable space, and/or upgraded acoustical features such as premium dual-paned windows in order to accommodate the freeway background noise while meeting County noise standards.

Mitigation Measures:

Mitigation measures for I-10 noise levels are presented in Section 32 below.

Monitoring:

Monitoring shall be done by the Building and Safety Department.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
31. Other Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NA <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source:

Noise Impact Analysis for Valanté Specific Plan #00360, Palm Desert, California dated July 6, 2007 by Giroux & Associates.

Findings of Fact:

On-site noise measurements demonstrate that the entire site noise exposure can be attributed to I-10 freeway sources. Any noise contributions from the Bermuda Dunes Airport, the railroad, or Varner Road are minimal in comparison to the I-10.

Mitigation Measures:

No mitigation measures are required.

Monitoring:

No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
32. Noise Effects on or by the Project				
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

Noise Impact Analysis for Valanté Specific Plan #00360, Palm Desert, California dated July 6, 2007 by Giroux & Associates.

Findings of Fact:

a) Existing noise levels near the project site derived mainly from vehicular sources on the I-10 freeway. Noise measurements show that the existing distance of ambient noise constraint for sensitive uses (65 dB CNEL) extends to approximately 875 feet north of the freeway centerline. Therefore, some project residential units may require a combination of noise buffering by sound walls near the freeway, individual parcel mitigation through sound walls around usable space, and/or upgraded acoustical features such as premium dual-paned windows in order to accommodate the freeway background noise while meeting County noise standards.

The Noise Impact Analysis (NIA) prepared by Giroux & Associates for the Valanté Specific Plan studied the potential noise impacts of the traffic on the surrounding roads on the project and the project's noise generation during construction and long-term operation. Subsequent to the completion of the NIA, the number of dwelling units in the project description for the Specific Plan changed from 475 DU to 460 DU. The traffic noise generated from the project, which is the only measurable noise source from the project, will have a corresponding reduction with the change in unit count from 475 to 460 DU since the traffic associated with the 15 homes will not be generated. Nevertheless, because the NIA has analyzed potential noise impacts under a scenario that would have greater potential impacts than the proposed project, the following analysis has not been changed to reflect the lower dwelling unit count.

Long-term noise impacts from the proposed project center primarily on mobile source traffic noise emissions generated on arterial roads within the area surrounding the project site. Table 4 summarizes the calculated CNEL at 50 feet from the roadway centerline for six traffic scenarios (Existing; Existing plus ambient growth plus project; Near-term, no project; Near-term with project; Build-out, no-project; and Build-out with project) at each of seventeen (17) roadway segments analyzed in the project traffic study. A "significant" traffic noise impact would occur if project-related traffic were to increase noise levels by +3 DB or more. As shown on the following table, the project will not cause any roadway segment to exceed this threshold. At area build-out, the maximum "with project" versus "no project" traffic noise difference will be +0.9 dB CNEL along Avenue 38 east of Varner Road. Therefore, individual project noise impacts are less than significant.

Cumulatively significant noise increases will occur along a number of area roadways in response to continuing substantial land use intensification in the project vicinity. Cumulatively significant noise increases are anticipated along the following roadway segments not directly adjacent to the freeway:

- Cook Street north of Varner Road
- Washington Street from north of Avenue 38 to Varner Road
- Avenue 38 from Varner Road to Washington Street

Each of these roadway segments will far exceed the +3 dB significance threshold for the build-out no-project condition compared to existing conditions. Thus area growth is responsible for these increases, not the proposed project. The project will add a very minor noise increment to roadway segments that already far exceed the +3 dB CNEL threshold for the no-project condition. Although traffic noise due to cumulative area growth is significant, the proposed project's contribution is less than significant.

Table 2
Project-Related Traffic Noise Impact
(dBA CNEL at 50 feet from roadway centerline)

Roadway Segment		Exist. +	2009	2009	Buildout	Buildout
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	Existing	Grow. + Project	No Project	w/ Project	No Project	w/ Project
Cook Street:						
North of Varner Road	57.4	58.3	64.6	64.7	70.7	70.8
Varner – I-10	63.9	64.4	72.2	72.3	75.1	75.1
South of I-10	72.8	73.0	74.3	74.3	75.5	75.5
Berkey Street:						
North of Varner Road	63.6	63.9	64.2	64.2	64.8	64.9
Washington Street:						
N of Ave 38	64.4	64.7	67.8	67.8	71.2	71.2
S of Ave 38	64.4	64.7	67.3	67.4	71.0	71.1
N of Varner	69.1	69.3	70.4	70.4	75.7	75.8
S of Varner	72.8	73.2	74.4	74.6	76.5	76.6
S of I-10	74.1	74.4	75.0	75.0	76.2	76.3
Varner Road:						
West of Cook Street	64.3	64.7	70.1	70.2	74.4	74.4
East of Cook Street	63.9	64.9	73.5	73.6	74.5	74.6
West of Avenue 38	62.6	63.9	70.4	70.7	73.4	73.5
East of Avenue 38	62.3	65.1	68.8	69.6	71.7	72.1
West of Berkey	64.4	66.4	71.4	71.8	70.6	71.1
Berkey-Washington	67.5	68.5	71.8	72.1	71.5	71.8
Washington – I-10 WB Ramp	70.7	71.1	72.1	72.1	72.6	72.7
East of I-10 WB Ramps	69.0	69.2	70.0	70.0	71.6	71.6
Avenue 38:						
East of Varner	55.6	63.8	65.6	67.5	69.3	70.2
West of Washington	55.6	57.8	67.5	67.6	68.3	68.4

b) Construction noise impacts are minimized by time restrictions placed on grading permits. Ordinance 457.90, Section 1G of the Riverside County Building and Safety Department, states the following:

“Whenever a construction site is within one-quarter (1/4) mile of an occupied residence(s), no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the Riverside County Building Official.”

There are currently no residences near the project site. The closest homes are across the I-10 freeway whose traffic noise levels would dominate any construction activity. The masking effects of background noise conditions and compliance with the County time limits are predicted to create a less than significant temporary noise impact during construction activities.

c) The County's General Plan states an exterior noise exposure standard of 60 dBA CNEL is the most desirable level for residential, school, visitor accommodation and other noise-sensitive receptors. An exterior noise level of 65 dBA CNEL is considered acceptable if all available noise mitigation has been adopted, where feasible.

Noise measurements show that the existing distance of ambient noise constraint for sensitive uses (65 dB CNEL) extends to approximately 875 feet north of the freeway centerline. Therefore, some project residential units may require a combination of noise buffering by sound walls near the freeway, individual parcel mitigation through sound walls around usable space, and/or upgraded acoustical features such as premium dual-paned windows in order to accommodate the freeway background noise while meeting County noise standards.

The Specific Plan's Attached Residential District (SF-2) will be located in the highest noise environment which is Varner Road along the southern perimeter of the project site. Residential units in this area will be exposed to exterior noise levels greater than the 65 dB CNEL standard. Required mitigation measures will be dependent upon three home orientation variations. They are:

Possible Home Orientation Adjacent to Varner Road

No Shielding (Backyards exposed to Varner)
Partial Shielding (Side yards parallel to Varner)
Full Shielding (Backyards on opposite side of home from Varner)

The following possible setback inputs were used for modeling noise wall heights at homes where recreational space is fully exposed to traffic from Varner Road and the I-10:

**Valanté Perimeter Roadway Noise Exposure
Homes with Rear Yards Facing Varner Road (no shielding)**

Distance Property Line from I-10 (from centerline)	Distance to Property Line from Varner Road (from centerline)	Required Wall Height ^a
282'	156'	17.0 feet

^a To attain Riverside County exterior noise standard of 65 dB CNEL

A 17-foot noise wall would be required to shield a seated 3-foot outdoor recreational user 10 feet within the property line for lots in backyards directly facing Varner Road and the I-10 Freeway.

The following inputs and results were used to determine wall height if homes were oriented such that partial recreational space shielding was available:

**Valanté Perimeter Roadway Noise Exposure
Homes with Partial Rear Yard Shielding**

Distance to Property Line from I-10 (from centerline)	Distance to Property Line from Varner Road (from centerline)	Required Wall Height ^a
282	156	11.0 feet

^a To attain Riverside County exterior noise standard of 65 dB CNEL.

An 11.0-foot sound wall would be necessary to provide the needed attenuation to meet the Riverside County exterior noise standard of 65 dB CNEL for a 3-foot receiver at homes sited at the setbacks described for these homes.

The third alternative site plan whereby the structure itself is utilized as a noise shield and places the outdoor recreational space north of the building within the structure's "sound shadow" was not modeled; however, this scenario would require the least noise mitigation of the three options. Development of a cluster of homes surrounding an interior courtyard, or a row of single-family homes facing southward, would allow for the use of less radical sound wall protection. Without such site planning creativity, noise walls ranging from 11.0 to 17.0 feet above pad grade as noted above will be necessary to mitigate exterior noise.

Community common areas such as parks and pools in the center of the complex should be considered to meet the recreational space requirements such that individual home decks and yards can then be treated as an architectural feature not requiring noise protection.

The County's interior noise standard for residential uses is 45 dB CNEL. Interior noise mitigation measures will be necessary for the tier of homes immediately adjacent to Varner Road and the I-10, utilizing the noise walls recommended for compliance with the County's exterior noise standard. The resultant structural attenuation necessary for the residential interiors to meet the required standard are summarized below:

First Story (5 feet from base)

Sound Wall Height	Noise at First Story Facade	Needed Interior Mitigation
None	81.0 dB	36.0 dB
11.0 feet	69.0 dB	24.0 dB
17.0 feet	65.0 dB	20.0 dB

Second Story (15 feet from base)

Sound Wall Height	Noise at Second Story Facade	Needed Interior Mitigation
None	81.0 dB	36.0 dB
11.0 feet	81.0 dB	36.0 dB
17.0 feet	73.0 dB	28.0 dB

Third Story (25 feet from base)

Sound Wall Height	Noise at Second Story Facade	Needed Interior Mitigation
None	81.0 dB	36.0 dB
11.0 feet	81.0 dB	36.0 dB
17.0 feet	81.0 dB	36.0 dB

Structural attenuation of -20 dB is readily achievable without any acoustical upgrades other than the ability to close windows. However, potential second stories of residences adjacent to the I-10 will require substantial noise attenuation (23 to 36 dB) to reduce second story interior noise levels to 45 dB CNEL. Typical noise attenuation with single-paned windows in modern frame and stucco

construction is stated in the County noise analysis guidelines to typically be 20 dB. Enhanced structural features capable of additional mitigation will be needed for perimeter units backing up to any of the I-10 depending on setbacks and wall heights. Although the exterior tier of development will help shield any interior units, the high traffic noise generated by the I-10 Freeway may require additional tiers of homes to be evaluated for possible acoustic upgrades.

The hierarchy of structural noise mitigation is generally as follows:

Exterior to Interior Reduction Desired	Measure(s) Needed
0-10 dBA	None
10-20 dBA	Close windows facing roadway. Provide supplemental ventilation.
20-25 dBA	Close standard dual-paned windows. Provide supplemental ventilation.
25-30 dBA	Close upgraded dual-paned windows. Provide supplemental ventilation. Baffle vents and line ducts with absorbers.
>30 dBA	Custom upgrades (dual layer drywall, triple-paned windows, steel doors, etc.)

The County's COA requires that a supplemental acoustical analysis be submitted in conjunction with the issuance of building permits to verify that adequate structural noise protection exists in perimeter residences adjoining surrounding roadways to meet the 45 dBA CNEL interior standard. Supplemental ventilation, in conjunction with air conditioning, is required in any livable space where window closure to shut out roadway noise is needed to meet interior standards

In residential construction, the structural noise level reduction (in dB) is almost equal to the rated sound transmission class (STC) of any operable windows. Sound-rated windows with an STC of 40 or higher may be required for the second stories of southern perimeter units. When the needed structural noise protection exceeds 35 dB, noise leakage through walls, ceilings and ducts or vents requires that they also be substantially upgraded. Upgrade requirements can be substantially reduced if the southernmost tier of development is single story. Such structures, especially the roofs, will function as sound walls that will dramatically reduce the attenuation requirements for any possible two-story units toward the interior of the development. A supplemental acoustical report verifying compliance based upon the selected design and structural features will be prepared at the building permit stage.

Second story units adjacent to Varner Road and the I-10 Freeway will require 28 to 36 dB CNEL of acoustical mitigation to provide an interior noise level of 45 dB CNEL. Although the exterior tier of development will help shield any interior units, the high traffic noise generated by the I-10 Freeway may require additional tiers of homes to be evaluated for possible acoustic upgrades. Structural noise attenuation will be needed to meet the 45 dB CNEL standard.

Site plan considerations can be used to mitigate noise impacts without the use of massive sound walls or very highly upgraded structural features. The use of clustered homes with protected courtyards, or south-facing single family homes with protected rear yards, would substantially reduce noise wall requirements.

Multi-family housing will also comply with all requirements of the California/Uniform Building Code related to noise transmission through shared structural elements (e.g. "party walls" or floor/ceiling assemblies in stacked units) as documented at the building plan stage.

d) Given the nature of the construction activities that will be required for the project, some vibration may be perceived by off-site receptors within approximately 100 feet of the site during the construction phase. However, this impact will be short-term and will not be of a magnitude to become severely unpleasant or potentially damaging to property. Therefore, project construction and operation would not generate significant levels of ground-borne vibration or ground-borne noise. No mitigation measures are required.

Mitigation Measures:

MM-N1 – A Supplemental Acoustical Analysis will be submitted prior to issuance of building permits to verify that adequate design and structural noise protection exists in perimeter residences adjoining surrounding roadways to achieve the County’s exterior and interior noise standards of 65 dB CNEL and 45 dB CNEL, respectively.

Monitoring:

Monitoring will be performed by the County Building and Safety Department.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
POPULATION AND HOUSING Would the project				
33. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County’s median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

Project description and materials, Riverside County RCLIS, Census Bureau

Findings of Fact:

a-c) The project site is a vacant parcel. Therefore, the proposed project would not displace any existing housing or people.

d) The project site is located outside of a County Redevelopment Project Area; therefore, the proposed project would not affect a Redevelopment Project Area.

e-f) The project would construct 460 residences on the project site. According to the County of Riverside Code Section 10.35, the average household sizes for residences of the two product types proposed are 2.59 and 2.34 persons per household. Based on these two generation factors, the proposed project would potentially increase the County's population by approximately 1,135 people. This increase is nominal when compared to the County's current population of 1,871,950 people (Census Bureau 2004 population estimate) and the Western Coachella Valley area's estimated build out population of 192,090 (WCVAP Plan Table 2).

The proposed project is in accordance with the WCVAP land use designation of Community Development: High Density Residential with a density range of 8 to 16 DU/acre. As such, because the County General Plan assumed that residential development would occur on the site at densities similar to the proposed project, the proposed project would result in additional population growth that has already been anticipated. Therefore, the potential for impact will be less than significant.

Mitigation Measures:

No mitigation measures are required.

Monitoring:

No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
34. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

RCIP General Plan Safety Element, Riverside County Fire Department website, Riverside County Ordinance No. 659

Findings of Fact:

Fire protection services are provided by the Riverside County Fire Department (RCFD). RCFD is an all risk emergency organization that delivers regional fire services to the unincorporated areas of the County and contract cities. Three RCFD fire stations are located within six miles of the project site.

- North Bermuda Dunes #81, 37955 Washington Street
 - 1 County Medic Engine, 1 Hazmat Support Unit
 - 1 ¼ mile from project site
- Palm Desert North #71, 73995 Country Club Drive

- 1 City Medic Ambulance, 1 City Engine
- 4 ¾ mile from project site
- Thousand Palms #35, 72695 La Canada Way
 - 1 County Medic Engine
 - 5 ¼ mile from project site

The proposed project is considered as Category 2, Urban, with a fire station required within 3 road miles and receipt of a full "First Alarm" assignment on scene within 15 minutes. North Bermuda Dunes #81 meets this 3-mile requirement.

Fire flow requirements are based on building construction type, square footage, and type of business or operation. The water system will be designed to provide 1,000 gallons per minute for residential units.

The proposed project will incrementally increase the demand for fire services in the project area. However, Riverside County has established a development impact fee via Ordinance No. 659 that is intended to offset any incremental increases in need for fire protection. The proposed project is required to pay these development impact fees prior to issuance of building permits. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659, the proposed project will not have a significant impact on fire services.

Mitigation Measures:

No mitigation measures are required.

Monitoring:

No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
35. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

RCIP General Plan Safety Element, Riverside County Ordinance No. 659

Findings of Fact:

The Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site and vicinity. The nearest County Sheriff's station is located at 73-520 Fred Waring Drive, Palm Desert, about 5 miles from the project site. Similar to fire protection services, the proposed project will incrementally increase the demand for sheriff services in the project area; however, Riverside County's development impact fee Ordinance No. 659 also collects fees for sheriff services, which is intended to offset any incremental increases in need for sheriff services. The proposed project is required to pay these development impact fees prior to issuance of building permits. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659, the proposed project will not have a significant impact on sheriff services.

Mitigation Measures:

No mitigation measures are required.

Monitoring:
No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
36. Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source:
Desert Sands Unified School District

Findings of Fact:

The Desert Sands Unified School District (DSUSD) provides public education services for the project area. Schools serving the project area are Ronald Reagan Elementary School, Colonel Mitchell Paige Middle School, and Palm Desert High School. Some of the residents of the proposed residential community will have school age children attending schools in the District.

The proposed project has 236 Single Family Detached (SFD) Units and 224 Single Family Attached (SFA) Units. The following tables show projected school generation factors for the proposed project.

Project Student Generation - SFD

School Level	No. of Total Units	Factor	No. of Students
Elementary	236	0.2998	71
Middle		0.1573	37
High		0.2125	50
Total		0.6698	158

Project Student Generation - SFA

School Level	No. of Total Units	Factor	No. of Students
Elementary	224	0.1267	28
Middle		0.0522	12
High		0.0543	12
Total		0.2332	52

The proposed project will generate approximately 210 students consisting of 99 elementary students, 49 middle school students, and 62 high school students. Therefore, the project will incrementally increase the number of students in the district. This will be offset by the collection of school impact fees for residential uses as set by State Law. The DSUSD collects development impact fees of \$2.63 per square foot for residential units. These fees are required to be paid prior to issuance of building permits, as per the following COA:

- Prior to the approval of any implementing project within the SPECIFIC PLAN, the following condition shall be placed on the implementing project: "PRIOR TO BUILDING PERMITS,

impacts to the Desert Sands Unified School District shall be mitigated in accordance with state law.”

With payment of school fees as required by the COA, the potential impact is mitigated to a less than significant level. No additional mitigation is necessary.

Mitigation Measures:

No mitigation beyond the above COA is required.

Monitoring:

No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
37. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

RCIP

Findings of Fact:

Library services are provided by the Riverside County Public Library System. The proposed residential community will incrementally increase the demand for library services. The three closest libraries are:

- Thousand Palms Library at 72-715 La Canada Way, approximately 4 miles from the project site
- Palm Desert Library at 73-300 Fred Waring Drive, approximately 6 miles from the project site
- Indio Library at 200 Civic Center Mall, approximately 8 ½ miles from the project site

Riverside County’s development impact fee Ordinance No. 659 also collects fees for library services, which is intended to offset any incremental increases in need for libraries. The proposed project is required to pay these development impact fees prior to issuance of building permits. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659, the proposed project will not have a significant impact on library services.

Mitigation Measures:

No mitigation measures are required.

Monitoring:

No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
38. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:
RCIP

Findings of Fact:

There are numerous health care providers and medical facilities in proximity to the project site. The project will create an incremental need for health services. However, these types of services are normally user fee or tax supported services. Therefore, the proposed project will not have a significant impact on health services.

Mitigation Measures:
No mitigation measures are required.

Monitoring:
No monitoring is required.

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

39. 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:
GIS, Ordinance No. 460, Section 10.35, Ordinance No. 659, Parks & Open Space Department Review, Riverside County Code Section 16.20.020

Findings of Fact:

a) The proposed project provides park and open space areas (approximately 9.6 acres or 17% of the site) that include a mix of active and passive uses with amenities such as barbeques, a gazebo, community swimming pool and spa areas, open turf areas and walking/jogging trails. A 4.5 acre linear

passive open space park will parallel Varner Road. This passive open space will be designed and landscaped to provide trail linkage connections to the County regional trail system, as well as local walking, jogging, and biking opportunities for community residents. The long-term maintenance of the recreation areas would be the responsibility of the Homeowner's Association (HOA). Construction of these recreational facilities would not have an adverse physical effect on the environment. Additional recreational facilities or the expansion of existing recreational facilities are not proposed or required as part of this project.

b-c) The Quimby Act allows the County to require the dedication of land, the payment of in-lieu fees, or a combination of both for park and recreational purposes as a condition of approval for a Tentative Tract Map. County Ordinance No. 460 requires five acres of land for each 1,000 persons. The intent of this requirement is to provide parks and open space within new developments as well as to provide funds to meet the overall community's needs for parks and open space. Additionally, Riverside County's development impact fee Ordinance No. 659 also collects fees for regional parks, which is intended to offset any incremental increases in the need for regional parks created by new residential development. The Coachella Valley Parks District administers the acquisition, improvement, and operation and maintenance of parks within the project area.

The proposed project would potentially increase the County's population by approximately 1,135 people. Based on the parkland standard of 0.005 acres per resident, the proposed project would be required to devote 5.7 acres of the project site for parkland recreational uses. The proposed project provides 5.1 acres of improved parks and 4.5 acres of open space for a total of 9.6 acres of parkland recreational uses. The long-term maintenance of the recreation areas will be the responsibility of the HOA. The land area of the recreation and open space areas meets the County's parkland standard.

Because the proposed project would create recreational opportunities for its residences within the development itself, the use of existing public parks in the area would be minimized. Nevertheless, residents of the proposed residential community can be expected to utilize public parks and facilities in addition to using their private parkland. Therefore, the proposed project can be expected to result in a slight increase in the use of existing neighborhood/community and regional parks or other recreational facilities. However, with the payment of regional park fees pursuant to Ordinance No. 659 and the provision of the recreation facilities proposed by the project, impacts to public parks is considered less than significant.

Mitigation Measures:

No mitigation measures are required.

Monitoring:

No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
40. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

RCIP WCVAP Figure 8 Trails and Bikeway System

Findings of Fact:

According to the WCVAP Figure 8, a Class I Bike Trail is planned along the north side of Varner Road from Washington Street to the western boundary of the Western Coachella Valley near the Pacific Crest Trail. This planned Class I Bike Trail roughly parallels the I-10 freeway. This Class I Bike Trail will ultimately connect to other trails throughout the County. Bike lanes will also be provided along Varner Road and Avenue 38. The Class I Bike Trail adjacent to the project site is shown on Figure 6, Conceptual Community Trails Plan.

There are no other recreational trails planned or adjacent to the project site. The proposed project includes a total of 9.6 acres of parks and open space. This parks and open space area will include walking and jogging paths. The residential areas are connected by paseos to provide residents with direct access to the recreational and trail amenities. The project is required to pay all development impact fees and regional, which will offset any incremental increase in demand for or usage of bicycle trails. Additionally, the project includes the construction of the Class I Bike Trail along the north side of Avenue 38 and Varner Road north of Avenue 38. Therefore, the potential for impact will be less than significant.

Mitigation Measures:

No mitigation measures are required.

Monitoring:

No monitoring is required.

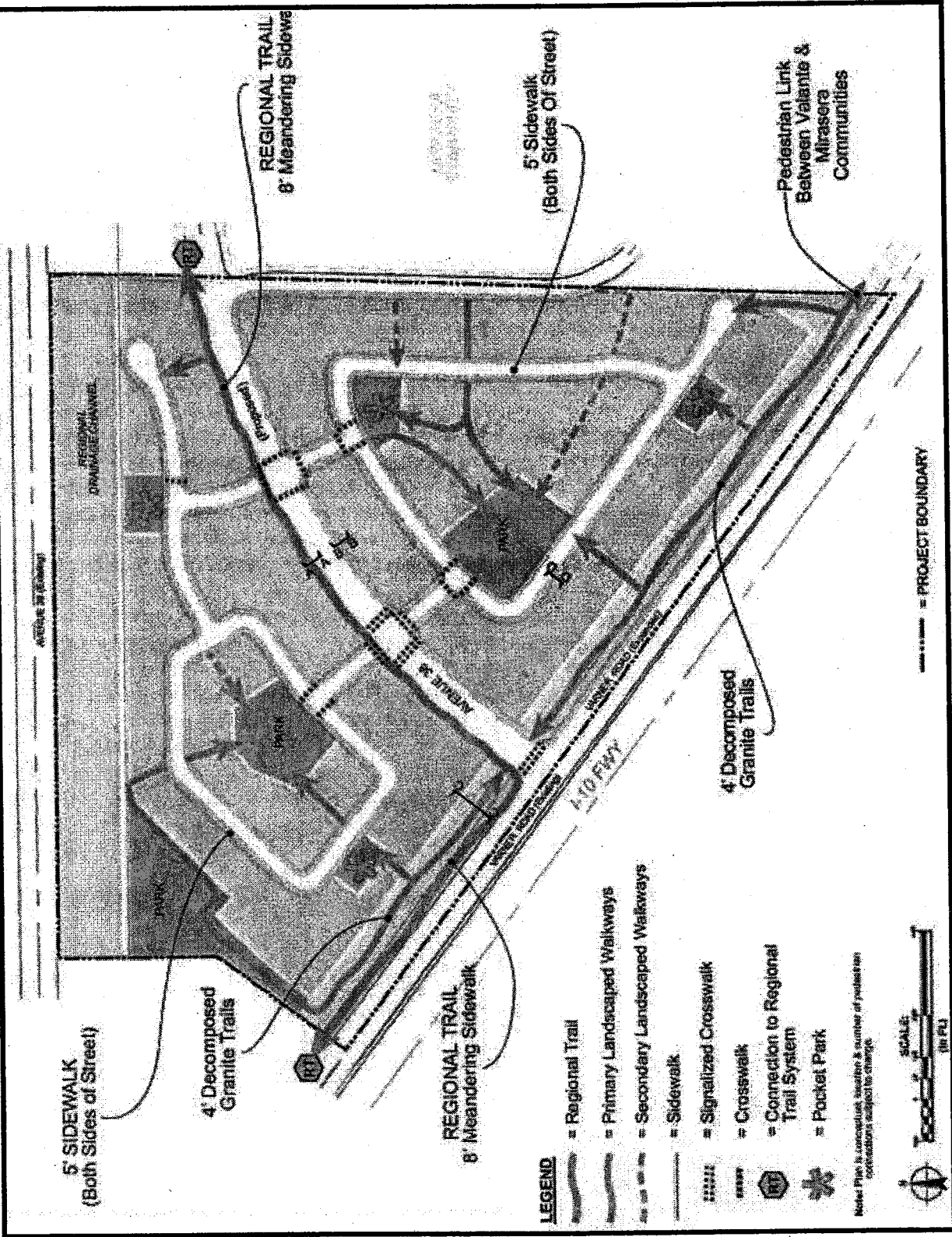


Figure 6 – Conceptual Community Trails Plan

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRANSPORTATION/TRAFFIC Would the project				
41. Circulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially increase hazards 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"/>
g) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

RCIP General Plan Circulation Element, City of Palm Desert General Plan Update Traffic Study Addendum (Supplemental Analysis) dated September 17, 2003, and County of Riverside Valanté Project Traffic Impact Analysis prepared by Kunzman Associates dated May 26, 2007.

Findings of Fact:

a, c, g) A Traffic Impact Analysis (TIA) was prepared by Kunzman & Associates to evaluate the traffic generation and potential impact of the development of the proposed project. The scope of the analysis was discussed with the County's Transportation Department prior to its preparation. Study objectives included:

- Documentation of existing traffic conditions in the site vicinity;
- Analysis of existing plus ambient plus project traffic conditions;
- Evaluation of traffic conditions for the project opening year (2009);
- Analysis traffic conditions for General Plan Buildout with and without the proposed project; and
- Determination of on-site and off-site improvements and system management actions needed to achieve County of Riverside level of service requirements.

Subsequent to the completion of the TIA, the number of dwelling units in the project description for the Specific Plan changed from 475 DU to 460 DU. The project trip generation will have a corresponding reduction with the change in unit count from 475 to 460 DU since the traffic associated with the 15 homes will not be generated. Nevertheless, because the TIA has analyzed potential traffic impacts under a scenario that would have greater potential impacts than the proposed project, the following analysis has not been changed to reflect the lower dwelling unit count.

The current access to the project site is from Varner Road and Avenue 38. Both streets are minimally improved with two-lanes of asphalt pavement to service local traffic. Varner Road is a frontage road running along the north side of I-10 and connects to Washington Street approximately $\frac{3}{4}$ miles east of the site and Cook Street approximately $1\frac{1}{4}$ miles to the west of the site. Washington Street intersects with I-10 and provides on- and off-ramp access. Avenue 38 is located along the northern property boundary and runs east west between Washington Street and intersects with Varner Road approximately $\frac{1}{4}$ mile west of the site. Existing circulation system in the project vicinity is in Figure 4 above.

The following intersections were analyzed based on their potential to be affected by the proposed project:

- Cook Street (NS) at:
 - Varner Road (EW)
 - I-10 Freeway WB Ramps (EW)
 - I-10 Freeway EB Ramps (EW)
- Avenue 38 (NS) at:
 - Project North Entrance(EW)
 - Project South Entrance (EW)
 - Varner Road (EW)
- Berkey Drive (NS) at:
 - Varner Road (EW)
- Washington Street (NS) at:
 - Avenue 38 (EW)
 - Varner Road (EW)
 - I-10 Freeway EB Ramps (EW)
- I-10 Freeway WB Ramps (NS) at:
 - Varner Road (EW)

The principal findings of the TIA are:

1. Required Level of Service

Level of service (LOS) data was used to describe the existing traffic conditions for these study intersections. LOS is a rating system used to measure the degree of congestion ranging from LOS A to LOS F. The County has established, as a Countywide target, a Level of Service C on all County maintained roads and conventional State Highways, except that a Level of Service D could be allowed in urban areas only at intersections of any combination of Major Streets, Arterials, Expressways or conventional State Highways within one mile of a freeway interchange and also at freeway ramp intersections. Level of Service D would only be allowed, subject to Board of Supervisor approval, in those instances where mitigation of Level of Service C is deemed to be impractical.

2. Level of Service with Proposed Development

For existing plus ambient plus project traffic conditions, the following study area intersection is projected to operate at unacceptable LOS during the evening peak hour, without improvements:

- Washington Street (NS) at:
 - Varner Road (EW)
 - I-10 Freeway EB Ramps (EW)

For Opening Year (2009) without project traffic conditions, the following study area intersections are projected to operate at unacceptable LOS during the peak hours, without improvements:

- Cook Street (NS) at:
 - Varner Road (EW)
 - I-10 Freeway EB Ramps (EW)
- Avenue 38 (NS) at:
 - Varner Road (EW)
- Berkey Drive (NS) at:
 - Varner Road (EW)
- Washington Street (NS) at:
 - Avenue 38 (EW)
 - Varner Road (EW)
 - I-10 Freeway EB Ramps (EW)

For Opening Year (2009) with project traffic conditions, the following study area intersections are projected to operate at unacceptable LOS during the peak hours, without improvements:

- Cook Street (NS) at:
 - Varner Road (EW)
 - I-10 Freeway EB Ramps (EW)
- Avenue 38 (NS) at:
 - Varner Road (EW)
- Berkey Drive (NS) at:
 - Varner Road (EW)
- Washington Street (NS) at:
 - Avenue 38 (EW)
 - Varner Road (EW)
 - I-10 Freeway EB Ramps (EW)

For General Plan Buildout without project traffic conditions, the following study area intersections are projected to operate at unacceptable LOS during the peak hours, without improvements:

- Cook Street (NS) at:
 - Varner Road (EW)
 - I-10 Freeway EB Ramps (EW)
- Avenue 38 (NS) at:
 - Varner Road (EW)
- Berkey Drive (NS) at:
 - Varner Road (EW)
- Washington Street (NS) at:
 - Avenue 38 (EW)
 - Varner Road (EW)
 - I-10 Freeway EB Ramps (EW)
- I-10 Freeway WB Ramps (NS) at:
 - Varner road (EW)

For General Plan Buildout with project traffic conditions, the following study area intersections are projected to operate at unacceptable LOS during the peak hours, without improvements:

- Cook Street (NS) at:
 - Varner Road (EW)
 - I-10 Freeway EB Ramps (EW)
- Avenue 38 (NS) at:
 - Varner Road (EW)
- Berkey Drive (NS) at:
 - Varner Road (EW)
- Washington Street (NS) at:
 - Avenue 38 (EW)
 - Varner Road (EW)
 - I-10 Freeway EB Ramps (EW)
- I-10 Freeway WB Ramps (NS) at:
 - Varner Road (EW)

3. Level of Service with Proposed Development and With Additional Improvements

For Opening Year (2009) with project traffic conditions, the study area intersections are projected to operate within acceptable LOS during the peak hours, with improvements as shown in the following table.

Intersection	Traffic Control ³	Intersection Approach Lanes ¹												Peak Hour Delay-LOS ²	
		Northbound			Southbound			Eastbound			Westbound			Morning	Evening
		L	T	R	L	T	R	L	T	R	L	T	R		
Cook Street (NS) at:															
Varner Road (EW)															
- Without Improvements	TS	1	2	0	1	1	1	1	1	0	2	1	1	99.9-F ⁴	99.9-F
- With Improvements	TS	2	2	1>	2	2	1	1	3	2	2	3	1	30.4-C	34.2-C
I-10 Freeway WB Ramps (EW)	TS	0	3	1>>	0	3	0	0	0	0	1	0	1	22.7-C	13.4-B
I-10 Freeway EB Ramps (EW)															
- Without Improvements	TS	0	3	0	1	3	0	1	0	2	0	0	0	20.8-C	99.9-F
- With Improvements	TS	0	3	1	1	3	0	1	0	2>	0	0	0	16.8-B	24.5-C
Avenue 38 (NS) at:															
Project North Entrance (EW)															
	CSS	0	1	0	0	1	0	0	0	1	0	0	1	10.4-B	10.5-B
Project South Entrance (EW)															
	CSS	0	1	0	0	1	0	0	0	1	1	1	0	15.2-C	21.6-C
Varner Road (EW)															
- Without Improvements	CSS	0	0	0	0	1	0	0	1	0	0	1	0	99.9-F	99.9-F
- With Improvements	TS	0	0	0	1	0	1	1	1	0	0	1	0	17.7-B	20.3-C
Berkey Drive (NS) at:															
Varner Road (EW)															
- Without Improvements	AWS	0	0	0	1	1	1	1	1	0	0	2	1	99.9-F	99.9-F
- With Improvements	TS	0	0	0	1	1	1	1	1	1	1	1	1	4.3-A	15.6-B
Washington Street (NS) at:															
Avenue 38 (EW)															
- Without Improvements	CSS	1	2	0	0	2	0	1	0	1	0	0	0	38.6-E	99.9-F
- With Improvements	TS	1	2	0	0	2	0	1	0	1	0	0	0	19.6-B	18.7-B
Varner Road (EW)															
- Without Improvements	TS	2	2.5	1.5>	2	3	0	1	2	0	2	1.5	1.5	99.9-F	99.9-F
- With Improvements	TS	2	3	1>	2	3	1	1	2	1>>	2	2	1	32.1-C	28.9-C
I-10 Freeway EB Ramps (EW)															
- Without Improvements	TS	0	3	0	2	3	0	2	0	1	0	0	0	99.9-F	99.9-F
- With Improvements	TS	0	3	1	2	3	0	2	0	2	0	0	0	21.5-C	39.8-D
I-10 Freeway WB Ramps (NS) at:															
Varner Road (EW)															
	TS	2	0	1	0	0	0	0	3	1	2	2	0	27.5-C	20.0-B

¹ When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for turning vehicles to travel outside the through lanes.

L = Left; T = Through; R = Right; > = Right Turn Overlap; >> = Free Right Turn; 1 = Improvements

² Delay and level of service has been calculated using the following analysis software: Traffic, Version 7.8.0115 (2006). Per the 2000 Highway Cap Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

³ TS = Traffic Signal; CSS = Cross Street Stop; AWS = All Way Stop

⁴ 99.9-F = Delay High, Intersection Unstable, Level of Service F.

For General Plan Buildout with project traffic conditions, the study area intersections are projected to operate within acceptable LOS during the peak hours, with improvements as shown in the following table.

Intersection	Traffic Control ³	Intersection Approach Lanes ¹												Peak Hour Delay-LOS ²	
		Northbound			Southbound			Eastbound			Westbound			Morning	Evening
		L	T	R	L	T	R	L	T	R	L	T	R		
Cook Street (NS) at:															
Vamer Road (EW)															
- Without Improvements	TS	1	2	0	1	1	1	1	1	0	2	1	1	99.9-F ⁴	99.9-F
- With Improvements	TS	2	2	2>	1	3	2>	2	3	1>	2	3	1	40.3-D	43.9-D
I-10 Freeway WB Ramps (EW)															
- Without Improvements	TS	0	3	1>>	0	3	0	0	0	0	1	0	1	14.1-B	20.4-C
I-10 Freeway EB Ramps (EW)															
- Without Improvements	TS	0	3	0	1	3	0	1	0	2	0	0	0	33.3-C	99.9-F
- With Improvements	TS	0	3	1	1	3	0	1	0	2>	0	0	0	17.9-B	27.0-C
Avenue 38 (NS) at:															
Project North Entrance (EW)															
- Without Improvements	CSS	0	1	0	0	1	0	0	0	1	0	0	1	12.3-B	17.0-C
Project South Entrance (EW)															
- Without Improvements	TS	1	1	0	1	1	0	0	0	1	1	0	1	6.7-A	6.4-A
Vamer Road (EW)															
- Without Improvements	CSS	0	0	0	0	1	0	0	1	0	0	1	0	99.9-F	99.9-F
- With Improvements	TS	0	0	0	1	0	1>	2	3	0	0	2	1	16.8-B	23.1-C
Berkey Drive (NS) at:															
Vamer Road (EW)															
- Without Improvements	AWS	0	0	0	1	1	1	1	1	0	0	2	1	99.9-F	99.9-F
- With Improvements	TS	0	0	0	1	1	1	1	1	1	1	1	1	5.8-A	12.8-B
Washington Street (NS) at:															
Avenue 38 (EW)															
- Without Improvements	CSS	1	2	0	0	2	0	1	0	1	0	0	0	99.9-F	99.9-F
- With Improvements	IS	2	2	0	0	2	0	1	0	1	0	0	0	17.5-B	15.3-B
Vamer Road (EW)															
- Without Improvements	TS	2	2.5	1.5>	2	3	0	1	2	0	2	1.5	1.5	32.4-C	99.9-F
- With Improvements	TS	2	3	1>	2	3	1	1	2	1>>	2	2	2	25.5-C	33.3-C
I-10 Freeway EB Ramps (EW)															
- Without Improvements	TS	0	3	0	2	3	0	2	0	1	0	0	0	99.9-F	99.9-F
- With Improvements	TS	0	3	1	2	3	0	2	0	1>>	0	0	0	15.2-B	34.0-C
I-10 Freeway WB Ramps (NS) at:															
Vamer Road (EW)															
- Without Improvements	TS	2	0	1	0	0	0	0	3	1	2	2	0	97.8-F	36.9-D
- With Improvements	TS	2	0	1	0	0	0	0	3	1	2	3	0	11.5-B	10.0-B

¹ When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.

L = Left; T = Through; R = Right; > = Right Turn Overlap; >> = Free Right Turn; 1 = Improvements

² Delay and level of service has been calculated using the following analysis software: Traffic, Version 7.8.0115 (2006). Per the 2000 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

³ TS = Traffic Signal; CSS = Cross Street Stop; AWS = All Way Stop

⁴ 99.9-F = Delay High, Intersection Unstable, Level of Service F.

The conclusions of the TIA are as follows:

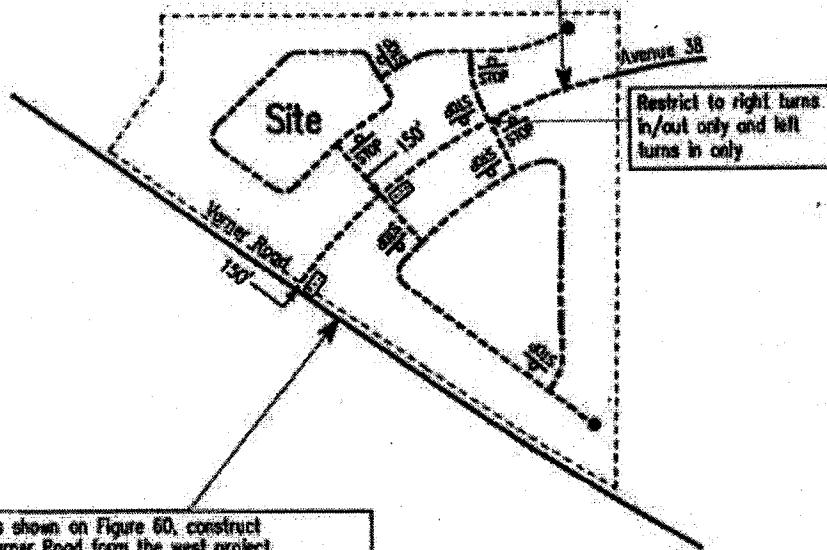
- For existing traffic conditions, a traffic signal appears to currently be warranted at the intersection of Berkey Drive and Varner Road.
- The proposed project would generate approximately 3,677 daily vehicle trips, 284 of which will occur during the morning peak hour and 365 of which will occur during the evening peak hour.
- The proposed project will have access to Avenue 38.
- Cumulative projects in the study area include:
 - Mirasera Specific Plan
 - Northstar (SP 343)
 - PP 21836
 - TR 26158
 - TR 29150
 - TR 29151
 - TR 29333
 - TR 30483
 - TR 30866
 - TR 33994
- For Opening Year (2009) without project traffic conditions, traffic signals appears are project to be warranted at the following intersections:
 - Avenue 38 (NS) at: Varner Road (EW)
 - Washington Street (NS) at: Avenue 38 (EW)
- For Opening Year (2009) with project traffic conditions, a traffic signal is projected to be warranted at the intersection:
 - Avenue 38 (NS) at: Project South Entrance (EW)

The on-site circulation and access improvements recommended as mitigation in the TIA are shown on Figures 12 and 13 and are listed below:

- Construct Varner Road from the west project boundary to the east project boundary at its ultimate half-section width as a Secondary Highway (100 foot right-of-way) including landscaping and parkway improvements in conjunction with development.
- Construct Avenue 38 from the north project boundary to Varner Road at its ultimate cross-section width as a Major Highway (118 foot right-of-way) including landscaping and parkway improvements in conjunction with development.
- Sufficient on-site parking shall be provided to meet County of Riverside parking code requirements.
- On-site traffic signing/stripping should be implemented in conjunction with detailed construction plans for the project site.

Circulation Recommendations

Construct Avenue 38 from the north project boundary to Varner Road at its ultimate cross-section width as a Major (118 foot right-of-way) including landscaping and parkway improvements in conjunction with development.



As shown on Figure 60, construct Varner Road from the west project boundary to the east project boundary at its ultimate half-section width as a Secondary Highway (100 foot right-of-way) including landscaping and parkway improvements in conjunction with development.

Sufficient on-site parking shall be provided to meet County of Riverside parking code requirements.

On-site traffic signing/stripping should be implemented in conjunction with detailed construction plans for the project site.

Sight distance of each project access should be reviewed with respect to standard California Department of Transportation/County of Riverside sight distance standards at the time of preparation of final grading, landscaping, and street improvement plans.

Participate in the phased construction of off-site traffic signals through payment of traffic signal mitigation fees. The traffic signals within the study area of buildout should specifically include an interconnect of the traffic signals to function in a coordinated system.

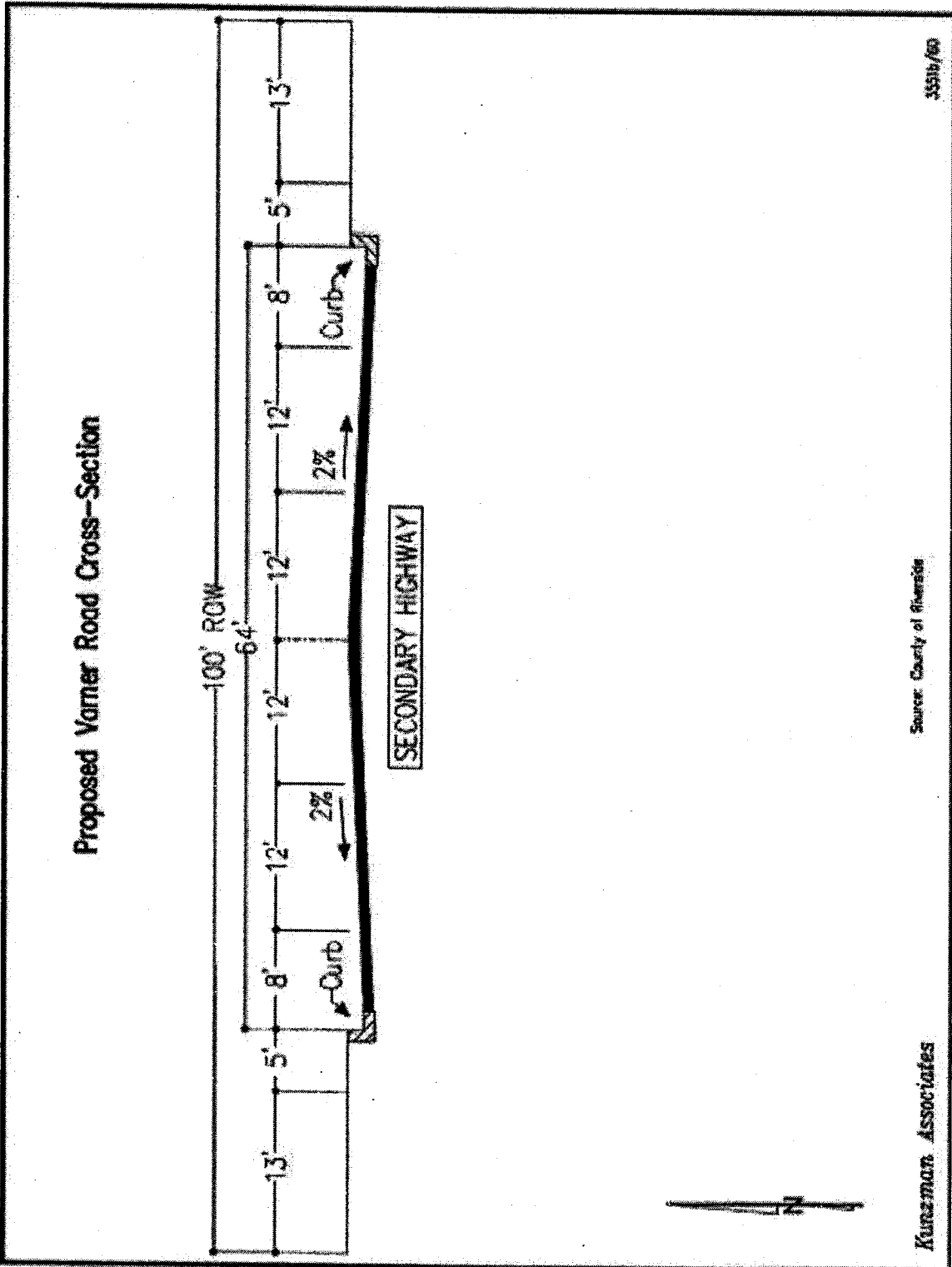
Legend

- = Traffic Signal
- = Stop Sign
- = 150' Left Turn Pocket Length

Kunzman Associates

35515/58

Figure 7 - Circulation Recommendations



08/15/99

Source: County of Allegheny

Kuesman Associates

Figure 8 - Proposed Varner Road Improvements

Sight distance at each project access shall be reviewed with respect to standard Caltrans/County of Riverside sight distance standards at the time of preparation of final grading, landscape, and street improvement plans.

The off-site intersection improvements required as mitigation for General Plan Buildout traffic conditions are as follows:

- Cook Street (NS) at:
 - Varner Road (EW):
 - Construct NB Left Turn Lane
 - Construct Two NB Right Turn Lanes w/Overlap
 - Construct SB Left Turn Lane
 - Construct Two SB Through Lanes
 - Construct SB Right turn Lane w/ Overlap
 - Construct EB Left Turn Lane
 - Construct Two EB Through Lanes
 - Construct EB Right Turn Lane w/Overlap
 - Construct Two WB Through Lanes
 - I-10 Freeway EB Ramps (EW):
 - Construct NB Right Turn Lane
 - Install NB Right Turn Overlap
- Avenue 38 (NS) at:
 - Varner Road (EW):
 - Construct SB Left Turn Lane
 - Install SB Right Overlap
 - Construct Two EB Left Turn Lanes
 - Construct WB Through Lane
 - Construct WB Right Turn Lane
 - Install Traffic Signal
- Berkey Drive (NS) at:
 - Varner Road (EW)
 - Construct EB Right Turn Lane
 - Construct WB Left Turn Lane
 - Install Traffic Signal
- Washington Street (NS) at:
 - Avenue 38 (EW)
 - Construct NB Left Turn Lane
 - Install Traffic Signal
 - Varner Road (EW)
 - Construct NB through Lane
 - Construct SB Right Turn Lane
 - Construct EB Free Right Turn Lane
 - Construct WB Through Lane
 - I-10 Freeway EB Ramps (EW)
 - Construct NB Right Turn Lane
 - Construct EB Free Right Turn Lane
- I-10 Freeway WB Ramps (NS) at:
 - Varner Road (EW)
 - Construct WB Through Lane

With all of the on- and off-site improvements above, the study area intersections are projected to operate within acceptable LOS during the peak hours for General Plan Buildout traffic conditions. The developer will be required to participate in the phased construction of off-site traffic signals through payment of traffic signal mitigation fees. The traffic signals within the study area at Buildout should specifically be interconnected to function in a coordinated system.

The County will also impose the following COA for the proposed project:

- 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.

It is also recommended that the County of Riverside periodically review traffic operations in the project vicinity once the project is constructed to assure that the traffic operations are satisfactory.

Transportation system management actions recommended as mitigation in the TIA include:

- On-site – The developer shall comply with the trip reduction ordinance of the County of Riverside.
- Off-site – The Riverside Transit Agency should consider expanding service within the project area when the area has a sufficient concentration of residents and jobs to cause it to become a major activity area.

b) The proposed project's parking requirements are consistent with the County's parking code standards, which require a two spaces per unit for single-family detached homes and the following for multiple family homes: 1.25 spaces per studio or one bedroom unit, 2.25 spaces per two bedroom unit and 2.75 spaces per three or more bedroom unit. Therefore, project-related parking impacts will be less than significant.

d, e) The privately owned Bermuda Dunes Airport is located over three miles southeast of the proposed project. This airport serves general aviation aircraft. According to the RCIP General Plan, the project site is within the Bermuda Dunes Airport-Influence Area. However, the project site is outside the 55 CNEL contour for the Bermuda Dunes Airport. The project site is located within Zone E of the Bermuda Dunes Airport Land Use Compatibility Plan. Zone E is the least restrictive of all of the airport compatibility zones. Zone E does not restrict residential uses, require a certain amount of open space, or prohibit uses, except for those uses that would be hazardous to flight. The proposed development does not conflict with Zone E land use restrictions; therefore, the project will result in a change in air traffic patterns.

The Southern Pacific railroad track parallels the I-10 Freeway on the opposite side of the freeway from the proposed project. There is no waterborne traffic in the project vicinity. Therefore, the proposed project will not result in a change to air traffic patterns, alter waterborne, rail or air traffic, including either an increase in traffic levels or a change in location that results in substantial safety risks. No mitigation measures are required.

f) The circulation system for the proposed project has been designed in accordance with the County of Riverside circulation and roadway standards and accepted engineering practices. Therefore, the proposed project would not substantially increase hazards due to a design feature or incompatible uses. Sight distance at each project access shall be reviewed with respect to standard Caltrans/County of Riverside sight distance standards at the time of preparation of final grading, landscape, and street improvement plans. See mitigation measures (MM-T1, MM-T2, MM-T4, MM-T5, MM-T6, and MM-T7) below that reduce project-related impacts to below a level of insignificance.

h) Construction activities may impact circulation in the project vicinity. However, any impact will be short-term and will not block or close either Avenue 38 or Varner Road. At any one time, only one side of Avenue 38 or Varner Road will be closed in front of and immediately adjacent to the project site. All County and State requirements will be followed to ensure the construction has a limited impact on circulation. Therefore, the potential for impact is less than significant.

i) The proposed project would not result in the closure or blockage of any street, or impair access to and around the surrounding areas. Furthermore, the internal streets created by the proposed project would allow for internal access to the proposed homes and would be designed to meet current County standards to ensure adequate emergency access to the proposed development. Therefore, the proposed project would not result in inadequate emergency access.

j) The proposed project consists of a residential development that would not conflict with adopted policies, plans, or programs supporting alternative transportation. The project does not propose to alter any existing bus turnouts or established alternative transportation programs within the County. As more development occurs in the project vicinity, the Riverside Transit Agency should consider expanding service within the area. The area will eventually have a sufficient concentration of residents and jobs to cause it to become a major activity center.

Mitigation Measures:

MM-T1 - Construct Varner Road from the west project boundary to the east project boundary at its ultimate half-section width as a Major highway (118 foot right-of-way) including landscaping and parkway improvements in conjunction with development.

MM-T2 - Construct Avenue 38 from the north project boundary to Varner Road at its ultimate cross-section width as a Major Highway (118 foot right-of-way) including landscaping and parkway improvements in conjunction with development.

MM-T3 - On-site traffic signing/stripping should be implemented in conjunction with detailed construction plans for the project site.

MM-T4 - Sight distance at each project access shall be reviewed with respect to standard Caltrans/County of Riverside sight distance standards at the time of preparation of final grading, landscape, and street improvement plans.

MM-T5 - The developer shall participate in the phased construction of off-site traffic signals through payment of traffic signal mitigation fees.

MM-T6 - The developer shall comply with the trip reduction ordinance of the County of Riverside.

Monitoring:

Monitoring shall be done by the County's Transportation Department.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
42. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

RCIP WCVAP Figure 8 Trails and Bikeway System

Findings of Fact:

According to the WCVAP Figure 8, a Class I Bike Trail is planned along the north side of Varner Road from Washington Street to the western boundary of the Western Coachella Valley near the Pacific Crest Trail. This planned Class I Bike Trail roughly parallels the I-10 freeway. This Class I Bike Trail will ultimately connect to other trails throughout the County. Bike lanes will also be provided along Varner Road and Avenue 38 as shown on Figure 6, Conceptual Community Trails Plan, in Section 40. There are no other recreational trails planned or adjacent to the project site. The proposed project includes 3.1 acres of parks and open space. The residential areas are connected by paseos to provide residents with direct access to the recreational and trail amenities. The project is required to pay all development impact fees and regional park fees, which will offset any incremental increase in demand for or usage of bicycle trails. Therefore, the potential for impact will be less than significant.

Mitigation Measures:

No mitigation measures are required.

Monitoring:

No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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UTILITY AND SERVICE SYSTEMS Would the project

43. Water

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

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

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"/>
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"/>

Source:

Coachella Valley Final Water Management Plan (2002); CVWD Urban Water Management Plan (2005) CVWD website, www.cvwd.org

Findings of Fact:

a-b) The project site will be served by the Coachella Valley Water District (CVWD), the public water system (PWS). The CVWD service area encompasses approximately 637,000 acres. The CVWD serves mostly the desert portion of Riverside County and portions of northern Imperial and San Diego Counties. CVWD provides services for domestic water, irrigation water, sanitation collection, wastewater reclamation and recycling, imported water (recharging), Stormwater protection and agricultural drainage. All CVWD drinking and other domestic water comes from an aquifer with a capacity estimated at 39.2 million acre-feet. Other water sources include imported water, recycled water, and a small amount of surface water. The CVWD imports water from the Colorado River to recharge the aquifer. The aquifer is also recharged from rain and snow in local mountains.

CVWD has a groundwater production capacity of 151 million gallons per day (MGD). Areas serviced with domestic water by CVWD include a portion near Desert Hot Springs, the Indio Hills area, a portion of Cathedral City, Rancho Mirage, Thousand Palms, Palm Desert, Indian Wells, La Quinta, a portion of Indio, Thermal, Mecca, Desert Shores, Salton Sea Beach, Salton City, North Shore, Bombay Beach and Hot Mineral Springs.

CVWD initiated a water management planning process in the late 1990s to address the overdraft conditions in the Aquifer and to ensure adequate water supplies in the future. The 2002 Coachella Valley Water Management Plan (CVWMP) is the product of this planning process. The CVWMP sets goals for improving all areas of water management, including conserving urban, golf course, and agricultural water, controlling the continuing overdraft of the groundwater basin, maintaining water quality, and searching for firm supplies of imported water.

The CVWD also updated the Urban Water Management Plan (UWMP) in 2005. The UWMP includes:

- An assessment of current and projected water supplies
- Identification of sources of supply
- An evaluation of the reliability of water supplies
- A description of conservation measures implemented by the urban water supplier
- A response plan in the event of water shortage
- A comparison of demand and supply projections.

The 2005 UWMP has incorporated the proposed project because the proposed project is in conformance with the County's existing General Plan. Therefore, the demands of this Project are part of the UWMP demand projection and are expected to be 138.6 ac-ft/yr which is only .00017% of the 2015 total anticipated demand or .00015% of the 2035 total anticipated demand as shown on Table 6.

Table 3
Estimated Project Water Service Demands Less Return Flows

Land Use	Units	Quantity (ac)	Demand Factor Less Return Flows (ac-ft/ac/yr)	Demand (ac-ft/yr)	Demand (mgd)
SF Residential	460	25.8	3.61	93.1	.083
Park		9.6	4.78	45.9	.041
Total				139.0	0.124

The estimated project water service demands less return flows is approximately 139 ac-ft/yr or 0.124 MGD. The proposed project will also participate in the goals of the CVWD by incorporating conservation programs such as efficient landscaping practices, etc. The proposed project will also participate via the payment of a Supplemental Imported Water Supply Charge (SIWSC), which will be used to offset costs associated with purchasing new water supplies.

In January 2008 the County of Riverside adopted Water Efficient Landscape Requirements Ordinance 859 (later amended in April 2008). The purpose of the ordinance was:

1. To promote water-efficient landscaping, water use management and water conservation through the use of water-efficient landscaping, wise use of turf areas and appropriate use of irrigation technology and management;
2. To reduce the water demands from landscapes without a decline in landscape quality or quantity;
3. To retain flexibility and encourage creativity through appropriate design;
4. To assure the attainment of water-efficient landscape goals by requiring that landscapes not exceed a maximum water demand of eighty percent (80%) of its reference evapotranspiration (ET_o) or any lower percentage as may be required by state legislation;
5. To eliminate water waste from overspray and/or runoff; and
6. To achieve water conservation by raising the public awareness of the need to conserve water through education and motivation to embrace an effective water demand management program.

The project is required to incorporate water efficient landscaping in compliance with Ordinance 859. Currently a 12-inch water line is located at the southeast corner of the recreational vehicle park, approximately 4,500 feet east of the project site along Varner Road. Development of the adjacent Mirasera Specific Plan will bring water lines up to the boundary of the project site. The closest water treatment plant to the Project site is the Palm Desert Wastewater Treatment Plant. CVWD has indicated that no water shortages are anticipated within the CVWD service area in average/normal year, single dry year and multiple dry year scenarios for the next 20 years. Therefore impacts are considered less than significant.

The CVWD maintains an internet web page (www.cvwd.org) that provides frequently updated Coachella Valley weather conditions, a description of the CVWD water resources, information on CVWD functions, and a guide to the Coachella Valley landscaping, including the use of native plants.

The proposed project is not subject to a Water Supply Assessment (SB 610) and Water Supply Verification (SB 221) because fewer than 500 housing units are proposed.

Mitigation Measures:

No mitigation measures are required.

Monitoring:

No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
44. Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
b) Result in a determination by the wastewater treatment provider which 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"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) Sewer service is also provided by the CVWD. A 24-inch sewer line exists along the northern boundary of the Avenue 38 right-of-way. This line will be connected to the project site. As indicated in Water, No. 43 b) above, CVWD adopted a new UWMP in 2005, which in addition to addressing water needs, also includes projections of wastewater treatment needs. The current 2005 UWMP has also incorporated the proposed project in the UWMP. Development of the adjacent planned community of Mirasera will bring both water and sewer lines adjacent to the project site. Therefore, the potential impact is less than significant.

Mitigation Measures:

No mitigation measures are required.

Monitoring:

No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
45. Solid Waste	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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) Comply with federal, state, and local statutes and regulations related to solid wastes (including the County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

RCIP, County Integrated Waste Management Plan

Findings of Fact:

a) The Riverside County Waste Management Department (RCWMD) permits Waste Management of the Desert Inc. (WM), the franchise-owned water management/hauler, to provide waste management services for the communities of Cathedral City, Coachella, Indian Wells, Indio, La Quinta, Palm Desert, Rancho Mirage, Salton Sea, Twenty-nine Palms, Yucca Valley, and areas of unincorporated Riverside and San Bernardino Counties. WM provides collection, recycling, and disposal services.

The solid waste from the project area is taken to the Edom Hill Transfer Station, located in Cathedral City, approximately 6 ½ miles from the project site. Solid waste from the Edom Hill Transfer Station is taken to one of three landfills; Lamb Canyon in Beaumont with a projected closure date of 2023, Badlands in Moreno Valley with a projected closure date of 2018 or El Sobrante in Corona with a projected closure date of 2020.

The estimated daily solid waste generation for the proposed project is based on 12.23 lbs/day per DU. At buildout with 460 DU, the proposed project will generate approximately 5,626 lbs/day or 2.8 tons per day. During construction, the project will generate construction waste such as rock, soil, lumber, and packaging materials that can be recycled. The combination of construction and residential waste can be reduced by waste prevention, reuse, recycling and composting.

The project is not expected to significantly contribute to the area's planned solid waste disposal needs because the proposed project is in conformance with the County's General Plan land use designation and there is planned capacity at the above three landfills to dispose of the solid waste generated by the proposed project. Therefore, the potential for impact is less than significant impact.

b) The proposed project would comply with all local, state, and federal requirements for integrated waste management (i.e., recycling) and solid waste disposal, including the CVWD and CIWMP.

Mitigation Measures:

No mitigation measures are required.

Monitoring:

No monitoring is required.

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

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

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

Source: RCIP

Findings of Fact:

The Imperial Irrigation District (IID) provides electricity for the project area. The Southern California Gas Company (SCG) provides natural gas service in the Coachella Valley. Other utilities including telephone, cable television, and other communications are available in nearby existing development. Development of the adjacent planned community of Mirasera will bring utilities services adjacent to the project site.

Utility and service providers rely upon the land uses identified in the County General Plan to plan for future needs. Development of the site under the existing General Plan land use designation of high-density residential would result in similar demand to these service need projections; therefore, the unanticipated construction of new facilities or expansion of existing facilities will not be required.

Furthermore, the proposed project is not considered an energy intensive land use. Energy consumption levels would not be expected to exceed typical requirements for similar residential development. The project is required to comply with Title 24 of the California Code of Regulations related to energy efficiency standards and will not conflict with adopted energy conservation plans. The project also incorporates other energy efficient building design and materials features. Therefore, the potential for utilities impacts is less than significant impact.

Mitigation Measures:

No mitigation measures are required at this time.

Monitoring:

No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
OTHER				
47. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Staff review

Findings of Fact: Not applicable

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

OTHER				
48. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Staff review

Findings of Fact: Not applicable

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

OTHER

49. Other:

Source: Staff review

Findings of Fact: Not applicable

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 to eliminate important examples of the major periods of California history or prehistory?

Source:

Staff review, Application materials, Topical analysis presented above.

Findings of Fact:

The preceding analyses do not reveal any significant unmitigable impacts to the environment. Based on these findings, the proposed project is not expected to degrade the quality of the environment. As discussed previously in Section 6, Biological Resources, the proposed project would not substantially reduce the habitat of fish, cause a fish to drop below self-sustaining levels, or restrict the range of a rare or endangered plant or animal. As discussed in Sections 7 through 8, no known cultural or historical resources exist onsite. As discussed in Section 9, there are no known paleontological resources on the project site. However, project-related geologic sediments with a high paleontological sensitivity may occur at a depth of ten (10) feet or greater below the surface. Any impacts to paleontological resources would be mitigated to less than significance with the mitigation specified in Section 9.

Potentially Significant Impact	Less than Significant with	Less Than Significant Impact	No Impact
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		Mitigation Incorporated		
51. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

Staff review, Application Materials, Topical analysis presented above.

Findings of Fact:

The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals. All identified impacts have been mitigated to levels considered less than significant.

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

Source:

Staff review, Application materials, Topical analyses presented above.

Findings of Fact:

The potential for cumulative impacts occurs when the independent impacts of the proposed project are combined with the impacts of related projects in proximity to the project site such that impacts occur that are greater than the impacts of the project alone. As discussed in the preceding analysis, for the majority of the environmental topics covered in this EA, it has been determined that the proposed project would have less than significant cumulative impacts. All cumulative impacts would be reduced to a less than significant level with implementation of the proposed mitigation measures. Because many of the mitigation measures for these topics are project-specific, no cumulative impacts would occur. Furthermore, any similar impacts from development of related projects would also implement similar mitigation measures so impacts would not be cumulatively considerable.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
53. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source:

Staff review, Application materials, Topical analyses presented above.

Findings of Fact:

The proposed residential development would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. As discussed in the preceding analysis, all potentially significant impacts can be reduced to less than significant levels with the incorporation of appropriate COA, BMPs, and mitigation measures.

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. California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

Riverside County Integrated Project General Plan Program EIR, Certified October 7, 2003.

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

Location:

Planning

Address:

County of Riverside Planning Department
 4080 Lemon Street 9th Floor
 Riverside, CA 92502-1629

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 40918 Addendum

Project Case Type (s) and Number(s): Specific Plan 360 Amendment No. 1 and Tract Map TR 34651

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Matt Straite

Telephone Number:

Applicant's Name: Palm Desert Investors, LLC.

Applicant's Address: 4060 Washington Blvd., Los Angeles, CA 90018

I. PROJECT INFORMATION

A. Project Description: Valante Specific Plan 360 Amendment No. 1 and TR 34651

1. Project Location

The proposed 55.13-acre Project site is located in the western portion of Coachella Valley in unincorporated Riverside County, California. The Regional Location Map (Figure 1) displays the location of the Project site in its regional context. The Project site is located south of Avenue 38 and north of the Interstate 10 freeway (I-10) and Varner Road, and approximately $\frac{3}{4}$ mile west of Washington Street. The City of Palm Desert is located on the south side of the I-10. Immediately north of Avenue 38 and the Project site is the Coachella Valley Preserve. The Site Vicinity Map (Figure 2) depicts the Project site in relation to the immediately surrounding communities and circulation systems. The Jurisdictional Boundary Map (Figure 3) shows the project site outside of the sphere of influence of the City of Palm Desert.

Figure 1 – Regional Location Map



Figure 2 – Site Vicinity Map

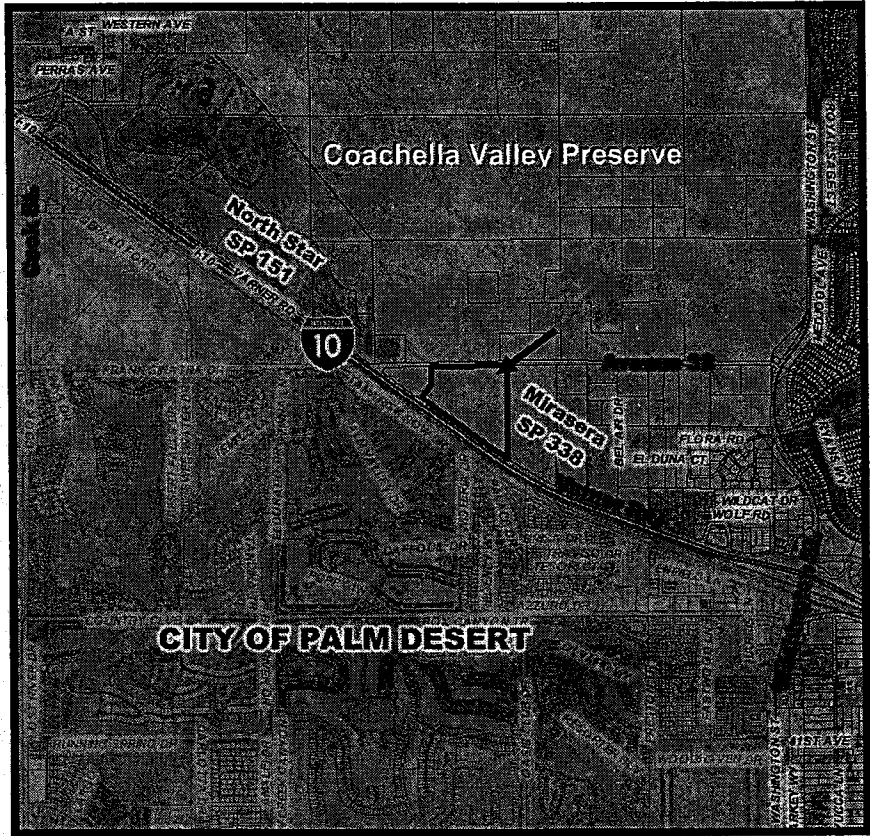
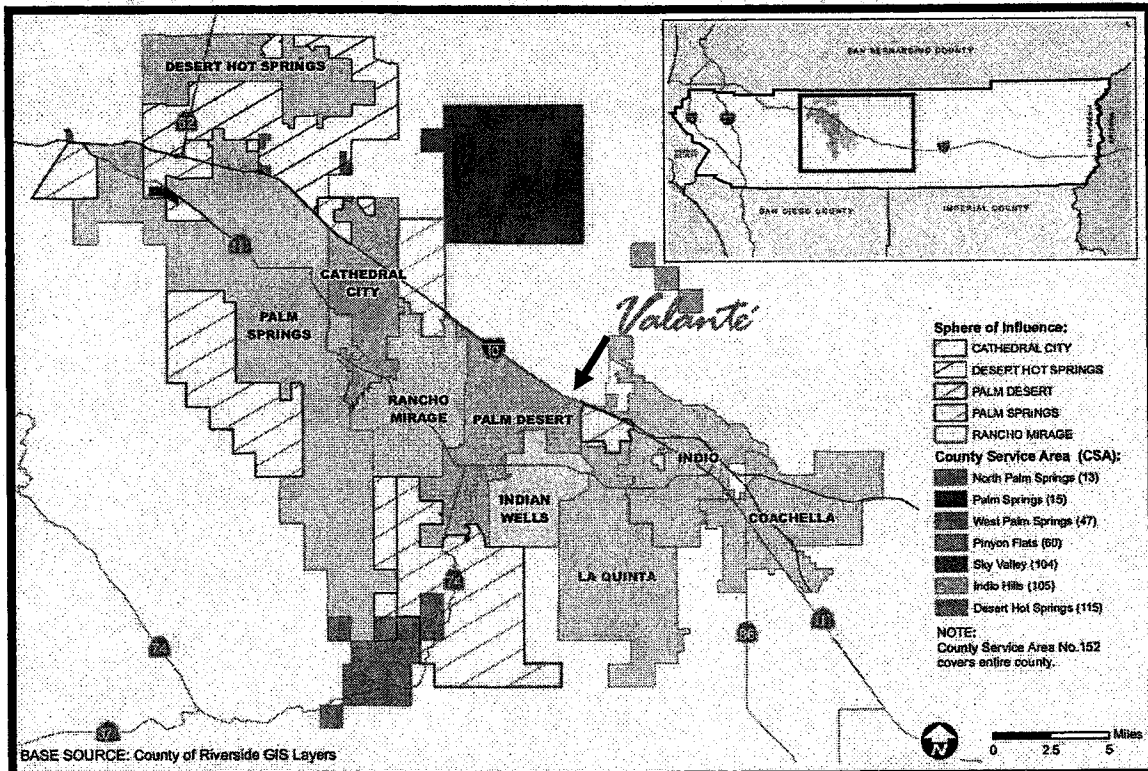


Figure 3 – Jurisdictional Boundary Map



2. Project Description

The proposed Project includes a Specific Plan Amendment (Amendment No. 1) to the previously approved Valante Specific Plan (SP) 360 and Tentative Tract Map (TR 34651). Amendment No. 1 proposes to amend the approved SP 360 land use plan to accommodate a change to the alignment of Avenue 38, which bisects the site. This modification to the land use plan will also result in changes to the Project's related circulation, trails, infrastructure and park and open space plans; however, the approved number of units (460) is not changing as part of the proposed amendment. The mixture of home types will slightly change with Amendment No. 1 proposing 19 fewer single family detached homes (SFD) than the approved SP 360. The proposed TR 34651 would subdivide the site into 22 lots sized two acres or larger in a configuration consistent with the proposed Amendment No. 1.

In 2008 and 2009, the County of Riverside certified Environmental Assessment (EA) 40918, approved General Plan Amendment (GPA) No. 881, Change of Zone (ZC) No. 07582 and the SP No. 360. The GPA amended the General Plan's land use designation on the site from Community Development: High Density Residential to Community Development: Specific Plan (CD:SP) designation. The CZ No. 7582 changed the site's zoning designation from Controlled Development Area (W-2) to Specific Plan (SP). SP 360 was approved as a mechanism to implement the policies of the Riverside County Vision Statement, the Riverside County Integrated Plan (RCIP/General Plan) and the Western Coachella Valley Area Plan (WCVAP) and provide a link between the policies of these documents and the individual development proposals within the Valante Specific Plan area. The principle objectives of the approved Specific Plan are as follows:

1. To set forth a general land use plan and design concept for Valante consistent with the Riverside County General Plan;
2. To implement existing General Plan policies by presenting more detailed direction for future development of the Specific Plan area;
3. To provide a set of development standards and design guidelines for future development within Valante; and
4. To regulate land uses and development in conformance with this Specific Plan's design guidelines and development standards, and where indicated, with the County's Development Code and Design Guidelines.

SP 360 established a vision for Valante as a planned community offering a variety of housing opportunities designed to address a diversity of lifestyles within walking distance to open space and adjacent communities with commercial, office and recreation uses. According to SP 360, this vision for Valante is achieved through the application of the following key design goals:

- Create a high quality residential community that will take advantage of and integrate with the adjacent planned commercial and office centers, which will result in a balanced, full service, land use plan for a community where people can live, work, shop, secure services, and recreate.
- Provide for pedestrian and bicycle mobility.
- Encourage neighborhood interaction through provision of active and passive open space, gathering areas, and a network of paseos and sidewalks.
- Provide connectivity among neighborhoods and surrounding uses.
- Provide for a range of housing types with an overall density range of 8 to 14 dwelling units per acre (DU/ac), compatible with the Site's High Density Residential General Plan land

use designation and surrounding high density planned residential neighborhoods immediately to the west and east.

- Promote high quality architectural and landscape design.

The approved land use map for the Valante community (Figure 4) was based on the above vision and design goals and included a mix of residential products, park area, open space, and neighborhood linkages along with critical street and drainage infrastructure components. Specifically, the land uses included: 1) up to 460 single family detached and attached dwelling units located on approximately 26 acres, 2) more than 9 acres of neighborhood park and open space, and 3) approximately 20 acres of the Site is set aside for regional drainage infrastructure improvements and major circulation improvements. The gross density for the approved plan is 8.3 DU/ac.

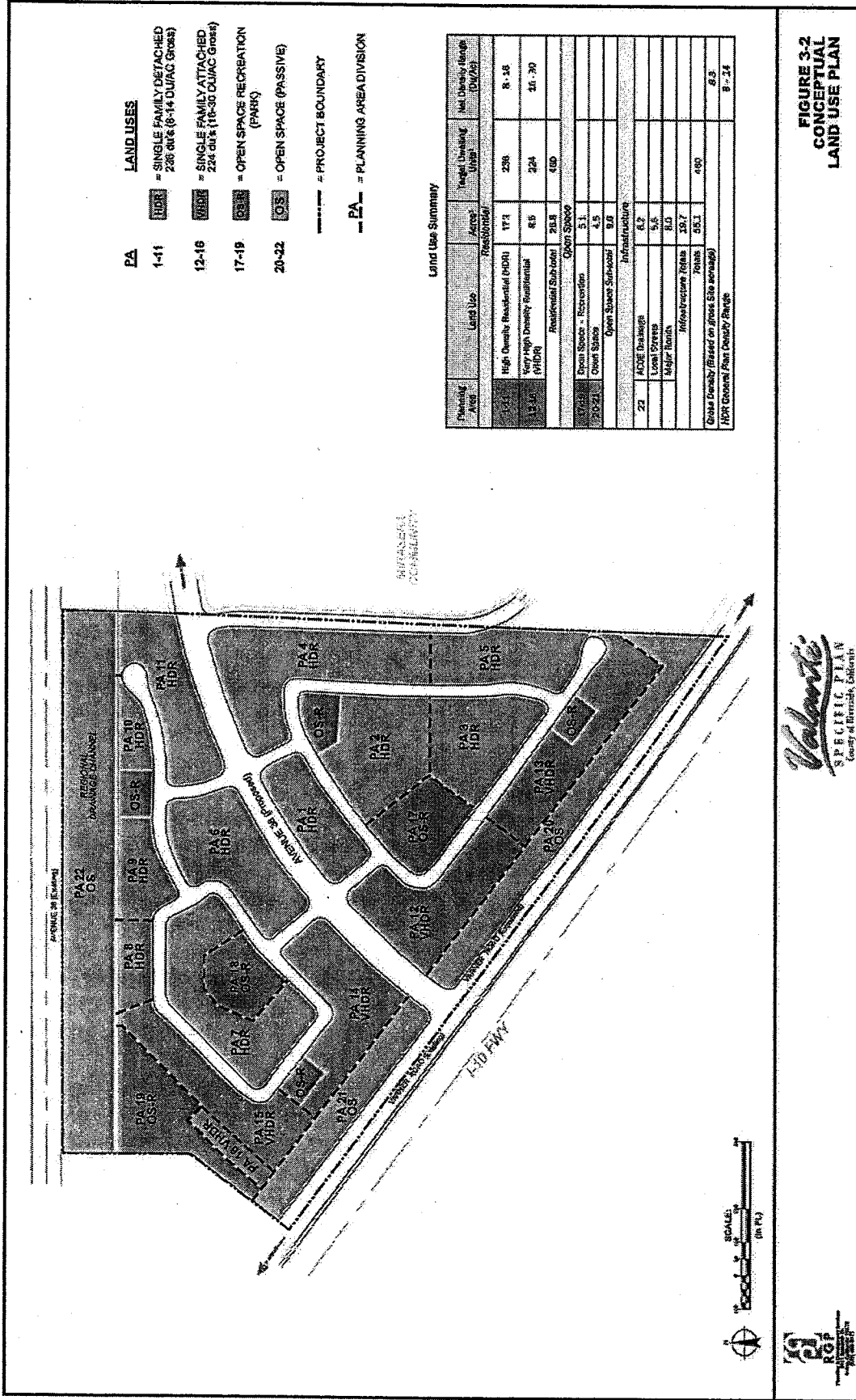
The Valante community was planned in the approved SP 360 as two neighborhoods designed around 118-foot right-of-way (ROW) of the new Avenue 38 roadway, south of its current alignment to allow for the creation of the regional drainage channel. The new Avenue 38 roadway bifurcated the Project site, creating two approximately equal development areas.

In addition to facilitating the new Avenue 38 roadway, the Valante Project also provides area for the expanded Varner Road 118-foot ROW, and the Army Corps of Engineers (ACOE) and Coachella Valley Water District's plan to construct a regional drainage facility channel to protect the Project site and adjacent properties from 100-year flood events. ACOEs/CVWDs plan for the regional drainage facility has been integrated into the Land Use Plan along the entire northern Project site boundary. This proposed drainage channel is an extension of the drainage channel running through the proposed Mirasera planned community to the east of the Project site. The channel will allow the Project Site's Federal Emergency Management Agency's (FEMA) flood zone designation to change from Zone AO to Zone C, which is outside the 100 year flood area.

Amendment No. 1 would not modify the approved vision, design goals or principal objectives of the Valante Specific Plan. These important components of the approved Plan will continue to be a part of Amendment No. 1. Furthermore, Amendment No. 1 will not change the total number of units, gross density or eliminate the planned regional site improvements, including the drainage channel, new Avenue 38 and expanded Varner Road. Changes, however, will be made to the Specific Plan based on a revised alignment of Avenue 38, east of the site in the Mirasera Specific Plan (SP 338), which moved Avenue 38 north/northeast of its approved alignment. As shown in the revised Valante land use plan (Figure 4), this change to the roadway's alignment consolidated the development area south of Avenue 38 and separated the Project entries so only one entry is on Avenue 38 and one is on the planned shared road (Avenue A) between the Mirasera and Valante communities.

As a Schedule "C" subdivision per County Ordinance No. 460.147, TR 34651 proposes to subdivide the property into 22 lots that are a minimum of two acres or larger, consistent with the Amendment No. 1 planning areas to allow the lots to be sold to individual developers for future development. Consistent with the County's Schedule "C" requirements, TR 34651 also incorporates the tentative design of the minimum site improvement requirements associated with this type of subdivision, including the Varner Road expansion, Avenue 38 alignment, and the ACOE/CVWD regional drainage channel. Figure 6, TR 34651 illustrates the subdivision of the site based on Schedule "C" Subdivision standards.

Figure 4 – Approved SP 360 Land Use Plan



Valante
SPECIALTY PLANNING
County of Bismarck, North Dakota

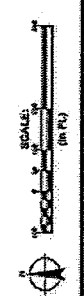


Figure 5 – Proposed SP 360 Amendment No. 1 Land Use Plan

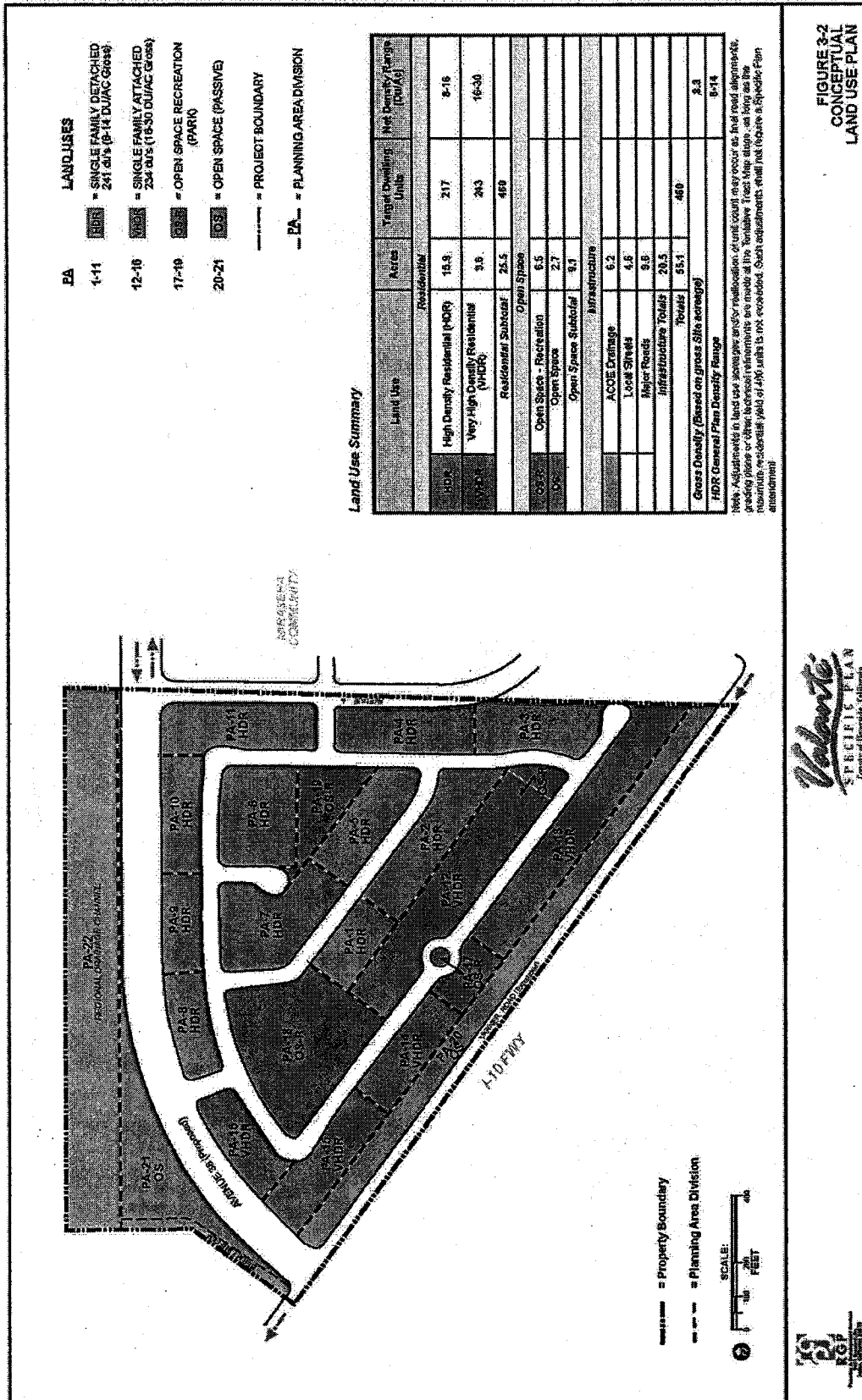
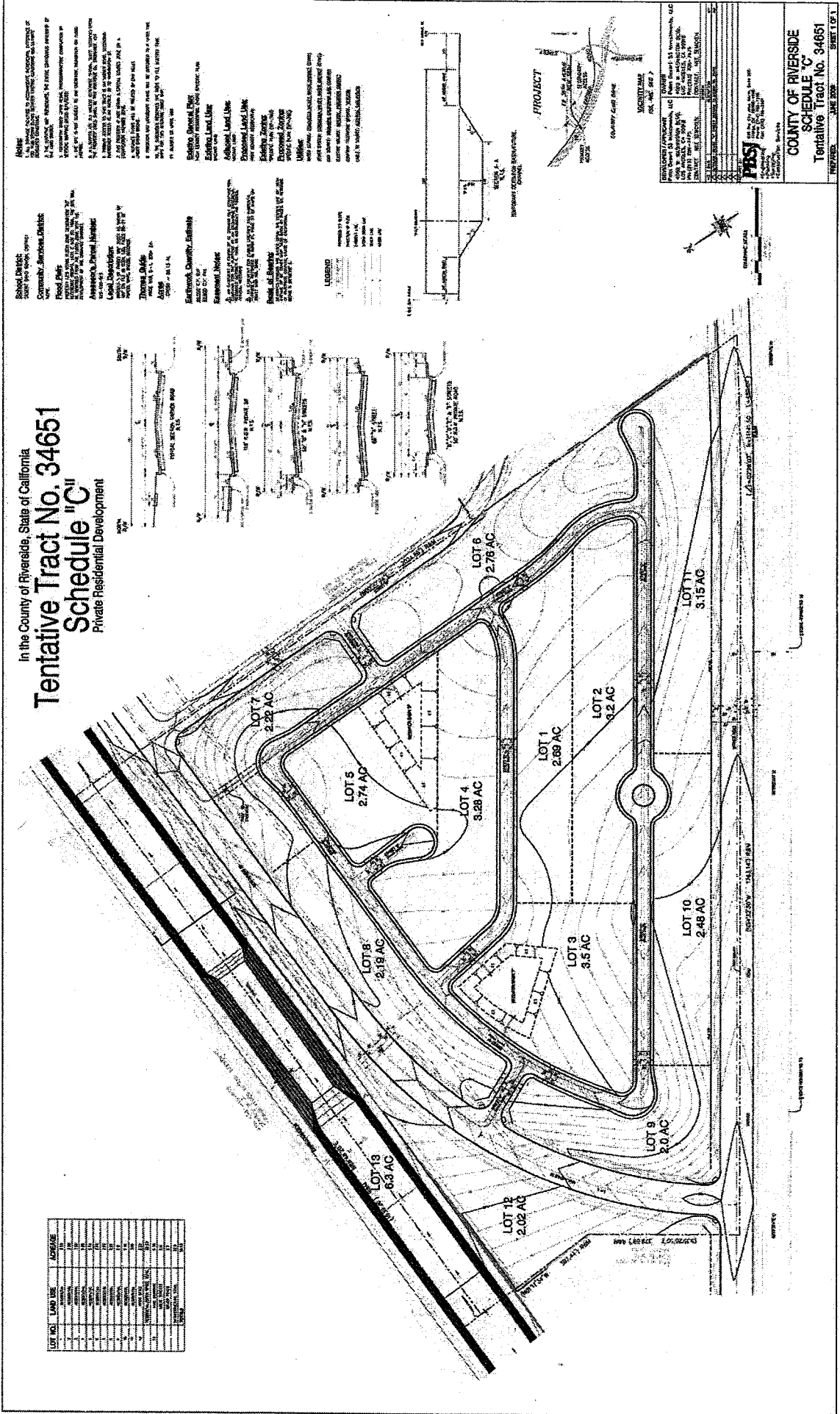
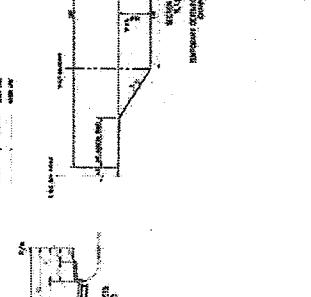


Figure 6 – Tentative Tract Map No. 34651



NOTES:

1. ALL LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL UNITS.
2. THE TRACT IS TO BE DEVELOPED AS A PRIVATE RESIDENTIAL DEVELOPMENT.
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17. THE TRACT IS TO BE DEVELOPED AS A PRIVATE RESIDENTIAL DEVELOPMENT.
18. THE TRACT IS TO BE DEVELOPED AS A PRIVATE RESIDENTIAL DEVELOPMENT.



PREPARED BY: [Name]

DATE: [Date]

PROJECT: [Project Name]

SCALE: [Scale]

NOTES:

- 1. ALL LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL UNITS.
- 2. THE TRACT IS TO BE DEVELOPED AS A PRIVATE RESIDENTIAL DEVELOPMENT.
- 3. THE TRACT IS TO BE DEVELOPED AS A PRIVATE RESIDENTIAL DEVELOPMENT.
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- 17. THE TRACT IS TO BE DEVELOPED AS A PRIVATE RESIDENTIAL DEVELOPMENT.
- 18. THE TRACT IS TO BE DEVELOPED AS A PRIVATE RESIDENTIAL DEVELOPMENT.

Table 1
Comparison of SP 360 and Amendment No. 1 Specific Plan Land Uses

Land Use	Existing Specific Plan	Amended Specific Plan	Change
High-Density Residential (HDR)	17.3 acres 236 homes	15.9 acres 217 homes	-1.4 acres -19 homes
Very High Density Residential (VHDR)	8.5 acres 224 homes	9.6 acres 243 homes	+1.1 acres +19 homes
<i>Residential Subtotal</i>	<i>25.8 acres 460 homes</i>	<i>25.5 acres 460 homes</i>	<i>-0.3 acres No change (homes)</i>
Open Space -- Recreation	5.1 acres	6.5 acres	+1.4 acres
Open Space	4.5 acres	2.7 acres	-1.8 acres
<i>Open Space Subtotal</i>	<i>9.6 acres</i>	<i>9.2 acres</i>	<i>-0.4 acres</i>
Army Corps of Engineers Drainage	6.2 acres	6.2 acres	No change
Local Streets	5.5 acres	4.6 acres	-0.9 acres
Major Roads	8.0 acres	9.6 acres	+1.6 acres
<i>Infrastructure Subtotal</i>	<i>19.7 acres</i>	<i>20.4 acres</i>	<i>+0.7 acres</i>
TOTAL SITE	55.1 acres	55.1 acres	No change

3. Previous Environmental Documentation

In 2008, the County of Riverside certified EA 40918 for GPA No. 881, ZC No. 07582 and the SP 360 in accordance with the California Environmental Quality Act (CEQA). EA 40918 analyzed all potential impacts associated with the proposed Project and determined that with the incorporation of mitigation measures, all potential impacts would be considered less than significant.

An agency may prepare an addendum to a prior environmental document pursuant to CEQA Guidelines Section 15164 that states, in pertinent part, that: "The lead agency [...] shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR have occurred." An agency may prepare an addendum to document its decision that a subsequent EIR is not required. (CEQA Guidelines Section 15164, subdivisions (a) and (e) and Section 15162, subdivision (a).)

Based on the analysis in this EA/Initial Study and Addendum, the County determined that the Project was previously analyzed in EA 40918 and that none of the conditions identified in Public Resources Code Section 21166 or Section 15162 of the CEQA Guideless applies. As Lead Agency, the County determined that it would prepare this Project EA/Initial Study Addendum to: (1) evaluate whether the Project's environmental impacts were already analyzed in EA 40918; (2) document the County's findings with respect to the Project and its environmental determinations; and, (3) evaluate and then document that a new EIR, ND, or MND or other CEQA document was not warranted.

This EA/Initial Study Addendum is an appropriate CEQA documentation because the Project does not change the previously proposed uses or density of the approved Specific Plan. Additionally, TR 34651 was anticipated and has already been analyzed in EA 40918 because TR 34651 merely implements the approved Specific Plan; no new mitigation measures are required; none of the conditions identified in Public Resources Code Section 21166 or Section 15162 of the CEQA Guideless applies; and no new significant adverse project-specific or cumulative impacts in any environmental areas were identified, nor would any project-specific or cumulative impacts in any environmental areas be made worse as a result of implementing the Project. In addition, the circumstances under which the Project will be implemented would not result in new or more severe significant environmental impacts.

Therefore, none of the conditions described in Section 15162 of the CEQA Guidelines have occurred. Specifically, there have not been (1) changes to the Project that require major revisions to the previously certified EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions to the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EA 40918 was certified as complete.

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

C. Total Project Area: 55.13

Residential Acres: 55.13 (no change)	Lots: 1	Units: 460 (no change)	Projected No. of Residents: +/- 1472 (no change)
Commercial Acres: 0	Lots: NA	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: NA
Industrial Acres: 0	Lots: NA	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: NA
Other: 0			

D. Assessor's Parcel No(s): 626-130-019

E. Street References: South of Avenue 38, north of the I-10 and Varner Road, and 3/4 mile west of Washington Street in the Coachella Valley, unincorporated Riverside County, California.

F. Section, Township & Range Description or reference/attach a Legal Description: Township 5 South, Range 6 East, Section 2 – "Parcel 1 of Parcel Map 20001, in the County of Riverside, State of California, as shown by map on file in Book 130, Pages 20 and 21 of parcel maps, in the Office of the County Recorder of said County."

G. Brief description of the existing environmental setting of the project site and its surroundings: The site is essentially flat and is bordered by the proposed Mirasera Specific Plan (SP 338) on the east, undeveloped land on the west, Avenue 38 and the Coachella Valley Preserve (natural area set aside for the preservation of the fringe-toed lizard and desert fauna and flora) to the north, and Varner Road and I-10 on the south.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project, which includes 460 units at a density of 8.3 units per acre, is consistent with the Land Use Plan and the Specific Plan land use designation.
- 2. Circulation:** Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** The project would provide recreation facilities suited for its residents and would pay Development Impact Fees. The proposed project meets with all other applicable Multipurpose Open Space element policies.
- 4. Safety:** The proposed project is not located within any special hazard zone (including fault zone, high fire hazard area, dam inundation zone, liquefaction potential, etc.). The proposed project meets all other applicable Safety Element policies.
- 5. Noise:** Sufficient mitigation against Interstate I-10 traffic noise has been provided for in the design of the project. The proposed project meets all other applicable Noise Element policies.
- 6. Housing:** The proposed project meets all applicable policies contained within the Housing Element.

7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

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

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

D. **Land Use Designation(s):** Specific Plan

E. **Overlay(s), if any:** NA

F. **Policy Area(s), if any:** NA

G. **Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** Specific Plan, C-P-S (Scenic Highway Commercial) to the east, N-A (Natural Assets) to the north, and W-2 and Specific Plan to the west. To the south is Varner Road and the I-10 freeway.

H. **Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Valante Specific Plan No. 360

2. **Specific Plan Planning Area, and Policies, if any:** All Planning Areas (1 – 22)

I. **Existing Zoning:** Specific Plan

J. **Proposed Zoning, if any:** NA

K. **Adjacent and Surrounding Zoning:** N-A to the north, C-P-S to the east, Varner Rd. and I-10 to the south, and Specific Plan to the west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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

Matt Straite

Signature

1/20/10

Date

Matt Straite

Printed Name

For Ron Goldman, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

The following information is presented for each of the topical issues presented in the Initial Study/EA environmental checklist:

- Sources
- Project Impact Evaluation Checklist
 - Potentially Significant Impact
 - Less than Significant with Mitigation Incorporated
 - Less than Significant Impact
 - No Impact – a check mark in the No Impact box equates to No Substantial Change from Previous Analysis (EA 40918)
- Findings of Fact
- Mitigation Measures
- Monitoring

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

Source: Riverside County General Plan Figure C-7 "Scenic Highways", EA 40918.

Findings of Fact:

No Impact due to No Substantial Change from Previous Analysis.

a) The proposed Project will not cause new aesthetic impacts that were not previously analyzed in the EA 40918. SP 360 Amendment No. 1 proposes to develop the same land uses at the density analyzed in EA 40918. Additionally, the Project will maintain the same development standards previously analyzed in the EA 40918 related to height and setbacks. The implementation of the Project will continue the visual change of developing an undeveloped, vacant site proposed in the

existing Specific Plan. This visual change was not a significant impact in EA 40918. TR 34651 implements the Specific Plan, and there are no new or increased significant adverse Project-specific or cumulative impacts with regard to aesthetics and visual quality that would occur as a result of the approval and implementation of the Amendment No. 1 and TR 34651. There is no new information relative to aesthetics and visual quality that was not in existence at the time EA 40918 was prepared. Therefore, Amendment No. 1 and TR 34651 and their implementation are consistent with EA 40918. No new mitigation measures are required in relation to impacts to aesthetics and visual quality.

EA 40918 analyzed the SP 360's relationship and consistency with the goals and policies contained of the Riverside County General Plan and the RCIP WCVAP, particularly those related to County Eligible Scenic Highways, which the I-10 is considered. EA 40918 determined the Specific Plan is consistent with the goals and policies, because the SP 360's development setback from the I-10 ROW is over 180 ft., and the design complied with all of the applicable Riverside County General Plan goals and policies related to scenic highway corridors. The Amendment No. 1 and TR 34651 do not propose to change the setback or standards; therefore, impacts to scenic highway corridors will be less than significant and no mitigation measures are required.

Between the existing improved area of the I-10 and the Project site, there is an approximate 5 to 10 foot dirt strip with weeds and a wood/wire fence. Between this dirt strip and the Project site is Varner Road, which is currently 2 lanes and approximately 24 feet in width; however, Varner Road will be expanded to six lanes within a 118 foot ROW as part of the proposed project pursuant to the General Plan Circulation Element.

b) There are no scenic resources on the undeveloped Project site. Therefore, development of the Project site will not affect any scenic resources.

a-b) Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental MND or other environmental document to evaluate Project impacts or mitigation measures exist with regard to aesthetics. Specifically, there have not been: (1) changes to the Project that require major revisions of the previous EA due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EA 40918 was certified as complete.

Mitigation:

No mitigation measures are required.

Monitoring:

No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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2. Mt. Palomar Observatory

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

Source: GIS database, Ord. No. 655 (Regulating Light Pollution) RCIP, WCVAP Policies 15.1 and 15.2 and Figure 5, Mt. Palomar Nighttime Lighting Policy, EA 40918.

Findings of Fact:

No Impact due to No Substantial Change from Previous Analysis.

EA 40918 determined SP 360 would conform to all requirements of Riverside County Ordinance No. 655 and as such would not interfere with the nighttime use of the Mt. Palomar observatory. SP 360 proposed residential and other uses that are consistent with the General Plan designated use for the site and no development is permitted that is inconsistent with Ordinance No. 655. The Project does not propose changes to the approved uses, intensity of development or applicable standards, including the requirement to comply with Ordinance No. 655. There are no new or increased significant adverse Project-specific or cumulative impacts with regard to impacts to or interference with the nighttime use of the Mt. Palomar observatory that would occur as a result of the approval and implementation of the Project. There is no new information relative to impacts to or interference with the nighttime use of the Mt. Palomar observatory that was not in existence at the time EA 40918 was prepared. Therefore, the Project and its implementation are consistent with EA 409418. No new mitigation measures are required.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EA 40918 or other environmental document to evaluate Project impacts or mitigation measures exist with regard to the Mt. Palomar Observatory. Specifically, there have not been: (1) changes to the Project that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EA 40918 was certified as complete.

Mitigation:

No mitigation measures are required.

Monitoring:

No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3. Other Lighting Issues	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Description, EA 40918

Findings of Fact:

No Impact due to No Substantial Change from Previous Analysis.

a) The proposed Project will not cause additional lighting impacts that were not previously analyzed in the EA 40918. SP 360 Amendment No. 1 proposes to develop the same land uses at the density analyzed in EA 40918. Additionally, the Project will maintain the same development standards previously analyzed in the EA 40918 related to site lighting. The implementation of the Project will continue the visual change of developing an undeveloped, vacant site proposed in the existing Specific Plan. This visual change, including lighting impacts, was not a significant impact in EA 40918. TR 34651 implements the Specific Plan, and there are no new or increased significant adverse Project-specific or cumulative impacts with regard to other lighting issues that would occur as a result of the approval and implementation of the Amendment No. 1 and TR 34651. There is no new information relative to other lighting issues that was not in existence at the time EA 40918 was prepared. Therefore, Amendment No. 1 and TR 34651 and their implementation are consistent with EA 40918. No new mitigation measures are required in relation to impacts to other lighting issues.

b) EA 40918 determined that SP 360 would result in a new source of light and glare from the addition of street lights, security lighting, residential lighting, as well as transient vehicular lighting from cars traveling on adjacent roadways, but compliance with County Ordinance No. 655 and SP 360 lighting standards would limit onsite lighting to levels that are similar to the adjacent proposed residential developments. Amendment No. 1 does not change lighting standards or the proposed uses onsite. The Project will still be required to comply with County Ordinance No. 655. TR 34651 implements Amendment No. 1 and does not propose different lighting sources or standards. Because the Project is a residential development similar to the adjacent residential developments and subject to similar lighting requirements, the Project is not expected to create or expose residential properties to unacceptable light levels.

a-b) Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist with regard to lighting. Specifically, there have not been: (1) changes to the Project that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EA 40918 was certified as complete.

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 is required.

AGRICULTURE RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
4. Agriculture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials, EA 40918

Findings of Fact:

No Impact due to No Substantial Change from Previous Analysis.

a-d) Analysis in the EA 40918 determined that the Project site is not used as agriculture, is not in an agriculture preserve, and is not currently under a Williamson Act contract. The site is also not designated as Prime Farmland or Farmland of Local Importance and is not located within 300 feet of agriculturally zoned property. Additionally, the proposed Project will not involve other changes in the existing environment that will result in the conversion of farmland to non-agricultural uses. Therefore, no impact is anticipated to agricultural resources. The proposed Project is not proposing any changes to the extent of the project site area; therefore, it will not cause new impacts that were not previously analyzed. TR 34651 implements the Specific Plan, and there are no new or increased significant adverse Project-specific or cumulative impacts with regard to agriculture resources that would occur as a result of the approval and implementation of the Amendment No. 1 and TR 34651. There is no new information relative to agriculture resources that was not in existence at the time EA 40918 was prepared. Therefore, Amendment No. 1 and TR 34651 and their implementation are consistent with EA 409418. No new mitigation measures are required in relation to impacts to agriculture resources.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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document to evaluate Project impacts or mitigation measures exist with regard to agricultural resources. Specifically, there have not been: (1) changes to the Project that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EA 40918 was certified as complete.

Mitigation:

No mitigation measures are required.

Monitoring:

No monitoring is required.

AIR QUALITY Would the project

5. Air Quality Impacts

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

Source: Air Quality Impact Analysis for Valanté Specific Plan #00360, Palm Desert, California by Giroux & Associates dated June 13, 2007, RCIP Land Use Element, Air Quality Element, and Circulation Element, Riverside County RCIP/General Plan EIR (SCH No. 2002051143), SCAQMD Website, and 2003 AQMP, SCAQMD CEQA Air Quality Handbook Table 6-2, EA 40918

Findings of Fact:

No Impact Due to No Substantial Change from Previous Analysis.

a) Pursuant to the determination in EA 40918, the Project will not conflict with or obstruct implementation of the applicable air quality plan. The Southern California Air Quality Management District (SCAQMD) is the agency principally responsible for comprehensive air pollution control in the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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SSAB. The SCAQMD is responsible for the development of the regional Air Quality Management Plan (AQMP) and efforts to regulate pollutant emissions from a variety of sources. The 2007 AQMP is the applicable AQMP for the Southern California region in which the Project is located. Projects that are considered to be consistent with the AQMP would not interfere with attainment, because this growth is included in the projections used to formulate the AQMP. Therefore, projects, uses, and activities that are consistent with the applicable assumptions used in the development of the AQMP would not jeopardize attainment of the air quality levels identified in the AQMP, even if they exceed the SCAQMD's recommended daily emissions thresholds.

Projects that are consistent with the projections of employment and population forecasts identified in the Growth Management Chapter of SCAG's Regional Comprehensive Plan and Guide (RCPG) are considered consistent with the AQMP growth projections. Since SCAG's regional growth forecasts are based upon land uses specified in county and city general plans, the development proposed under the County's General Plan would also be consistent with the SCAG's regional forecast projections. In turn, this development would also be consistent with the AQMP growth projections. As part of adoption of the County of Riverside's General Plan in 2003, the General Plan EIR (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the County's General Plan is consistent with the 2003 AQMP. The General Plan land use for the site was Community Development: High Density Residential (CD:HDR), which allows residential development at densities of 8 – 14 units per acre. GPA 881 did not affect the allowed density or uses on the site. Therefore, the prior finding of consistency between the AQMP, the General Plan and the Project continues to be applicable for the site.

b-c) The proposed Project will not cause new air quality impacts that were not previously analyzed in the EA 40918. SP 360 Amendment No. 1 proposes to develop the same land uses at the density analyzed in EA 40918. Additionally, the Project will maintain the same development standards previously analyzed in the EA 40918 related to air quality. As determined in EA 40918, the implementation of SP 360, which includes developing an undeveloped, vacant site, will result in the less than significant air quality impacts related to short-term construction impacts and long-term operational impacts with the incorporation of mitigation measures. Construction activities associated with the implementation of the proposed Project were previously addressed in EA 40918. There will be no change to the construction activities considered in EA 40918. The mitigation measures associated with the short-term air quality impacts that were approved as part of EA 40918 will also be applied to this Project. There is no substantial new information that shows there will be different or more significant short-term air quality impacts on the environment from the Project than described in the EA 40918.

Consistent with the findings in the EA 40918, implementation of the proposed Project could also result in less than significant long-term or cumulative air quality impacts. As previously found in EA 40918, the proposed Project is consistent with the County's General Plan Land Use Element, goals and policies; therefore, the cumulative air quality impacts were addressed by the County's RCIP/General Plan EIR. The General Plan EIR concluded that air quality is a significant and unmitigable impact of General Plan implementation. Because the Project is consistent with the General Plan, it will not result in cumulative air quality impacts beyond those previously disclosed by the General Plan EIR. The RCIP/General Plan EIR (SCH No. 2002051143) is on file and available for public viewing at the Riverside County Planning Department 4080 Lemon Street, 9th Floor Riverside, CA and is incorporated herein by reference.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As shown in Table 1 and described further in Section 41, Transportation/Traffic, Amendment No. 1 will result in 19 fewer SFD than the approved SP 360. SFD homes have higher daily vehicle trip counts than attached or multifamily homes. The reduction in trips would correspondingly reduce the associated air quality impacts of those trips. Nevertheless, the approved SP 360 did not result in significant air quality impacts. No additional units or development area is proposed as part of this Project; therefore, no additional operational impacts would occur.

The approved mitigation measures will also be implemented as part of this Project. TR 34651 implements the Specific Plan, and there are no new or increased significant adverse Project-specific or cumulative impacts with regard to air quality that would occur as a result of the approval and implementation of the Amendment No. 1 and TR 34651. There is no new information relative to other air quality that was not in existence at the time EA 40918 was prepared. Therefore, Amendment No. 1 and TR 34651 and their implementation are consistent with EA 409418. No new mitigation measures are required in relation to impacts to air quality.

Global climate change refers to changes in average climatic conditions on Earth as a whole, including temperature, wind patterns, ocean currents, and precipitation. Global temperatures are moderated by naturally occurring atmospheric gases, including water vapor, carbon dioxide (CO₂), methane (CH₄) and nitrous oxide (N₂O). These gases allow solar radiation (sunlight) into the Earth's atmosphere, but prevent heat from escaping, thus warming the Earth's atmosphere.

Global climate change attributable to the emission of greenhouse gases ("GHG") (mainly CO₂, CH₄ and N₂O) generated by human activity is currently one of the most important and widely debated scientific, economic and political issues in the United States. Historical records indicate that global climate changes have occurred in the past due to natural phenomena (such as during previous ice ages). Some data indicates that the current global conditions differ from past climate changes in rate and magnitude. This has led political leaders to take actions aimed at reducing GHG emissions caused by human activity.

GHGs are the result of both natural and human activity. CO₂ is the most abundant GHG. Forest fires, decomposition, industrial processes, landfills, and consumption of fossil fuels for power generation, transportation, heating, and cooking are the primary sources of GHG emissions. According to the California Energy Commission, emissions from fossil fuel consumption represent approximately eighty-one percent (81%) of human-caused GHG emissions, and transportation creates forty-one percent (41%) of human-caused GHG emissions in California.

The scientific understanding of global climate change has improved over the past decade, and predictive capabilities are advancing. However, there remain significant uncertainties, for example, in predicting local effects on climate change. Due to the complexity of the Earth's climate system, the uncertainties surrounding climate change may never be completely eliminated. Because of these uncertainties, there continues to be significant debate with respect to the appropriate actions to limit and/or respond to climate change.

In response to growing scientific and political concern regarding global climate change, a number of federal laws have been adopted over the past several decades aimed at reducing GHG levels and emissions. In 1978, Congress established a national climate program to improve the understanding of global climate change. (15 U.S.C. §§ 2901-2908.) In 1987, Congress enacted the Global Climate Protection Act directing the United States Environmental Protection Agency to develop a "coordinated national policy on global climate change" and ordering the Secretary of State to coordinate diplomatic

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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efforts to combat global warming. (Public Law 100-204, 101 Stat. 3096.) In 1990, Congress enacted the Global Change Research Act, establishing a 10-year research program for global climate issues. (Public Law 101-606, 104 Stat. 3096.)

California has also adopted a series of laws to reduce both the level of GHGs in the atmosphere and to reduce emissions of GHGs from commercial and private activities within the State. In September 2002, Governor Gray Davis signed Assembly Bill (AB) 1493, which required the development and adoption of regulations to achieve “the maximum feasible reduction of greenhouse gases” emitted by noncommercial passenger vehicles, light-duty trucks, and other vehicles used primarily for personal transportation in the State. In September, 2006, Governor Schwarzenegger signed into law the California Global Warming Solutions Act of 2006 (Assembly Bill 32, codified at Section 38500 et seq. of the California Health & Safety Code) which generally requires that California Air Resources Board (“CARB”) to design and implement emission limits, regulations, and other measures that will reduce GHG emissions to 1990 levels by the year 2020. Although neither AB 1493 nor the Global Warming Solutions Act contains specific language referring to CEQA compliance, comment letters from the California Attorney General have encouraged lead agencies and other agencies to consider global warming impacts and GHG emissions as a part of the environmental review process.

Also, recent legislation in California (Senate Bill 97) requires the Governor’s Office of Planning and Research (“OPR”) to develop proposed guidelines for the feasible mitigation of GHG emissions. The Resources Agency was required to certify and adopt those guidelines by January 1, 2010. The OPR is required to periodically update the guidelines to incorporate new information or criteria established by CARB pursuant to AB 32.

At this time, there are no quantitative emission thresholds and there are no established significance criteria to determine project impacts with respect to global climate change or GHGs. Emitting GHGs into the atmosphere is not itself an adverse environmental effect. Rather, it is the increased accumulation of GHGs in the atmosphere that may result in global climate change. The consequences of that climate change can cause adverse environmental effects. Due to the complex physical, chemical, and atmospheric mechanisms involved in global climate change, it is not possible to predict the specific impact, if any, to global climate change from one project’s relatively small incremental increase in emissions.

Because it is impossible to trace the impacts of a single project to a change in overall climate, potential impacts from GHG emissions cannot be considered on a project-level basis. Rather, the impacts, if any, would occur on a cumulative basis. While the proposed Project would result in emissions of GHGs, the significance of the impact of a single project on global climate cannot be determined at this time. First, there is little or no guidance to indicate what level of GHG emissions would be considered “substantial” enough to result in a significant adverse impact on global climate. Even though the GHG emissions associated with an individual development project could be estimated, there are no emissions threshold that can be used to evaluate the significance of these emissions. Second, global climate change models are not sensitive enough to be able to predict the effect of a single project on global temperatures and the resultant effect on climate; therefore, they cannot be used to evaluate the significance of a project’s impact. Additionally, there is currently no generally accepted methodology to determine whether GHG emissions associated with a specific project represents new emissions or existing, displaced emissions. For instance, although average daily trips (ADT) for vehicles can be used to calculate a project’s traffic impacts, the emissions from those vehicles do not necessarily result in “new” impacts to global climate since the vehicles are presumably not created as the result of, or for the project. Thus, insufficient information and predictive

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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tools exist to assess whether a single project would result in a significant impact on global climate. For these reasons, determining the significance of the impact of the Project on global climate is speculative.

That being said, the Project will be a residential community that is consistent with the Riverside County General Plan and will embrace sustainable practices, design and technologies wherever appropriate and feasible based on the guidelines and standards in Chapter 5 of the Specific Plan. The Project site is located within walking distance of planned commercial and office uses, which will serve as a job base and area that serves daily needs.

There is no evidence suggesting that there have been substantial changes with respect to the circumstances under which the Project is undertaken which will require major revisions to the previously certified EA 40918. The regulatory developments with respect to global climate change in and by themselves do not provide substantial evidence of new significant environmental effects. The regulatory changes establish a process by which the appropriate regulatory agencies will develop guidelines for analyzing the significance of impacts on global climate change of local development proposals. In the absence of any meaningful guidance on this issue, a conclusion that the effects of the proposed development on global climate change will be significant is speculative. Therefore, pursuant to Section 15145 of the CEQA Guidelines, no further discussion or analysis is warranted with respect to climate change at this time.

Moreover, pursuant to Section 15162 of the CEQA Guidelines, the recent developments with respect to the regulatory environment on global climate change do not constitute "new information" of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time EA 40918 was certified. The concept of global climate change has been publicly discussed and debated for many years now (as stated previously, the U.S. Congress starting studying climate change in 1978), and was certainly a known concern at the time EA 40918 was certified. No comments were made on EA 40918 concerning the need to address the proposed projects impacts on global climate change.

d) EA 40918 determined the Project's impacts associated with diesel risk will be less than significant with the incorporation of upgraded filters on the ventilation system for homes within 250 feet of the southern site boundary as a mitigation measure. The Project does not propose locating the homes closer to the freeway than the approved SP 360 or modifying the mitigation measures. No new impacts would occur as a result of Amendment No.1 or TR 34651.

e) In the 2007 AQMP, the SCAQMD considers point sources to be generally large emitters with one or more emission sources at a permitted facility with an identified location, such as power plants and refineries. These point source emitters or similar land uses do not occur within one mile of the site; therefore; no impact is anticipated from substantial point source emitters.

f) Potential sources that may emit odors during construction activities include the use of architectural coatings and solvents. SCAQMD Rule 1113 limits the amount of volatile organic compounds from architectural coatings and solvents. Via mandatory compliance with SCAQMD Rules, no construction activities or materials are proposed which would create objectionable odors. The proposed Project uses include residential homes, parks and open space. These land uses are not considered uses that emit noxious or objectionable odors and would not include any of the types of uses identified by SCAQMD as being associated with odor complaints. Therefore, the proposed project would not create objectionable odors affecting a substantial number of people during construction or operation.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-f) Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist with regard to air quality and climate change. Specifically, there have not been: (1) changes to the Project that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EA 40918 was certified as complete.

Mitigation:

Specific air quality mitigation measures have been adopted by the County of Riverside Board of Supervisors in certifying the EA 40918 for both operational and construction-related activities for the implementation of SP 360. These mitigation measures (MM-AQ1 through AQ5) for air quality impacts are also applicable to the Project.

Monitoring:

Monitoring shall be done by the Building and Safety Department.

BIOLOGICAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
6. Wildlife & Vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Wildlife Service?				
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP, On-site Inspection, "Biological Resources Technical Report" by Helix Environmental Planning dated August 2007 and "Rare Plant, Desert Tortoise, and Burrowing Owl Habitat Assessment" by Helix Environmental Planning dated August 2007, EA 40918

Findings of Fact:

Responses:

No Impact Due to No Substantial Change from Previous Analysis.

a) The Project site is within the Coachella Valley fringe-toed lizard (CVFTL) Habitat Conservation Plan Fee Area (Ordinance 663.10). The site is not within the CVFTL Preserve area or within designated Coachella Valley Fringe-toed Lizard Habitat. In addition, the project site is located approximately 8 miles southwest of the area designated as Critical Habitat for the Mojave population of the desert tortoise. The Project site is located approximately 5 miles north of the area designated as Critical Habitat for the Peninsular bighorn sheep.

The Project is within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP); therefore, building permits would be subject to a mitigation fees provisions pursuant to Ordinance 875, which will assist in the implementation of the CMVSHCP by contributing to the formation of the conservation area identified in the document. The Project site is not within an area of special conservation concern under the approved CVMSHCP Plan; therefore, development of the property will not conflict with the CVMSHCP.

The Project site does not conflict with the provisions of any of the above adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or State conservation plan.

b-c) The proposed Project will not cause additional wildlife and vegetation impacts beyond those previously analyzed in EA 40918. SP 360 Amendment No. 1 and TR 34651 propose to develop the same land uses at the density analyzed in EA 40918. The potential wildlife and vegetation impacts were not a significant impact with the incorporation of mitigation in EA 40918. TR 34651 implements the Specific Plan, and there are no new or increased significant adverse Project-specific or cumulative impacts with regard to endangered, threatened, candidate, sensitive, or special status that would occur as a result of the approval and implementation of the Amendment No. 1 and TR 34651. The Project would impact the same areas as previously analyzed in EA 40918; therefore, all mitigation measures applied to SP 360 would also apply to the proposed Project. There is no new information relative to wildlife and vegetation that was not in existence at the time EA 40918 was prepared. Therefore, Amendment No. 1 and TR 34651 and their implementation are consistent with the prior

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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analysis in EA 409418. No new mitigation measures are required in relation to impacts to wildlife and vegetation.

e-f) No jurisdictional waters were observed on or immediately adjacent to the project site. Since activities on the project site will not impact wetland or non-wetland Waters of the U. S., consultation with the Army Corps of Engineers (ACOE), CDFG, and RWQCB will not be required. Therefore, the proposed project would not have an adverse effect on federally protected wetlands, riparian habitat or other sensitive natural community

g) There are no local ordinances regarding biological issues that would need to be addressed as a result of the project. Therefore, the proposed project would not conflict with local policies or ordinances protecting biological resources.

a-g) Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist with regard to biological resources. Specifically, there have not been: (1) changes to the Project that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EA 40918 was certified as complete.

Mitigation:

Mitigation measures have been adopted by the County of Riverside Board of Supervisors in certifying the EA 40918 for the implementation of the SP 360. These mitigation measures (MM-Bio1 and Bio2) for biological resources impacts are also applicable to the Project.

Monitoring:

Monitoring will be performed by the Planning and Building Departments as well as the Environmental Programs Department.

CULTURAL RESOURCES Would the project

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

Source: On-site Inspection, Project Application Materials, "Cultural Resources Survey and Paleontological Record Search of Valanté: Parcel Number 626-130-019 in Riverside County California" prepared by SWCA Environmental Consultants dated May 15, 2007, EA 40918

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

No Impact Due to No Substantial Change from Previous Analysis.

a-b) The proposed Project will not cause new historic resources impacts that were not previously analyzed in the EA 40918. SP 360 Amendment No. 1 proposes to develop the same land uses at the density analyzed in EA 40918. Additionally, the Project will maintain the same development standards previously analyzed in the EA 40918. EA 40918 determined there were no prehistoric or historic-period resources located within the Project area during the intensive pedestrian survey for cultural resources. The records search conducted at the Eastern Information Center and review of the National Register of Historic Places determined that no recorded historic resources sites are on the Project site. No further consultation was requested or requirements added to the Project. There is no new information relative to historic resources that was not in existence at the time EA 40918 was prepared. TR 34651 implements the Specific Plan, and there are no new or increased significant adverse Project-specific or cumulative impacts with regard to historic resources that would occur as a result of the approval and implementation of the Amendment No. 1 and TR 34651. Therefore, Amendment No. 1 and TR 34651 and their implementation are consistent with EA 409418. No new mitigation measures are required in relation to impacts to historic resources. Only standard conditions of approval (COAs) relating to the discovery of cultural resources may be applicable.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist with regard to historic resources. Specifically, there have not been: (1) changes to the Project that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EA 40918 was certified as complete.

Mitigation:

No mitigation measures are required beyond the COAs identified in the EA 40918.

Monitoring:

Monitoring of the COAs shall be conducted by the B&S Grading Division of the Planning and Development Department.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: "Cultural Resources Survey and Paleontological Record Search of Valanté: Parcel Number 626-130-019 in Riverside County California" prepared by SWCA Environmental Consultants dated May 15, 2007, EA 40918

Findings of Fact:

No Impact Due to No Substantial Change from Previous Analysis.

a-d) The proposed Project will not cause new impacts to archaeological resources impacts that were not previously analyzed in the EA 40918. SP 360 Amendment No. 1 proposes to develop the same land uses at the density analyzed in EA 40918. Additionally, the Project will maintain the same development standards previously analyzed in the EA 40918. EA 40918 determined there were no prehistoric or historic-period resources located within the Project area during the intensive pedestrian survey for cultural resources. The records search conducted at the Eastern Information Center found that no recorded archaeological resources sites were found on the Project site. A search of the Sacred Lands File by the Native American Heritage Commission (NAHC) found no presence of Native American sacred lands or traditional cultural properties within the immediate Project area. The County conducted the required Senate Bill (SB) 18 consultation with Native American tribes on May 20, 2008 pursuant to the NAHCs list of tribes in the Project area. The County's COA for cultural resources presented in response 7a above will be imposed on Project approvals. There is no new information relative to archaeological resources that was not in existence at the time EA 40918 was prepared. TR 34651 implements the Specific Plan, and there are no new or increased significant adverse Project-specific or cumulative impacts with regard to archaeological resources that would occur as a result of the approval and implementation of the Amendment No. 1 and TR 34651. Therefore, Amendment No. 1 and TR 34651 and their implementation are consistent with EA 409418. No new mitigation measures are required in relation to impacts to archaeological resources.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist with regard to archaeological resources. Specifically, there have not been: (1) changes to the Project that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EA 40918 was certified as complete.

Mitigation:

County COAs will act as mitigation measures to monitor potential impacts to Archeological Resources.

Monitoring:

Monitoring of these COAs will be performed by the Planning and Building and Safety Departments.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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9. Paleontological Resources

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

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", "Cultural Resources Survey and Paleontological Record Search of Valanté: Parcel Number 626-130-019 in Riverside County California" prepared by SWCA Environmental Consultants dated May 15, 2007, EA 40918

Findings of Fact:

No Impact Due to No Substantial Change from Previous Analysis.

The proposed Project will not cause new impacts to paleontological resources that were not previously analyzed in the EA 40918. SP 360 Amendment No. 1 proposes to develop the same land uses at the density analyzed in EA 40918. Additionally, the Project will maintain the same development standards previously analyzed in the EA 40918. A detailed review of museum collections records was performed by the Vertebrate Paleontology Division of the San Bernardino County Museum. The records search found no previously recorded Paleontological localities on the project site. There is no new information relative to paleontological resources that was not in existence at the time EA 40918 was prepared. TR 34651 implements the Specific Plan, and there are no new or increased significant adverse Project-specific or cumulative impacts with regard to archaeological resources that would occur as a result of the approval and implementation of the Amendment No. 1 and TR 34651. Therefore, Amendment No. 1 and TR 34651 and their implementation are consistent with EA 409418. No new mitigation measures are required in relation to impacts to paleontological resources.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist with regard to paleontological resources. Specifically, there have not been: (1) changes to the Project that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EA 40918 was certified as complete.

Mitigation:

Mitigation measures have been adopted by the County of Riverside Board of Supervisors in certifying the EA 40918 for the implementation of the SP 360. These mitigation measures (MM-P1 and P2) for paleontological resources impacts are also applicable to the Project.

Monitoring:

Monitoring shall be conducted by the Building and Safety Department.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
GEOLOGY AND SOILS Would the project				
10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP General Plan Safety Element – Hearing Draft Figure S-1 Mapped Faulting in Riverside County and Figure S-2 Earthquake Fault Study Zones, County GIS, and Preliminary Geotechnical Investigation Report Proposed Residential Development Assessor Parcel Number (APN) 626-130-019-4 Tentative Tract Map No. 34651, Southeast Corner of 38th Avenue and Varner Road, Palm Desert Area, Unincorporated Riverside County, California by Leighton and Associates dated October 2, 2006, EA 40918

Findings of Fact:

No Impact Due to No Substantial Change from Previous Analysis.

a-b) The proposed Project will not be subject to new impacts from Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones that were not previously analyzed in the EA 40918. SP 360 Amendment No. 1 proposes to develop the same land uses at the density analyzed in EA 40918. Additionally, the Project will maintain the same development standards and be subject to County building codes as previously analyzed in the EA 40918. EA 40918 determined the site is not located within or adjacent to an “Earthquake Fault Zone” as identified in the Alquist-Priolo Geologic Hazards Zones Are of 1972 and as most recently revised in 1999 and the potential for ground rupture at the site during a seismic event is considered very low at this time. There is no new information relative to Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones that was not in existence at the time EA 40918 was prepared. TR 34651 implements the Specific Plan, and there are no new or increased significant adverse Project-specific or cumulative impacts with regard to Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones that would occur as a result of the approval and implementation of the Amendment No. 1 and TR 34651. Therefore, Amendment No. 1 and TR 34651 and their implementation are consistent with EA 409418. No new mitigation measures are required in relation to impacts from Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist with regard to geology and soils. Specifically, there have not been: (1) changes to the Project that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EA 40918 was certified as complete.

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 is required.

11. Liquefaction Potential Zone

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

Source:

Uniform Building Code (UBC), RCIP Safety Element – Hearing Draft Figure S-3 “Generalized Liquefaction”, and Preliminary Geotechnical Investigation Report Proposed Residential Development Assessor Parcel Number (APN) 626-130-019-4 Tentative Tract Map No. 34651, Southeast Corner of 38th Avenue and Varner Road, Palm Desert Area, Unincorporated Riverside County, California by Leighton and Associates, Inc. dated October 2, 2006, EA 40918

Findings of Fact:

No Impact Due to No Substantial Change from Previous Analysis.

The proposed Project will not be subject to new impacts from liquefaction that were not previously analyzed in the EA 40918. SP 360 Amendment No. 1 proposes to develop the same land uses at the density analyzed in EA 40918. SP 360 Amendment No. 1 proposes to develop the same land uses at the density analyzed in EA 40918. Additionally, the Project will maintain the same development standards and be subject to County building codes as previously analyzed in the EA 40918. EA 40918 determined the site possesses a very low potential for liquefaction as a consequence of the design basis earthquake. There is no new information relative to liquefaction that was not in existence at the time EA 40918 was prepared. TR 34651 implements the Specific Plan, and there are no new or increased significant adverse Project-specific or cumulative impacts with regard to liquefaction that would occur as a result of the approval and implementation of the Amendment No. 1 and TR 34651. Therefore, Amendment No. 1 and TR 34651 and their implementation are consistent with EA 40918. No new mitigation measures are required in relation to impacts from liquefaction.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist with regard to liquefaction. Specifically, there have not been: (1) changes to the Project that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EA 40918 was certified as complete.

Mitigation:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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No mitigation is required.

Monitoring:

No monitoring is required.

12. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source:

UBC and Preliminary Geotechnical Investigation Report Proposed Residential Development Assessor Parcel Number (APN) 626-130-019-4 Tentative Tract Map No. 34651, Southeast Corner of 38th Avenue and Varner Road, Palm Desert Area, Unincorporated Riverside County, California by Leighton and Associates, Inc. dated October 2, 2006, EA 40918

Findings of Fact:

No Impact Due to No Substantial Change from Previous Analysis.

The proposed Project will not be subject to new impacts from ground-shaking that were not previously analyzed in the EA 40918. SP 360 Amendment No. 1 proposes to develop the same land uses at the density analyzed in EA 40918. Additionally, the Project will maintain the same development standards and be subject to County building codes as previously analyzed in the EA 40918. EA 40918 determined no known active faults have been identified on the site and the site is not located within or adjacent to a designated Alquist-Priolo Earthquake Fault Zone. However, the site is located within the seismically active region of Southern California. Development is required to comply with current County building codes for construction in the site's earthquake zone. There is no new information relative to ground-shaking zone that was not in existence at the time EA 40918 was prepared. TR 34651 implements the Specific Plan, and there are no new or increased significant adverse Project-specific or cumulative impacts with regard to ground-shaking that would occur as a result of the approval and implementation of the Amendment No. 1 and TR 34651. Therefore, Amendment No. 1 and TR 34651 and their implementation are consistent with EA 40918. No new mitigation measures are required in relation to impacts from ground-shaking zone.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist with regard to ground-shaking. Specifically, there have not been: (1) changes to the Project that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EA 40918 was certified as complete.

Mitigation:

No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring:
No monitoring is required.

13. Landslide Risk

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

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

On-site Inspection, RCIP Figure S-5 "Regions Underlain by Steep Slope" and Figure S-4 "Earthquake-Induced Slope Instability Map", and Preliminary Geotechnical Investigation Report Proposed Residential Development Assessor Parcel Number (APN) 626-130-019-4 Tentative Tract Map No. 34651, Southeast Corner of 38th Avenue and Varner Road, Palm Desert Area, Unincorporated Riverside County, California by Leighton and Associates, Inc. dated October 2, 2006, EA 40918

Findings of Fact:

No Impact Due to No Substantial Change from Previous Analysis.

The proposed Project will not be subject to new impacts from landslides that were not previously analyzed in the EA 40918. SP 360 Amendment No. 1 proposes to develop the same land uses at the density analyzed in EA 40918. Additionally, the Project will maintain the same development standards and be subject to County building codes as previously analyzed in the EA 40918. The site is relatively flat and EA 40918 determined the site is not in an area susceptible to earthquake-induced landslides. There is no new information relative to landslide risk that was not in existence at the time EA 40918 was prepared. TR 34651 implements the Specific Plan, and there are no new or increased significant adverse Project-specific or cumulative impacts with regard to landslides that would occur as a result of the approval and implementation of the Amendment No. 1 and TR 34651. Therefore, Amendment No. 1 and TR 34651 and their implementation are consistent with EA 409418. No new mitigation measures are required in relation to impacts from landslides.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist with regard to landslides. Specifically, there have not been: (1) changes to the Project that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EA 40918 was certified as complete.

Mitigation:
No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring:

No monitoring is required.

14. Ground Subsidence

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

Source: Resolution No. 94-125, RCIP Safety Element – Hearing Draft Figure S-7, Documented Subsidence Areas, Preliminary Geotechnical Investigation Report Proposed Residential Development Assessor Parcel Number (APN) 626-130-019-4 Tentative Tract Map No. 34651, Southeast Corner of 38th Avenue and Varner Road, Palm Desert Area, Unincorporated Riverside County, California by Leighton and Associates, Inc. dated October 2, 2006, EA 40918

Findings of Fact:

No Impact Due to No Substantial Change from Previous Analysis.

The proposed Project will not be subject to new impacts from ground subsidence that were not previously analyzed in the EA 40918. SP 360 Amendment No. 1 proposes to develop the same land uses at the density analyzed in EA 40918. Additionally, the Project will maintain the same development standards and be subject to County building codes as previously analyzed in the EA 40918. EA 40918 determined that differential subsidence and associated ground fissuring was not present onsite. There is no new information relative to ground subsidence that was not in existence at the time EA 40918 was prepared. TR 34651 implements the Specific Plan, and there are no new or increased significant adverse Project-specific or cumulative impacts with regard to ground subsidence that would occur as a result of the approval and implementation of the Amendment No. 1 and TR 34651. Therefore, Amendment No. 1 and TR 34651 and their implementation are consistent with EA 40918. No new mitigation measures are required in relation to impacts from ground subsidence.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist with regard to ground subsidence. Specifically, there have not been: (1) changes to the Project that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EA 40918 was certified as complete.

Mitigation:

No mitigation is required.

Monitoring:

No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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15. Other Geologic Hazards

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

Source: On-site Inspection, Site visit, Project Application, and Preliminary Geotechnical Investigation Report Proposed Residential Development Assessor Parcel Number (APN) 626-130-019-4 Tentative Tract Map No. 34651, Southeast Corner of 38th Avenue and Varner Road, Palm Desert Area, Unincorporated Riverside County, California by Leighton and Associates, Inc. dated October 2, 2006, EA 40918

Findings of Fact:

No Impact Due to No Substantial Change from Previous Analysis.

The proposed Project will not be subject to new impacts from geologic hazards that were not previously analyzed in the EA 40918. EA 40918 determined that tsunamis and seiches do not pose hazards due to the inland location of the site and lack of nearby bodies of standing water at the site elevation. There are also no known active volcanoes in the project vicinity. Mudflows are usually associated with slopes and the project site is relatively flat. There is no new information relative to geologic hazards that was not in existence at the time EA 40918 was prepared. Therefore, Amendment No. 1 and TR 34651 and their implementation are consistent with EA 40918. No new mitigation measures are required in relation to impacts from other geologic hazards.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist with regard to geologic hazards. Specifically, there have not been: (1) changes to the Project that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EA 40918 was certified as complete.

Mitigation:

No mitigation is required.

Monitoring:

No monitoring is required.

16. Slopes

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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sewage disposal systems?

Source: Riverside County 800 Scale Slope Maps, Preliminary Geotechnical Investigation Report Proposed Residential Development Assessor Parcel Number (APN) 626-130-019-4 Tentative Tract Map No. 34651, Southeast Corner of 38th Avenue and Varner Road, Palm Desert Area, Unincorporated Riverside County, California by Leighton and Associates, Inc. dated October 2, 2006, EA 40918.

Findings of Fact:

No Impact Due to No Substantial Change from Previous Analysis.

a-c) The proposed Project will not result in new slope impacts that were not previously analyzed in the EA 40918. SP 360 Amendment No. 1 proposes to develop the same land uses at the density and general slopes analyzed in EA 40918. Additionally, the Project will maintain the same development standards and be subject to County building codes as previously analyzed in the EA 40918. Amendment No. 1 does not propose changes to SP 360's grading standards. There are no known existing subsurface sewage disposal systems onsite. There is no new information relative to slopes that was not in existence at the time EA 40918 was prepared. TR 34651 implements the Specific Plan, and there are no new or increased significant adverse Project-specific or cumulative impacts with regard to slopes that would occur as a result of the approval and implementation of the Amendment No. 1 and TR 34651. TR 34651 would comply with County and Amendment No. 1 grading and building standards, including Riverside County Building and Safety Ordinance No. 457. Therefore, Amendment No. 1 and TR 34651 and their implementation are consistent with EA 409418. No new mitigation measures are required in relation to impacts to slopes.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist with regard to slopes. Specifically, there have not been: (1) changes to the Project that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EA 40918 was certified as complete.

Mitigation:

No mitigation is required.

Monitoring:

No monitoring is required.

17. Soils

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Be located on expansive soil, as defined in SECTION 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, On-site Inspection, U.S.D.A. Soil Conservation Service Soil Surveys, RCIP Safety Element – Hearing Draft Figure S-6, Engineering Geologic Materials Map, application materials, site visit, and Preliminary Geotechnical Investigation Report Proposed Residential Development Assessor Parcel Number (APN) 626-130-019-4 Tentative Tract Map No. 34651, Southeast Corner of 38th Avenue and Varner Road, Palm Desert Area, Unincorporated Riverside County, California by Leighton and Associates, Inc. dated October 2, 2006, EA 40918

Findings of Fact:

No Impact Due to No Substantial Change from Previous Analysis.

a-b) The proposed Project will not cause new soils impacts that were not previously analyzed in the EA 40918. SP 360 Amendment No. 1 proposes to develop the same land uses at the density analyzed in EA 40918. Additionally, the Project will maintain the same development standards and be subject to County building codes as previously analyzed in the EA 40918. The Project will still be subject to Regional Water Quality Control Board (RWQCB) and National Pollutant Discharge Elimination System (NPDES) requirements and will need to prepare a Storm Water Pollution Prevention Plan (SWPPP). There is no new information relative to soils that was not in existence at the time EA 40918 was prepared. TR 34651 implements the Specific Plan, and there are no new or increased significant adverse Project-specific or cumulative impacts with regard to soils that would occur as a result of the approval and implementation of the Amendment No. 1 and TR 34651. TR 34651 would comply with County and Amendment No. 1 grading, erosion control and building standards, including Riverside County Building and Safety Ordinance No. 457. Therefore, Amendment No. 1 and TR 34651 and their implementation are consistent with EA 409418. No new mitigation measures are required in relation to soils impacts.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist with regard to soils. Specifically, there have not been: (1) changes to the Project that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EA 40918 was certified as complete.

Mitigation:

No mitigation is required.

Monitoring:

No Monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
18. Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys and Preliminary Geotechnical Investigation Report Proposed Residential Development Assessor Parcel Number (APN) 626-130-019-4 Tentative Tract Map No. 34651, Southeast Corner of 38th Avenue and Varner Road, Palm Desert Area, Unincorporated Riverside County, California by Leighton and Associates, Inc. dated October 2, 2006, EA 40918

Findings of Fact:

No Impact Due to No Substantial Change from Previous Analysis.

a-b) The proposed Project will not cause new erosion impacts were not previously analyzed in the EA 40918. SP 360 Amendment No. 1 proposes to develop the same land uses at the density analyzed in EA 40918. Additionally, the Project will maintain the same development standards and be subject to County building codes as previously analyzed in the EA 40918. The site is not adjacent to a river, stream, or lake bed. Therefore, the project will not result in a significant change in disposition, siltation or erosion. The Project will still be subject to Regional Water Quality Control Board (RWQCB) and National Pollutant Discharge Elimination System (NPDES) requirements and will need to prepare a Storm Water Pollution Prevention Plan (SWPPP). A regional flood control channel is being constructed on the north side of the Project site as part of the Whitewater River Basin (Thousand Palms) Flood Control Project, which is being implemented by the ACOE and Coachella Valley Water District (CVWD). This channel is intended to protect the site, the I-10 freeway and other surrounding areas from flooding. Two retention basins are planned onsite to accommodate the incremental difference between existing stormwater levels and increased flows after implementation of the project. There will be no increase in stormwater flows to offsite areas. TR 34651 implements the Specific Plan, and there are no new or increased significant adverse Project-specific or cumulative impacts with regard to erosion that would occur as a result of the approval and implementation of the Amendment No. 1 and TR 34651. TR 34651 would comply with County and Amendment No. 1 grading, erosion control and building standards, including Riverside County Building and Safety Ordinance No. 457. There is no new information relative to soils that was not in existence at the time EA 40918 was prepared. Therefore, Amendment No. 1 and TR 34651 and their implementation are consistent with EA 409418. No new mitigation measures are required in relation to impacts to erosion.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist with regard to erosion. Specifically, there have not been: (1) changes to the Project that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EA 40918 was certified as complete.

Mitigation:

No mitigation is required.

Monitoring:

No monitoring is required.

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

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

Source: RCIP Figure S-8 "Wind Erosion Susceptibility Map", Ordinance 460, Sec. 14.2 & Ordinance 484, and Preliminary Geotechnical Investigation Report Proposed Residential Development Assessor Parcel Number (APN) 626-130-019-4 Tentative Tract Map No. 34651, Southeast Corner of 38th Avenue and Varner Road, Palm Desert Area, Unincorporated Riverside County, California by Leighton and Associates, Inc. dated October 2, 2006, EA 40918

Findings of Fact:

No Impact Due to No Substantial Change from Previous Analysis.

The proposed Project will not cause new wind erosion and blowsand impacts that were not previously analyzed in the EA 40918. SP 360 Amendment No. 1 proposes to develop the same land uses at the density analyzed in EA 40918. Additionally, the Project will maintain the same development standards and be subject to County building codes as previously analyzed in the EA 40918. There is no new information relative to hazards and hazardous materials that was not in existence at the time EA 40918 was prepared. TR 34651 implements the Specific Plan, and there are no new or increased significant adverse Project-specific or cumulative impacts with regard to wind erosion and blowsand that would occur as a result of the approval and implementation of the Amendment No. 1 and TR 34651. Therefore, Amendment No. 1 and TR 34651 and their implementation are consistent with EA 409418. No new mitigation measures are required in relation to hazards and hazardous materials.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist with regard to hazards and hazardous materials. Specifically, there have not been: (1) changes to the Project that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EA 40918 was certified as complete.

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

Mitigation measures have been adopted by the County of Riverside Board of Supervisors in certifying the EA 40918 for the implementation of the SP 360. These mitigation measures (MM-Geo1 and Geo2) for impacts caused wind erosion and blowsand are also applicable to the Project.

Monitoring:

Monitoring shall be conducted by the Planning, Building and Safety Department.

HAZARDS AND HAZARDOUS MATERIALS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
20. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

Phase I Environmental Site Assessment Report, Palm Desert 53, APN 626-130-10 Unincorporated Riverside County, California by Leighton and Associates, Inc., October 18, 2006, EA 40918

Findings of Fact:

No Impact Due to No Substantial Change from Previous Analysis.

a-e) The proposed Project will not cause hazards and hazardous materials impacts that were not previously analyzed in the EA 40918. The EA 40918 found that the proposed residential use would not result in any activities or uses that would pose a potential health hazard for the local population through the release of hazardous materials into the environment. No hazardous materials would be utilized other than typical household and vehicle maintenance materials. SP 360 Amendment No. 1 proposes to develop the same land uses at the density analyzed in EA 40918. Additionally, the Project will maintain the same development standards and be subject to County building codes and hazardous materials codes as previously analyzed in the EA 40918. TR 34651 implements the Specific Plan, and there are no new or increased significant adverse Project-specific or cumulative impacts with regard to hazards and hazardous materials that would occur as a result of the approval and implementation of the Amendment No. 1 and TR 34651. There is no new information relative to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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hazards and hazardous materials that was not in existence at the time EA 40918 was prepared. Therefore, Amendment No. 1 and TR 34651 and their implementation are consistent with EA 409418. No new mitigation measures are required in relation to impacts to hazards and hazardous materials.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist with regard to hazards and hazardous materials. Specifically, there have not been: (1) changes to the Project that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EA 40918 was certified as complete.

Mitigation:

No mitigation is required.

Monitoring:

No monitoring is required.

21. Airports

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

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database, Riverside County Airport Land Use Compatibility Plan (ALUCP) Policy Document dated April 2004, EA 40918

Findings of Fact:

No Impact Due to No Substantial Change from Previous Analysis.

a-d) The proposed Project will not cause new impacts related to airports that were not previously analyzed in the EA 40918. SP 360 Amendment No. 1 proposes to develop the same land uses at the density analyzed in EA 40918. Additionally, the Project will maintain the same development standards and be subject to County building codes as previously analyzed in the EA 40918. TR 34651 implements the Specific Plan, and there are no new or increased significant adverse Project-specific

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or cumulative impacts with regard to airports that would occur as a result of the approval and implementation of the Amendment No. 1 and TR 34651. The Riverside Airport Land Use Commission (ALUC) found SP 360 and TR 34651 to be consistent with the ALUCP. Amendment No.1 and TR 34651 are consistent with the documents reviewed by the ALUC; therefore, the ALUC determined additional review is not required. The Project site is also not located within the vicinity of a private airstrip, or heliport, which would result in a safety hazard for people residing or working in the project area. There is no new information relative to airports that was not in existence at the time EA 40918 was prepared. Therefore, Amendment No. 1 and TR 34651 and their implementation are consistent with EA 409418. No new mitigation measures are required in relation to airports.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist with regard to airports. Specifically, there have not been: (1) changes to the Project that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EA 40918 was certified as complete.

Mitigation:

No mitigation measures are required.

Monitoring:

No monitoring is required.

22. Hazardous Fire Area

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

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database, EA 40918

Findings of Fact:

No Impact Due to No Substantial Change from Previous Analysis.

The proposed Project will not cause impacts related to fires that were not previously analyzed in the EA 40918. SP 360 Amendment No. 1 proposes to develop the same land uses at the density analyzed in EA 40918. Additionally, the Project will maintain the same development standards and be subject to County building codes as previously analyzed in the EA 40918. As indicated in EA 40918, the site is not located within a High Fire Area where wildlands are adjacent to urbanized areas or residences are intermixed with wildlands. TR 34651 implements the Specific Plan, and there are no new or increased significant adverse Project-specific or cumulative impacts with regard to fires that

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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would occur as a result of the approval and implementation of the Amendment No. 1 and TR 34651. There is no new information relative to fires that was not in existence at the time EA 40918 was prepared. Therefore, Amendment No. 1 and TR 34651 and their implementation are consistent with EA 409418. No new mitigation measures are required in relation to impacts to fires.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist with regard to fires. Specifically, there have not been: (1) changes to the Project that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EA 40918 was certified as complete.

Mitigation:

No mitigation measures are required.

Monitoring:

No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts

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

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

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

g) Otherwise substantially degrade water quality?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition, EA 40918.

Findings of Fact:

No Impact Due to No Substantial Change from Previous Analysis.

a-h) The proposed Project will not cause new impacts related to water quality and hydrology impacts that were not previously analyzed in the EA 40918. SP 360 Amendment No. 1 proposes to develop the same land uses at the density analyzed in EA 40918. Additionally, the Project will maintain the same development standards and be subject to County building and grading codes, including Riverside County Ordinance No. 458 "Regulating Flood Hazard Areas," and RWQCB and NDPES requirements as previously analyzed in the EA 40918. The approved SP 360 and EA 40918 were approved/certified with a site design that drained Project flows to the drainage channel along the northern Project boundary. TR 34651 modifies the drainage design to retain the incremental difference in storm flows between the undeveloped site condition and developed site condition pursuant to CVWD and County requirements. No additional impacts would occur beyond those identified in EA 40918. Further, TR 34651 implements the Specific Plan, and there are no new or increased significant adverse Project-specific or cumulative impacts with regard to hydrology water quality that would occur as a result of the approval and implementation of the Amendment No. 1 and TR 34651. TR 34651 would comply with County and Amendment No. 1 grading, water quality and building standards. Prior to construction, an SWPPP will need to be prepared. EA 40918 concluded with the incorporation of the identified COAs and Best Management Practices (BMPs), neither construction nor operation of the proposed Project would violate any water quality standards or substantially degrade water quality. The COAs and BMPs identified in EA 40918 will be implemented as part of the proposed Project. There is no new information relative to water quality or hydrology impacts that were not in existence at the time EA 40918 was prepared. Therefore, Amendment No. 1 and TR 34651 and their implementation are consistent with EA 40918. No new mitigation measures are required in relation to impacts to water quality and hydrology.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist with regard to water quality or hydrology. Specifically, there have not been: (1) changes to the Project that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EA 40918 was certified as complete.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-h states no new mm's, only this

Mitigation:

Mitigation measures have been adopted by the County of Riverside Board of Supervisors in certifying the EA 40918 for the implementation of the SP 360. These mitigation measures (MM-Hyd1 and MM-Hyd2) for water quality or hydrology impacts are also applicable to the Project.

Monitoring:

Monitoring shall be conducted by the CVWD, the Building and Safety Department, and Planning.

24. Floodplains

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

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

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database, EA 40918

Findings of Fact:

No Impact Due to No Substantial Change from Previous Analysis.

a-d) The proposed Project will not result in impacts related to floodplains that were not previously analyzed in the EA 40918. EA 40918 determined that the on-site drainage system and drainage would reduce the potential for erosion, siltation, and flooding and the associated safety risk with flooding. The site is not in a dam inundation area. SP 360 Amendment No. 1 proposes to develop the same land uses at the density analyzed in EA 40918. Amendment No. 1 incorporates the construction of the drainage channel and an onsite drainage system. Additionally, the Project will maintain the same development standards and be subject to County building and grading codes, including Riverside County Ordinance No. 458 "Regulating Flood Hazard Areas," and RWQCB and NDPES requirements as previously analyzed in the EA 40918. TR 34651 implements the Specific Plan, and there are no new or increased significant adverse Project-specific or cumulative impacts with regard to floodplains that would occur as a result of the approval and implementation of the Amendment No. 1 and TR 34651. There is no new information relative to floodplains that was not in existence at the time EA 40918 was prepared. Therefore, Amendment No. 1 and TR 34651 and their implementation are

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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consistent with EA 40918. No new mitigation measures are required in relation to impacts to floodplains.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist with regard to floodplains. Specifically, there have not been: (1) changes to the Project that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EA 40918 was certified as complete.

Mitigation:

No mitigation measures are required.

Monitoring:

No monitoring is required.

LAND USE/PLANNING Would the project

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

Source: RCIP, GIS database, Project Application Materials, EA 40918

Findings of Fact:

No Impact Due to No Substantial Change from Previous Analysis.

a-b) The proposed Project will not cause land use impacts that were not previously analyzed in the EA 40918. EA 40918 found that the SP 360 was consistent with the planned land use for the site and did not conflict with or affect land uses within a city sphere of influence and/or within adjacent city boundaries. The site is not located in an SOI and the I-10 freeway separates the site from the city of Palm Desert. SP 360 Amendment No. 1 proposes to develop the same land uses at the density analyzed in EA 40918. Additionally, the Project will maintain the same development standards previously analyzed in the EA 40918. TR 34651 implements the Specific Plan, and there are no new or increased significant adverse Project-specific or cumulative impacts with regard to land use that would occur as a result of the approval and implementation of the Amendment No. 1 and TR 34651. There is no new information relative to land use that was not in existence at the time EA 40918 was prepared. Therefore, Amendment No. 1 and TR 34651 and their implementation are consistent with EA 40918. No new mitigation measures are required in relation to impacts to land use.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist with regard to land use. Specifically, there have not been: (1) changes to the Project that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EA 40918 was certified as complete.

Mitigation:

No mitigation measures are required

Monitoring:

No monitoring is required.

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

Source: Riverside County General Plan Land Use Element, Staff review, GIS database, EA 40918

Findings of Fact:

No Impact Due to No Substantial Change from Previous Analysis.

a-e) The proposed Project will not cause new impacts related to planning that were not previously analyzed in the EA 40918. SP 360 Amendment No. 1 proposes to develop the same land uses at the density analyzed in EA 40918. Additionally, the Project will maintain the same development standards previously analyzed in the EA 40918. TR 34651 implements the Specific Plan, and there are no new or increased significant adverse Project-specific or cumulative impacts with regard to planning that would occur as a result of the approval and implementation of the Amendment No. 1 and TR 34651. The approved General Plan Amendment No. 881 designated the land use on the Proposed Project site as CD: Specific Plan and the Change of Zone No. 07582 zoned the site Specific Plan. EA 40918 determined SP 360 is consistent with proposed General Plan land use and zoning and the surrounding zoning and existing and planned uses. It also found that SP 360 would not disrupt or divide an existing community. The Project would not affect these findings because the proposed land

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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uses are the same and the development area has not changed. There is no new information relative to planning that was not in existence at the time EA 40918 was prepared. Therefore, Amendment No. 1 and TR 34651 and their implementation are consistent with EA 40918. No new mitigation measures are required in relation to impacts to planning.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist with regard to planning. Specifically, there have not been: (1) changes to the Project that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EA 40918 was certified as complete.

Mitigation:

No mitigation measures are required.

Monitoring:

No monitoring is required.

MINERAL RESOURCES Would the project

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

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area", EA 40918.

Findings of Fact:

No Impact Due to No Substantial Change from Previous Analysis.

a-d) The proposed Project will not cause impacts to mineral resources that were not previously analyzed in the EA 40918. EA 40918 found that no mineral resources are known to exist on the project site. Therefore, the implementation of SP 360 would not result in the loss of availability of a known mineral resource that would be of value to the region or residents of the state. Also, no State classified or designated areas or mineral resources are known to exist adjacent to the project site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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No Impact Due to No Substantial Change from Previous Analysis.

a-b) The proposed Project will not expose people to new airport noise impacts that were not previously analyzed in the EA 40918. The EA 40918 found that the site is not within 2 miles of a public or private airstrip. The site is outside the Bermuda Dunes Airport 65 dB CNEL noise envelope. SP 360 Amendment No. 1 proposes to develop the same land uses at the density analyzed in EA 40918. TR 34651 implements the Specific Plan, and there are no new or increased significant adverse Project-specific or cumulative impacts with regard to exposing people to airport noise that would occur as a result of the approval and implementation of the Amendment No. 1 and TR 34651. There is no new information relative to impacts from airport noise that was not in existence at the time EA 40918 was prepared. Therefore, Amendment No. 1 and TR 34651 and their implementation are consistent with EA 40918. No new mitigation measures are required in relation to impacts from airport noise.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist with regard to airport noise. Specifically, there have not been: (1) changes to the Project that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EA 40918 was certified as complete.

Mitigation:

No mitigation measures are required.

Monitoring:

No monitoring is required.

29. Railroad Noise

NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection, EA 40918.

Findings of Fact:

No Impact Due to No Substantial Change from Previous Analysis.

The proposed Project will not expose people to railroad noise impacts that were not previously analyzed in the EA 40918. SP 360 Amendment No. 1 proposes to develop the same land uses at the density analyzed in EA 40918. TR 34651 implements the Specific Plan, and there are no new or increased significant adverse Project-specific or cumulative impacts with regard to exposing people to railroad noise that would occur as a result of the approval and implementation of the Amendment No. 1 and TR 34651. EA 40918 found that on-site noise measurements demonstrate that the entire

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project site noise exposure can be attributed to I-10 freeway sources. Any noise contributions from the railroad are minimal in comparison to the I-10. There is no new information relative to impacts from railroad noise that was not in existence at the time EA 40918 was prepared. Therefore, Amendment No. 1 and TR 34651 and their implementation are consistent with EA 40918. No new mitigation measures are required in relation to impacts from railroad noise.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist with regard to railroad noise. Specifically, there have not been: (1) changes to the Project that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EA 40918 was certified as complete.

Mitigation:
No mitigation measures are required.

Monitoring:
No monitoring is required.

30. Highway Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: On-site Inspection, Project Application Materials, EA 40918

Findings of Fact:

Responses to a-h):

No Impact Due to No Substantial Change from Previous Analysis.

The proposed Project will not expose people to highway noise impacts that were not previously analyzed in the EA 40918. SP 360 Amendment No. 1 proposes to develop the same land uses at the density analyzed in EA 40918. Additionally, the Project will maintain the same development and building standards previously analyzed in the EA 40918. TR 34651 implements the Specific Plan, and there are no new or increased significant adverse Project-specific or cumulative impacts with regard to exposing people to highway noise that would occur as a result of the approval and implementation of the Amendment No. 1 and TR 34651. As described further in Section 32, below, EA 40918 determined that a combination of site design and mitigation measures reduce highway noise impacts to a level considered less than significant. There is no new information relative to impacts from highway noise that was not in existence at the time EA 40918 was prepared. Therefore, Amendment No. 1 and TR 34651 and their implementation are consistent with EA 40918. No new mitigation measures are required in relation to impacts from airport noise.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist with regard to highway noise. Specifically, there have not been: (1) changes to the Project that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EA 40918 was certified as complete.

Mitigation:

As described further in Section 32, mitigation measures have been adopted by the County of Riverside Board of Supervisors in certifying the EA 40918 for the implementation of the SP 360. These mitigation measures (MM-N1) for impacts caused by noise are also applicable to the Project.

Monitoring:

Monitoring will be performed by the County Building and Safety Department.

31. Other Noise

NA A B C D

Source: Project Application Materials, GIS database, EA 40918

Findings of Fact:

No Impact Due to No Substantial Change from Previous Analysis.

The proposed Project will not expose people to other noise impacts that were not previously analyzed in the EA 40918. SP 360 Amendment No. 1 proposes to develop the same land uses at the density analyzed in EA 40918. Additionally, the Project will maintain the same development standards previously analyzed in the EA 40918. TR 34651 implements the Specific Plan, and there are no new or increased significant adverse Project-specific or cumulative impacts with regard to exposing people to other noise that would occur as a result of the approval and implementation of the Amendment No. 1 and TR 34651. The EA 40918 found that the on-site noise measurements demonstrate that the entire site noise exposure can be attributed to I-10 freeway sources. Any noise contributions from the Bermuda Dunes Airport, the railroad, or Varner Road are minimal in comparison to the I-10. There is no new information relative to impacts from other noise that was not in existence at the time EA 40918 was prepared. Therefore, Amendment No. 1 and TR 34651 and their implementation are consistent with EA 40918. No new mitigation measures are required in relation to impacts from other noise.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist with regard to cultural and paleontological resources. Specifically, there have not been: (1) changes to the Project that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with respect to the circumstances under which the Project is undertaken that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EA 40918 was certified as complete.

Mitigation:

No mitigation measures are required.

Monitoring:

No monitoring is required.

32. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

Source: EA 40918

Findings of Fact:

No Impact Due to No Substantial Change from Previous Analysis.

a-d) The proposed Project will not expose people to or increase noise impacts that were not previously analyzed in the EA 40918. SP 360 Amendment No. 1 proposes to develop the same land uses at the density analyzed in EA 40918. Additionally, the Project will maintain the same development and County noise and building standards previously analyzed in the EA 40918. TR 34651 implements the Specific Plan, and there are no new or increased significant adverse Project-specific or cumulative impacts with regard to exposing people to or increasing noise effects that would occur as a result of the approval and implementation of the Amendment No. 1 and TR 34651. EA 40918 determined that SP 360 will not result in noise thresholds to be exceeded in the vicinity. The Project is not proposing to increase the intensity of the development; therefore, the Project is consistent with the prior findings relative to noise impacts. EA 40918 also found that with the incorporation of structural noise attenuation, interior noise requirements could be met. Also, site plan considerations can be used to mitigate noise impacts. There are currently no residences near the Project site. There is no new information relative to impacts from exposing people to and increasing noise effects that was not in existence at the time EA 40918 was prepared. Therefore, Amendment

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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No. 1 and TR 34651 and their implementation are consistent with EA 40918. No new mitigation measures are required in relation to impacts from exposing people to and increasing noise effects.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist with regard to noise. Specifically, there have not been: (1) changes to the Project that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EA 40918 was certified as complete.

Mitigation:

Mitigation measures have been adopted by the County of Riverside Board of Supervisors in certifying the EA 40918 for the implementation of the SP 360. These mitigation measures (MM-N1) for impacts caused by noise are also applicable to the Project.

Monitoring:

Monitoring will be performed by the County Building and Safety Department.

POPULATION AND HOUSING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
33. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element, EA 40918

Findings of Fact:

No Impact Due to No Substantial Change from Previous Analysis.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-f) The proposed Project will not cause impacts to population and housing that were not previously analyzed in the EA 40918. SP 360 Amendment No. 1 proposes to develop the same land uses at the density analyzed in EA 40918. TR 34651 implements the Specific Plan, and there are no new or increased significant adverse Project-specific or cumulative impacts with regard to housing that would occur as a result of the approval and implementation of the Amendment No. 1 and TR 34651. The EA 40918 analysis found that because the site is vacant, SP 360 would not displace any existing housing or people. The Project is consistent with this finding. The Project is also located outside of a County Redevelopment Area; therefore, the Project would not affect a Redevelopment Project Area. Because the County General Plan assumed that residential development would occur on the site at densities similar to the proposed Project, the Project will not result in additional population growth that has not been anticipated. There is no new information relative to housing that was not in existence at the time EA 40918 was prepared. Therefore, Amendment No. 1 and TR 34651 and their implementation are consistent with EA 40918. No new mitigation measures are required in relation to impacts to housing.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist with regard to population and housing. Specifically, there have not been: (1) changes to the Project that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EA 40918 was certified as complete.

Mitigation:
No mitigation measures are required

Monitoring:
No monitoring is required.

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

34. Fire Services

Source: Riverside County General Plan Safety Element, EA 40918

Findings of Fact:

No Impact Due to No Substantial Change from Previous Analysis.

The proposed Project will not result in impacts to fire services that were not previously analyzed in the EA 40918. SP 360 Amendment No. 1 proposes to develop the same land uses at the density

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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analyzed in EA 40918. TR 34651 implements the Specific Plan, and there are no new or increased significant adverse Project-specific or cumulative impacts with regard to fire services that would occur as a result of the approval and implementation of the Amendment No. 1 and TR 34651. EA found that with payment of the development impact fees pursuant to Ordinance No. 659, SP 360 would not have a significant impact on fire services. The Project proposes the same number of homes and type of development as SP 360; therefore, the Project is consistent with the prior finding relative to fire services. There is no new information relative to fire services that was not in existence at the time EA 40918 was prepared. Therefore, Amendment No. 1 and TR 34651 and their implementation are consistent with EA 40918. No new mitigation measures are required in relation to impacts to fire services.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist with regard to fire services. Specifically, there have not been: (1) changes to the Project that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EA 40918 was certified as complete.

Mitigation:

No mitigation measures are required.

Monitoring:

No monitoring is required.

35. Sheriff Services

Source: RCIP, EA 40918

Findings of Fact:

No Impact Due to No Substantial Change from Previous Analysis.

The proposed Project will not result in impacts to sheriff services that were not previously analyzed in the EA 40918. SP 360 Amendment No. 1 proposes to develop the same land uses at the density analyzed in EA 40918. TR 34651 implements the Specific Plan, and there are no new or increased significant adverse Project-specific or cumulative impacts with regard to sheriff services that would occur as a result of the approval and implementation of the Amendment No. 1 and TR 34651. EA found that with payment of the development impact fees pursuant to Ordinance No. 659, SP 360 would not have a significant impact on sheriff services. The Project proposes the same number of homes and type of development as SP 360; therefore, the Project is consistent with the prior finding relative to sheriff services. There is no new information relative to sheriff services that was not in existence at the time EA 40918 was prepared. Therefore, Amendment No. 1 and TR 34651 and their

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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implementation are consistent with EA 40918. No new mitigation measures are required in relation to impacts to sheriff services.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist with regard to sheriff services. Specifically, there have not been: (1) changes to the Project that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EA 40918 was certified as complete.

Mitigation:

No mitigation measures are required.

Monitoring:

No monitoring is required.

36. Schools

Source: Desert Sands Unified School District, EA 40918

Findings of Fact:

Responses to a-h):

No Impact Due to No Substantial Change from Previous Analysis.

The proposed Project will not cause impacts to schools that were not previously analyzed in the EA 40918. SP 360 Amendment No. 1 proposes to develop the same land uses at the density analyzed in EA 40918. TR 34651 implements the Specific Plan, and there are no new or increased significant adverse Project-specific or cumulative impacts with regard to schools that would occur as a result of the approval and implementation of the Amendment No. 1 and TR 34651. EA found that with payment of school fees pursuant to the County's standard COA and State law, SP 360 would not have a significant impact on schools. The Project proposes the same number of homes and type of development as SP 360; therefore, the Project is consistent with the prior finding relative to schools. There is no new information relative to schools that was not in existence at the time EA 40918 was prepared. Therefore, Amendment No. 1 and TR 34651 and their implementation are consistent with EA 40918. No new mitigation measures are required in relation to impacts to schools.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist with regard to schools. Specifically, there have not been: (1) changes to the Project that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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circumstances under which the Project is undertaken that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EA 40918 was certified as complete.

Mitigation:

No mitigation is required.

Monitoring:

No monitoring is required.

37. Libraries

Source: RCIP, EA 40918

Findings of Fact:

No Impact Due to No Substantial Change from Previous Analysis.

The proposed Project will not cause impacts to libraries that were not previously analyzed in the EA 40918. SP 360 Amendment No. 1 proposes to develop the same land uses at the density analyzed in EA 40918. TR 34651 implements the Specific Plan, and there are no new or increased significant adverse Project-specific or cumulative impacts with regard to libraries that would occur as a result of the approval and implementation of the Amendment No. 1 and TR 34651. EA found that with payment of the development impact fees pursuant to Ordinance No. 659, SP 360 would not have a significant impact on libraries. The Project proposes the same number of homes and type of development as SP 360; therefore, the Project is consistent with the prior finding relative to libraries. There is no new information relative to libraries that was not in existence at the time EA 40918 was prepared. Therefore, Amendment No. 1 and TR 34651 and their implementation are consistent with EA 40918. No new mitigation measures are required in relation to impacts to libraries.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist with regard to libraries. Specifically, there have not been: (1) changes to the Project that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EA 40918 was certified as complete.

Mitigation:

No mitigation measures are required.

Monitoring:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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No monitoring is required.

38. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP, EA 40918

Findings of Fact:

No Impact Due to No Substantial Change from Previous Analysis.

The proposed Project will not cause impacts to health services that were not previously analyzed in the EA 40918. SP 360 Amendment No. 1 proposes to develop the same land uses at the density analyzed in EA 40918. TR 34651 implements the Specific Plan, and there are no new or increased significant adverse Project-specific or cumulative impacts with regard to health services that would occur as a result of the approval and implementation of the Amendment No. 1 and TR 34651. EA 40918 found that user fee or tax supported services provide funding health services. The Project will provide a new tax source and users who will pay for health services. There is no new information relative to health services that was not in existence at the time EA 40918 was prepared. Therefore, Amendment No. 1 and TR 34651 and their implementation are consistent with EA 409418. No new mitigation measures are required in relation to impacts to health services.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist with regard to health services. Specifically, there have not been: (1) changes to the Project that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EA 40918 was certified as complete.

Mitigation:

No mitigation measures are required.

Monitoring:

No monitoring is required.

RECREATION

39. Parks and Recreation

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

b) Would the project include the use of existing neighborhood or regional parks or other recreational

<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
facilities such that substantial physical deterioration of the facility would occur or be accelerated?				
c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review, EA 40918

Findings of Fact:

No Impact Due to No Substantial Change from Previous Analysis.

a-c) The proposed Project will not cause impacts to parks and recreation that were not previously analyzed in the EA 40918. SP 360 Amendment No. 1 proposes to develop the same land uses at the density analyzed in EA 40918. EA 40918 found that the provision of parkland consistent with the County's standard of 0.005 acres per resident does not result in significant impacts to recreation. SP 360 proposed 5.1 acres of improved parks and 4.5 acres of open space for a total of 9.6 acres of parkland recreational uses for the 460 homes, which is 3.9 acres greater than the 5.7 acres of required parkland recreational uses. Amendment No. 1 proposes 6.5 acres of improved parks and 2.7 acres of open space for a total of 9.2 acres of parkland recreational uses. Although the overall open space uses proposed in Amendment No. 1 are less than SP 360, Amendment No. 1 proposes more improved parkland area and the proposed open space are still exceeds the County parkland requirement. The project is also subject to the payment of regional park fees pursuant to Ordinance No. 659. TR 34651 implements the Specific Plan, and there are no new or increased significant adverse Project-specific or cumulative impacts with regard to parks and recreation that would occur as a result of the approval and implementation of the Amendment No. 1 and TR 34651. There is no new information relative to parks and recreation that was not in existence at the time EA 40918 was prepared. Therefore, Amendment No. 1 and TR 34651 and their implementation are consistent with EA 40918. No new mitigation measures are required in relation to impacts to parks and recreation.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist with regard to parks and recreation. Specifically, there have not been: (1) changes to the Project that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EA 40918 was certified as complete.

Mitigation:

No mitigation measures are required.

Monitoring:

No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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40. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800 Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments, EA 40918

Findings of Fact:

No Impact Due to No Substantial Change from Previous Analysis.

The proposed Project will not cause impacts to recreational trails that were not previously analyzed in the EA 40918. SP 360 Amendment No. 1 proposes to develop the same land uses at the density analyzed in EA 40918. TR 34651 implements Amendment No. 1, and there are no new or increased significant adverse Project-specific or cumulative impacts with regard to recreational trails that would occur as a result of the approval and implementation of the Amendment No. 1 and TR 34651. Consistent with SP 360 and the WCVAP, the Project includes a total of 9.2 acres of parks and open space. This parks and open space area will include walking and jogging paths. The residential areas are connected by paseos to provide residents with direct access to the recreational and trail amenities. The Project is required to pay development impact fees, including regional parks and trails fees, which will offset any incremental increase in demand for or usage of bicycle trails. Additionally, the Project includes the construction of the Class I Bike Trail along the north side of Avenue 38 and Varner Road north of Avenue 38. There is no new information relative to recreational trails that was not in existence at the time EA 40918 was prepared. Therefore, Amendment No. 1 and TR 34651 and their implementation are consistent with EA 409418. No new mitigation measures are required in relation to impacts to recreational trails.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist with regard to recreational trails. Specifically, there have not been: (1) changes to the Project that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EA 40918 was certified as complete.

Mitigation:

No mitigation measures are required.

Monitoring:

No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project

41. Circulation

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				
b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially increase hazards 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"/>
g) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, EA 40918

Findings of Fact:

Responses to a-j):

No Impact Due to No Substantial Change from Previous Analysis.

The proposed Project will not cause circulation or parking impacts that were not previously analyzed in the EA 40918. SP 360 Amendment No. 1 proposes to develop the same land uses at the density analyzed in EA 40918. Additionally, the Project will maintain the same development standards previously analyzed in the EA 40918, including parking requirements and road widths. EA 40918 analyzed a mix of 234 SFA homes and 241 SFD homes, which generate a total of 3,677 ADT. SFA homes produce 5.68 ADT, whereas SFD homes produce 9.57 ADT. The Project is proposing 19 fewer SFD homes than SP 360; therefore, the total assumed Project trips will be 3,560 ADT, 117 fewer trips than SP 360. No significant transportation or traffic impacts were identified with the incorporation of mitigation measures. Although the total Project trips are less than SP 360, the Project will implement the applicable mitigation measures and improvements identified in EA 40918.

Amendment No. 1 proposes to accommodate the realigned Avenue 38, which was modified by the Mirasera Specific Plan (SP 338) east of the Valante site subsequent to the approval of SP 360. As shown in the revised Valante land use plan (Figure 5), this change to the roadway's alignment consolidated the development area south of Avenue 38 and separated the Project entries so only one entry is on Avenue 38 and one is on the planned shared road (Avenue A) between the Mirasera and Valante communities. According to the County of Riverside Transportation Department, this change did not result in significant alterations to the Project circulation patterns that would impact the findings

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of the prior Project traffic study. Improvements associated with the secondary Project entry on Avenue 38 are no longer applicable. TR 34651 implements Amendment No. 1, and there are no new or increased significant adverse Project-specific or cumulative impacts with regard to circulation and parking that would occur as a result of the approval and implementation of the Amendment No. 1 and TR 34651. There is no new information relative to circulation parking that was not in existence at the time EA 40918 was prepared. Therefore, Amendment No. 1 and TR 34651 and their implementation are consistent with EA 409418. No new mitigation measures are required in relation to impacts to circulation and parking.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist with regard to transportation and circulation. Specifically, there have not been: (1) changes to the Project that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EA 40918 was certified as complete.

Mitigation:

Mitigation measures MM-T1, MM-T2, MM-T3, MM-T4, MM-T5, and MM-T6 previously identified in the 2008 EA/IS/MND will apply to the Proposed Project.

Monitoring:

Monitoring shall be done by the County's Transportation Department.

42. Bike Trails

Source: RCIP Figure 8 Trails and Bikeway System, EA 40918

Findings of Fact:

No Impact Due to No Substantial Change from Previous Analysis.

The proposed Project will not cause impacts to bike trails that were not previously analyzed in the EA 40918. SP 360 Amendment No. 1 proposes to develop the same land uses at the density analyzed in EA 40918. Amendment No. 1 will implement the Class I bike Trail on Avenue 38 and Varner Road north of Avenue 38. EA 40918 determined with the implementation of this trail and payment of development impact fees, a less than significant impact would occur to bike trails. TR 34651 implements Amendment No. 1, and there are no new or increased significant adverse Project-specific or cumulative impacts with regard to bike trails that would occur as a result of the approval and implementation of the Amendment No. 1 and TR 34651. There is no new information relative to bike trails that was not in existence at the time EA 40918 was prepared. Therefore, Amendment No. 1 and TR 34651 and their implementation are consistent with EA 409418. No new mitigation measures are required in relation to impacts to bike trails.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist with regard to bike trails. Specifically, there have not been: (1) changes to the Project that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EA 40918 was certified as complete.

Mitigation:

No mitigation measures are required.

Monitoring:

No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

43. Water

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

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

Source: Department of Environmental Health Review

Findings of Fact:

No Impact Due to No Substantial Change from Previous Analysis.

The proposed Project will not cause impacts to water treatment facilities or supplies that were not previously analyzed in the EA 40918. EA 40918 found CWWDs Urban Water Management Plan (UWMP) has incorporated the proposed project because SP 360 is in conformance with the County's existing General Plan. Therefore, the demands of SP 360 are part of the UWMP demand projection. SP 360 Amendment No. 1 proposes to develop the same land uses at the density analyzed in EA 40918. Additionally, the Project will maintain the same development and landscape standards and be subject to the same County ordinances, including the County of Riverside Water Efficient Landscape Requirements Ordinance 859 as previously analyzed in EA 40918. TR 34651 implements the Specific Plan, and there are no new or increased significant adverse Project-specific or cumulative impacts with regard to water that would occur as a result of the approval and implementation of the Amendment No. 1 and TR 34651. There is no new information relative to water that was not in existence at the time EA 40918 was prepared. Therefore, Amendment No. 1 and TR 34651 and their implementation are consistent with EA 409418. No new mitigation measures are required in relation to impacts to water.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist with regard to utility water treatment facilities or supplies. Specifically, there have not been: (1) changes to the Project that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EA 40918 was certified as complete.

Mitigation:

No mitigation measures are required.

Monitoring:

No monitoring is required.

44. Sewer

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

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

Source: Department of Environmental Health Review

Findings of Fact:

Responses to a-b):

No Impact Due to No Substantial Change from Previous Analysis.

The proposed Project will not cause sewer impacts that were not previously analyzed in the EA 40918. The EA 40918 found that CVWDs sewer services demand projection has incorporated SP 360 in the UWMP. Since the proposed Project has not changed the types of land uses, residential densities and total residential units the anticipated need for sewage service has not changed. SP 360 Amendment No. 1 proposes to develop the same land uses at the density analyzed in EA 40918. Additionally, the Project will maintain the same development standards previously analyzed in the EA 40918. The implementation of the Project will continue the less than significant sewer impacts of developing an undeveloped, vacant site proposed in the existing Specific Plan. The sewer impacts were not a significant impact in EA 40918. TR 34651 implements the Specific Plan, and there are no new or increased significant adverse Project-specific or cumulative impacts with regard to sewer that

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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would occur as a result of the approval and implementation of the Amendment No. 1 and TR 34651. There is no new information relative to sewer that was not in existence at the time EA 40918 was prepared. Therefore, Amendment No. 1 and TR 34651 and their implementation are consistent with EA 409418. No new mitigation measures are required in relation to impacts to sewer.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist with regard to sewer service. Specifically, there have not been: (1) changes to the Project that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EA 40918 was certified as complete.

Mitigation:
No mitigation measures are required.

Monitoring:
No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
45. Solid Waste	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, Riverside County Waste Management District correspondence, EA 40918.

Findings of Fact:

Responses to a-b):

No Impact Due to No Substantial Change from Previous Analysis.

The proposed Project will not cause solid waste impacts that were not previously analyzed in the EA 40918. EA 40918 found that SP 360 is not expected to significantly contribute to the area's planned solid waste disposal needs because SP 360 is in conformance with the County's General Plan land use designation and there is planned capacity at the area's three landfills to dispose of the solid waste generated by the SP 360. SP 360 is also required to comply with all local, state, and federal requirements for integrated waste management (e.g. recycling) and solid waste disposal, including the CIWMP. SP 360 Amendment No. 1 proposes to develop the same land uses at the density analyzed

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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in EA 40918. Therefore, Amendment No. 1 is consistent with the findings in EA 40918. TR 34651 implements the Specific Plan, and there are no new or increased significant adverse Project-specific or cumulative impacts with regard to solid waste that would occur as a result of the approval and implementation of the Amendment No. 1 and TR 34651. There is no new information relative to solid waste that was not in existence at the time EA 40918 was prepared. Therefore, Amendment No. 1 and TR 34651 and their implementation are consistent with EA 409418. No new mitigation measures are required in relation to impacts to solid waste.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist with regard to solid waste. Specifically, there have not been: (1) changes to the Project that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EA 40918 was certified as complete.

Mitigation:

No mitigation measures are required.

Monitoring:

No monitoring is required.

46. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, EA 40918

Findings of Fact:

Responses to a-h):

No Impact Due to No Substantial Change from Previous Analysis.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed Project will not cause impacts to utilities that were not previously analyzed in the EA 40918. SP 360 Amendment No. 1 proposes to develop the same land uses at the density analyzed in EA 40918. Utility and service providers rely upon the land uses identified in the County General Plan to plan for future needs. EA 40918 determined that development of the site under the existing General Plan land use designation of high-density residential would result in similar demand to these service need projections; therefore, the unanticipated construction of new facilities or expansion of existing facilities will not be required. Furthermore, the land uses considered under SP 360 are not considered energy intensive land uses. Energy consumption levels would not be expected to exceed typical requirements for similar residential development. Amendment No. 1 is proposing residential development consistent with SP 360. No changes are proposed to the energy and sustainable requirements in SP 360 under Amendment No. 1. The Project is required to comply with Title 24 of the California Code of Regulations related to energy efficiency standards and will not conflict with adopted energy conservation plans. TR 34651 implements the Specific Plan, and there are no new or increased significant adverse Project-specific or cumulative impacts with regard to utilities that would occur as a result of the approval and implementation of the Amendment No. 1 and TR 34651. There is no new information relative to utilities that was not in existence at the time EA 40918 was prepared. Therefore, Amendment No. 1 and TR 34651 and their implementation are consistent with EA 40918. No new mitigation measures are required in relation to impacts to utilities.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist with regard to utilities. Specifically, there have not been: (1) changes to the Project that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EA 40918 was certified as complete.

Mitigation:

No mitigation measures are required.

Monitoring:

No monitoring is required.

OTHER

47. Other:

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, EA 40918

Findings of Fact: Not applicable

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MANDATORY FINDINGS OF SIGNIFICANCE

48. 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, Topical analyses presented above, EA 40918.

Findings of Fact:

No Impact Due to No Substantial Change from Previous Analysis.

The proposed Project will not cause new impacts that were not previously analyzed in the EA 40918. Analysis in the EA 40918 did not reveal any significant unmitigable impacts to the environment. It also determined SP 360 is not expected to degrade the quality of the environment, substantially reduce the habitat of fish, cause a fish to drop below self-sustaining levels, or restrict the range of a rare or endangered plant or animal. Also, no known cultural or historical resources exist onsite. There are no known paleontological resources on the site. Finally, EA 40918 determined that any impacts to paleontological resources would be mitigated with the approved mitigation, which has been incorporated into the Project. SP 360 Amendment No. 1 proposes to develop the same land uses at the density analyzed in EA 40918. TR 34651 implements the Specific Plan, and there are no new or increased significant adverse Project-specific or cumulative impacts that would occur as a result of the approval and implementation of the Amendment No. 1 and TR 34651. There is no new information that was not in existence at the time EA 40918 was prepared. Therefore, Amendment No. 1 and TR 34651 and their implementation are consistent with EA 40918.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist with regard to the areas identified under mandatory finding significance. Specifically, there have not been: (1) changes to the Project that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EA 40918 was certified as complete.

49. Does the project have impacts which are individually limited, but cumulatively considerable?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of other current projects)?

Source: Staff review, Project Application Materials, Topical analyses presented above, EA 40918.

Findings of Fact:

No Impact Due to No Substantial Change from Previous Analysis.

The proposed Project will not cause new cumulatively considerable impacts that were not previously analyzed in the EA 40918. EA 40918 determined that SP 360 would have less than significant cumulative impacts with implementation of the approved mitigation measures. Because many of the mitigation measures for these topics are project-specific, no cumulative impacts would occur. Furthermore, any similar impacts from development of related projects would also implement similar mitigation measures so impacts would not be cumulatively considerable. SP 360 TR 34651 implements the Specific Plan, and there are no new or increased significant adverse Project-specific or cumulative impacts that would occur as a result of the approval and implementation of the Amendment No. 1 and TR 34651. There is no new information that was not in existence at the time EA 40918 was prepared. Therefore, Amendment No. 1 and TR 34651 and their implementation are consistent with EA 40918.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist with regard to cumulatively considerable impacts. Specifically, there have not been: (1) changes to the Project that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EA 40918 was certified as complete.

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

Source: Staff review, project application, Topical analyses presented above, EA 40918

Findings of Fact:

No Impact Due to No Substantial Change from Previous Analysis.

The proposed Project will not cause new impacts that were not previously analyzed in the EA 40918. EA 40918 determined SP 360 would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. EA 40918 determined all potentially

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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significant impacts can be reduced to less than significant levels with the incorporation of appropriate COAs, BMPs, and mitigation measures. SP 360 Amendment No. 1 proposes to develop the same land uses at the density analyzed in EA 40918. The COAs, BMPs and mitigation applied to SP 360 will also be applied to the Project. TR 34651 implements the Specific Plan, and there are no new or increased significant adverse Project-specific or cumulative impacts that would occur as a result of the approval and implementation of the Amendment No. 1 and TR 34651. There is no new information that was not in existence at the time EA 40918 was prepared. Therefore, Amendment No. 1 and TR 34651 and their implementation are consistent with EA 40918.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist with regard to effects on human beings. Specifically, there have not been: (1) changes to the Project that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous EA 40918 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EA 40918 was certified as complete.

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: EA 40918

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

Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92505

F:\Projects\28007 - Palm Desert 53 Specific Plan\Specific Plan Amendment_Final Documents_To Matt 2010.01.07\Valante EA Addendum.doc
Revised: 6/9/08

TRACT MAP Tract #: TR34651

Parcel: 626-130-019

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 34651 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 34651, Amended No. 5, dated Sept 2009

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

10. EVERY. 2 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted a Schedule C land division of approximately 55 acres into 13 minimum 2 acre parcels intended to be sold to builders.

10. EVERY. 3 MAP - HOLD HARMLESS

RECOM

The land divider or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside

COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the land divider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the land divider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the land divider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 4 MAP - 90 DAYS TO PROTEST

RECOMMND

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

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10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION RECOMMND

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

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

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

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

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

10.BS GRADE. 4 MAP-G1.5 EROS CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 15 to April 15.

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

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

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

Grading in excess of 199 cubic yards will require performance security to be posted with the Building & 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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10. GENERAL CONDITIONS

10.BS GRADE. 7 MAP-G2.5 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 8 MAP-G2.6SLOPE STABL'TY ANLY RECOMMND

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

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

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

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

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

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

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

10.BS GRADE. 14 MAP-G2.24LU PMT TO GRD SUB 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).

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

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the

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10. GENERAL CONDITIONS

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

RECOMMND

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

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

10.BS GRADE. 16 MAP* -PM10 PLAN REQUIRED

RECOMMND

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

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

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 MAP-CVWD WATER AND SEWER

RECOMMND

CVWD sewer and water is required for this project. The developer may be reequred to install additional facilities for domestic water and sanitation. CVWD sewer and water must be available before issuance of any permits for this project.

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10. GENERAL CONDITIONS

FIRE DEPARTMENT

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

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

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

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1,000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 660 feet apart.

PLANNING DEPARTMENT

10.PLANNING. 3 MAP - GEO01937 RECOMMND

County Geologic Report (GEO) No. 1937, submitted for these projects (SP00360 & TR34651), was prepared by Leighton and Associates, Inc and is entitled: "Preliminary Geotechnical Investigation Report, Proposed Residential Development, Assessor Parcel Number (APN) 626-130-019-4, Tentative Tract Map No. 34651, Residential Development, Southeast Corner of 38th Avenue and Varner Road, Palm Desert Area, Unincorporated Riverside, California", dated October 2, 2006. In addition the following report was submitted for this project:

"Response to Riverside County Planning Department Review Letter Dated December 18, 2007, Preliminary Geotechnical Investigation Report, Proposed Residential Development, Assessor Parcel Number (APN) 626-130-019-4, Tentative Tract Map No. 34651, Residential Development, Southeast Corner of 38th Avenue and Varner Road, Palm Desert Area, Unincorporated Riverside, California", dated January 15, 2008.

This additional report is now included as part of GEO No. 1937.

GEO No. 1937 concluded:

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10. GENERAL CONDITIONS

10. PLANNING. 3

MAP - GEO01937 (cont.)

RECOMMND

1. The consultant concluded that the active southern segment San Andreas Fault Zone is located about 3.4 miles northeast of the site.

2. No active or potentially active faulting has been mapped on the site or noted during the consultant's geologic investigation of the site.

3. The potential for the surface fault rupture on the site is considered very low.

4. The peak horizontal ground acceleration (10% probability of exceedance in 50 years) is estimated to be 0.73g at this site. The design basis earthquake expected on this section of the San Andreas Fault is 7.5M.

5. The results of the liquefaction analysis for the site indicate that the potential for liquefaction is very low at the site. However, during a strong seismic event seismically-induced settlement can occur within loose to moderately dense, dry or saturated granular soils. The potential total seismic -induced settlement is calculated to be up to 5.5 inches, with differential settlement of one-half to two-thirds of the total settlement.

6. On-site soils are considered to be moderately to highly susceptible to collapse.

GEO No. 1937 recommended:

1. The seismic shaking parameters presented in the report should be applied to the proposed structures on the site.

2. Remedial soil removals and replacement with engineered fill is expected to mitigate the liquefaction effects of differential settlement. Post-tensioned foundation and slab systems are also recommended by the consultant to further mitigate differential settlements.

3. Remedial grading measures are proposed to mitigate the collapse potential.

GEO No. 1937 satisfies the requirement for a Geologic/Seismic Study for Planning /CEQA purposes. GEO No. 1937 is hereby accepted for Planning purposes. This

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10. GENERAL CONDITIONS

10.PLANNING. 3 MAP - GEO01937 (cont.) (cont.) RECOMMND

approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

An environmental constraints sheet (ECS) shall be prepared relative to the potential for seismically-induced ground settlement and soil collapse at this site as described elsewhere in this conditions set.

10.PLANNING. 5 MAP FRONT YARD LANDSCAPING RECOMMND

All front yards shall be provided with landscaping and automatic irrigation as defined by County Ordinance No. 348. Landscaping and Irrigation shall comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto).

10.PLANNING. 8 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 8 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

group and the County Planning /Director.

10.PLANNING. 9 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

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

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

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

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

10.PLANNING. 10 MAP - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

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

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10. GENERAL CONDITIONS

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

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

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

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

10.PLANNING. 11 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 C, unless modified by the conditions listed herein.

10.PLANNING. 12 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

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10. GENERAL CONDITIONS

10.PLANNING. 12 MAP - FEES FOR REVIEW (cont.) RECOMMND

intended to comply with.

10.PLANNING. 14 MAP - TRAIL MAINTENANCE RECOMMND

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

10.PLANNING. 19 MAP - ORD NO. 659 (DIF) RECOMMND

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

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

10.PLANNING. 20 MAP - ORD 810 OPN SPACE FEE RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this

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10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - ORD 810 OPN SPACE FEE (cont.)

RECOMMND

Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 25 MAP - EXISTING SECOND UNITS

RECOMMND

Per section 18.28a. d. (2) of Riverside County ordinance 348, any second unit permitted on this land division on or after October 2, 2008 can not be considered a primary dwelling for any purpose. Therefore a primary dwelling will need to be constructed prior to new or continued occupancy of such a second unit, and if this does not occur, the aforementioned approved second unit may be subject to revocation and potential order requiring demolition or removal of the second unit.

From ordinance 348:

Section 18.28a. d. (2) A dwelling unit originally permitted as a second unit may not later be considered a primary dwelling unit for any purpose.

Section 18.28a. f. REVOCATION OF PERMIT. A second unit permit may be revoked in accordance with the findings and procedure contained in Section 18.31 of this ordinance. The decision revoking a second unit permit may include, without limitation, an order requiring demolition of the second unit.

TRANS DEPARTMENT

10.TRANS. 3 MAP - DRAINAGE 1

RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities

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10. GENERAL CONDITIONS

10.TRANS. 3 MAP - DRAINAGE 1 (cont.) RECOMMND

including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 4 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. 9 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. 10 MAP - OFF-SITE PHASE RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 11 MAP - ENCROACHMENT PERMIT

RECOMMND

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

10.TRANS. 12 MAP - TS/CONDITIONS

RECOMMND

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

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

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

Cook Street (NS) at Varner Road (EW)
Cook Street (NS) at I-10 Westbound Ramps (EW)
Cook Street (NS) at I-10 Eastbound Ramps (EW)
Avenue 38 (NS) at Project West Entrance (EW)
Avenue 38 (NS) at Project East Entrance (EW)
Avenue 38 (NS) at Varner Road (EW)
Berkey Drive (NS) at Varner Road (EW)
Washington Street (NS) at Avenue 38 (EW)
Washington Street (NS) at Varner Road (EW)
Washington Street (NS) at I-10 Eastbound Ramps (EW)
I-10 Westbound Ramps (NS) at Varner Road (EW)

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

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

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10. GENERAL CONDITIONS

10.TRANS. 13 MAP - FLOOD HAZARD REPORT RECOMMND

This is a proposal to subdivide 55.2 acres into 13 lots to build multi family dwelling units (APN 626-130-019). This project lies within the Thousand Palms area on the north east side of Varner and south of 38 TH Ave. The subdivider shall provide mitigation measures to contain 100 percent retention of the incremental increase of the post-development runoff from the 100 year storm shall be required as part of the drainage improvements for this project.

10.TRANS. 14 MAP - FLOOD HAZARD REPORT 3 RECOMMND

The subdivider shall comply with Riverside County Ordinance No. 458.12 as amended in the preparation of on-site flood protection facilities for this project.

10.TRANS. 15 MAP - DRAINAGE PROTECTION RECOMMND

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

10.TRANS. 16 MAP - DRAINAGE 3 RECOMMND

A hydrology study shall be submitted to the Transportation Department for review and approval for each lot in this land division as proposed development is submitted for County review.

10.TRANS. 17 MAP - DRAINAGE 4 RECOMMND

The developer of each lot within this land division shall delineate and record by separate instrument the locations of the retention basins and drainage channels to the benefit of Riverside County over said area for flood control purposes unless otherwise agreed to by the Director of Transportation. The land divider and the developer of each lot within this land division shall comply with the Coachella Valley Water District (CVWD) recommendations as outlined in their letter dated May 20, 2009. A note shall be placed on the final map as follows: "Prior to the development of each lot within this land division Drainage Easements shall be defined and recorded by separate

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10. GENERAL CONDITIONS

10.TRANS. 17 MAP - DRAINAGE 4 (cont.) RECOMMND

instrument to the benefit of 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 the Director of Transportation".

10.TRANS. 18 MAP - RETENTION BASIN RECOMMND

For retention basin sizing and calculation refer to letter dated August 24, 2009 from Alan French to Majeed Farshad in GENERAL CONDITIONS 10.TRANS MAP-RETENTION BASIN.

10.TRANS. 19 MAP - RETENTION BASIN MAINTEN RECOMMND

Maintenance of retention basins and drainage facilities shall be the responsibility of Property Owners Association or individual property landowners as approved by the Transportation Department. Proper documentation will be provided in the form of an 'operational and maintenance responsibilities requirements' to the satisfaction of the County of Riverside defining the maintenance responsibilities of the individual landowners. Adequate areas shall be incorporated into the final improvements to accommodate maintenance access to and along the proposed drainage retention basins and drainage facilities.

10.TRANS. 20 MAP - AVENUE "A" ALIGNMENT RECOMMND

Both project proponents of TR34651 and TR35058 shall submit an agreement to Transportaiton Department stating that they have agreed to alignment and elevations of proposed Avenue "A" located on the easterly boundary of TR34651 and westerly boundary of TR35058. In the event the agreement has not been reached TR34651 shall go back to Planning Department for redesign and resubmittal.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 MAP - EXPIRATION DATE (cont.)

RECOMMND

revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1 MAP -PRELIMINARY PHASE GRADING

RECOMMND

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a preliminary grading plan covering the entire TENTATIVE MAP shall be submitted to the County Planning Department for review and approval. The preliminary grading plan shall comply with the following:

A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.

B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.

C. Preliminary pad and roadway elevations shall be depicted.

D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

The approved conceptual grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

40.PLANNING. 3 MAP - LOT ACCESS/UNIT PLANS

RECOMMND

Any roposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this

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40. PRIOR TO PHASING (UNITIZATION)

40.PLANNING. 3 MAP - LOT ACCESS/UNIT PLANS (cont.) RECOMMND

TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#46-WATER PLANS RECOMMND

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

50.FIRE. 2 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

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

50.FIRE. 3 MAP-#47-SECONDARY ACCESS RECOMMND

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department. Secondary access shall be available during all phases.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - ECS SETTLEMENT RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 1 MAP - ECS SETTLEMENT (cont.) RECOMMND

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 1937, is subject to the potential hazard of settlement. Therefore, mitigation of this hazard, in the form of remedial grading and/or structural design improvements, is required prior to placement of settlement sensitive structures on this site."

50.PLANNING. 3 MAP - PREPARE A FINAL MAP RECOMMND

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

50.PLANNING. 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 - 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 2 gross acres.

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

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 5 MAP - SURVEYOR CHECK LIST (cont.) RECOMMND

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

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

50.PLANNING. 6 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until Specific Plan No. 360A1 have been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designations ultimately applied to the property.

50.PLANNING. 9 MAP - ANNEX TO PARK DISTRICT RECOMMND

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to Desert Recreation District.

50.PLANNING. 10 MAP - QUIMBY FEES (1) RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Desert Recreation District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees, dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460, or that the Desert Recreation District will allow the required fees to be differed to future subdivisions.

50.PLANNING. 11 MAP - OFFER OF TRAILS RECOMMND

An offer of dedication to the County of Riverside for a 10' foot wide regional trail along Ave. 38, shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

50.PLANNING. 12 MAP - TRAIL MAINTENANCE RECOMMND

The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 12 MAP - TRAIL MAINTENANCE (cont.) RECOMMND

maintenance of a ten to fourteen foot (10'-14') wide regional trail located along Ave 38. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the community trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

50.PLANNING. 14 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. 21 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

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

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

50.PLANNING. 26 MAP - ECS NOTE AIRPORT RECOMMND

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

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

50.PLANNING. 28 MAP - COMPLY WITH ORD 457 RECOMMND

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention

comply with Ordinance Nos. 457 and 348.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 30 MAP - FEE BALANCE RECOMMND

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

TRANS DEPARTMENT

50.TRANS. 4 MAP - IMP PLANS RECOMMND

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

50.TRANS. 5 MAP - OFF-SITE IMPROVEMENTS RECOMMND

The landowner/developer shall acquire/provide sufficient public off-site rights-of-way for the improvements required that do not lie within the Tract boundaries as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right of way, the map shall be returned for re-design. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

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

50.TRANS. 7 MAP - CALTRANS 2 RECOMMND

A copy of the final map shall be submitted to Caltrans, District 08, Post Office Box 231, San Bernardino, California 92403; Attention: Project Development, for review and approval prior to recordation.

50.TRANS. 8 MAP - EASEMENT 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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 8 MAP - EASEMENT (cont.) RECOMMND

the nature of their interests, shown on the map.

50.TRANS. 9 MAP - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on Varner Road and 38th Avenue and so noted on the final map.

50.TRANS. 10 MAP - STRIPING PLAN RECOMMND

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

50.TRANS. 11 MAP - STREET NAME SIGN RECOMMND

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

50.TRANS. 13 MAP - ST DESIGN/IMPRV CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with Tract Map No. 35058 for Specific Plan No. 338.

50.TRANS. 15 MAP - SOILS RECOMMND

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

50.TRANS. 16 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. 19 MAP - ASSESSMENT DIST RECOMMND

Should this project lie within any assessment/benefit district, the applicant shall, prior to recordation, make application for and pay for their reapportionment of the

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50. PRIOR TO MAP RECORDATION

50.TRANS. 19 MAP - ASSESSMENT DIST (cont.) RECOMMND

assessments or pay the unit fees in the benefit district.

50.TRANS. 21 MAP- CORNER CUT-BACK I RECOMMND

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

50.TRANS. 27 MAP - DEDICATIONS/ACCEPTANCE RECOMMND

The applicant shall provide two offsite access roads from the project site to a publicly maintained road to the satisfaction of Transportation.

If there were previously dedicated public roads and utility easements but not accepted by the County, and if acceptance of said roads and easement is needed to satisfy this requirement, the applicant may file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution. All costs incurred to satisfy this condition shall be paid by the applicant.

50.TRANS. 28 MAP - LANDSCAPING/TRAILS RECOMMND

The project proponent shall comply in accordance with landscaping (and/or trail) requirements within public road rights-of-way (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461. Landscaping shall be improved within Varner Road, 38th Avenue, and all internal streets for this project.

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

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance (and/or trails) is to be annexed to a County

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50. PRIOR TO MAP RECORDATION

50.TRANS. 28 MAP - LANDSCAPING/TRAILS (cont.) RECOMMND

Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 29 MAP - LIGHTING PLAN RECOMMND

A separate sheet light plan (and/or a separate bridge light plan) is required for this project. Street (and bridge) lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

50.TRANS. 30 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an applicaton for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following along Varner Road, 38th Avenue, and all internal streets.

- (1) Landscaping
- (2) Trails
- (3) Street lights
- (4) Traffic signals located on intersections which traffic signal is required.
- (6) Graffiti abatement of walls and other permanent structures
- (7) Street sweeping

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing

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50. PRIOR TO MAP RECORDATION

50.TRANS. 30 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

CSA or will require annexation into the CSA.

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

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

50.TRANS. 32 MAP - DEDICATION/IMPROVEMENTS RECOMMND

38th Avenue:

38th Avenue (from Varner Road to eastern boundary) is designated as a Major Highway and shall be improved with 76-foot full-width AC pavement and 8-inch concrete curb and gutter within the 118-foot full-width dedicated right-of-way in accordance with County Standard No. 93, pages 1 and 2. (76' / 118'). Additional right-of-way shall be dedicated at intersections to accommodate turning movements, as approved by the Transportation Department.

NOTE: On the south side of 38th Avenue, a 5-foot wide meandering sidewalk shall be constructed within the 16-foot parkway per Standard No. 404.

On the north side of 38th Avenue, a 10-foot wide meandering sidewalk shall be constructed within the 26-foot parkway to accommodate for a bike path as approved by the Transportation Department.

The off-site portion of 38th Avenue (between the project eastern boundary and Washington Street) shall be constructed per County Standard No. 106, (32'/60'). The alignment of this portion of 38th Avenue shall be coordinated with Specific Plan No. 338 (Mirasera) as approved by the Transportation Department.

Internal Streets:

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50. PRIOR TO MAP RECORDATION

50.TRANS. 32 MAP - DEDICATION/IMPROVEMENTS (cont.) RECOMMND

Internal streets shall be designed and improved in accordance with the Circulation Plan in Specific Plan No. 360 and as approved by the Transportation Department.

Street "A" shall be improved within a 48-foot part-width dedicated right-of-way in accordance with County Standard No. 104 Section A (34'/48'), as approved by the Transportation Department.

Street "G" and "H" shall be improved within a 60-foot full-width dedicated right-of-way in accordance with County Standard No. 105 Section C (36'/60') modified, as approved by the Transportation Department.

Street "B", "C", "D", "E" and "F" shall be improved within a 56-foot full-width dedicated right-of-way in accordance with County Standard No. 105 Section A (36'/56') as approved by the Transportation Department.

50.TRANS. 33 MAP - EXISTING MAINTAINED RECOMMND

Varner Road:

The extent of the improvements shall be along the project frontage, plus appropriate transition to the east side of the project (Specific Plan No. 338, 'Mirasera'), plus tie in with the Northstar project (Specific Plan No. 343) Varner Road improvements to six lanes.

Varner Road along project boundary is a paved County maintained road designated as Major Highway and shall be improved to provide (South to North) 10-foot wide landscaping, 84-feet of pavement consisting of six traffic lanes (14', 11', 11', eastbound through lanes, 12-foot wide striped median, 11', 11', 14' westbound through lanes), 5-foot wide landscaping, 5-foot wide sidewalk, 4-foot wide landscaping, and 10-foot wide bike path; within a dedicated 118-foot right-of-way, as approved by the Transportation Department.

Varner Road frontage improvements adjacent to I-10 shall include installation of appropriate barrier and glare shields as approved by Caltrans and County Transportation Department.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 35

MAP - UTILITY PLAN

RECOMMND

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

50.TRANS. 36

MAP-STORM DRAIN CHANNEL/BRIDGE

RECOMMND

The proposed storm drain channel alignment, and bridge at Washington Street, design, and construction shall be coordinated with the Coachella Valley Water District, the U.S. Army Corps of Engineers, and the Transportation Department.

The above mentioned condition shall be constucted prior to map recordation.

50.TRANS. 37

MAP - TS/IMPROVEMENTS

RECOMMND

All roads shall be improved per the recommended General Plan or Specific Plan designation, as approved by the County Board of Supervisors, or as approved by the Transportation Department.

NOTE: Varner Road frontage improvements adjacent to I-10 shall include installation of appropriate barrier and glare shields as approved by Caltrans and County Transportation Department.

50.TRANS. 38

MAP - TS/DESIGN

RECOMMND

The project proponent shall be responsible for the design and construction of a traffic signal at the following location:

Avenue 38 (NS) at Varner Road (EW)

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50. PRIOR TO MAP RECORDATION

50.TRANS. 38 MAP - TS/DESIGN (cont.)

RECOMMND

Berkey Drive (NS) at Varner Road (EW)

with fee credit given for Traffic Signal
Mitigation fees if built in the ultimate location.

Avenue 38 (NS) at Project South Entrance (EW) (cash in lieu
of construction)

Avenue 38 (NS) at Project West Entrance (EW)

with no fee credit given for Traffic Signal Mitigation
Fees.

or as approved by the Transportation Department.

The project proponent shall contact the Transportation
Department and enter into an agreement for signal
mitigation fee credit or reimbursement prior to start of
construction of the signal. All work shall be pre-approved
by and shall comply with the requirements of the
Transportation Department and the public contract code in
order to be eligible for fee credit or reimbursement.

50.TRANS. 39 MAP - TS/GEOMETRICS

RECOMMND

Prior to Occupancy of 1st Dwelling Unit

Varner Road (EW) shall be improved to 84-feet of pavement
consisting of six traffic lanes (14', 11', 11' eastbound
through lanes, 12-foot wide striped median, 11', 11', 14'
westbound through lanes) within a Major Highway
right-of-way (118'). The extent of the improvements shall
be along the project frontage, plus appropriate transition
to the south, plus tie in with the Northstar project (SP
343) Varner Road improvements to six lanes.

The intersection of Project East Entrance (NS) at Avenue 38
(EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one right-turn lane

Southbound: N/A

Eastbound: two through lanes

Westbound: one left-turn lane, two through lanes

The intersection of Project West Entrance (NS) at Avenue 38
(EW) shall be improved to provide the following geometrics:

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50. PRIOR TO MAP RECORDATION

50.TRANS. 39

MAP - TS/GEOMETRICS (cont.)

RECOMMND

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

The intersection of Avenue 38 (NS) at Varner Road (EW)
shall be improved to provide the following geometrics:

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

The intersection of Berkey Drive (NS) at Varner Road (EW)
shall be improved to provide the following geometrics:

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

NOTE: Varner Road frontage improvements adjacent to I-10
shall include installation of appropriate barrier and
glare shields as approved by Caltrans and County
Transportation Department.

or as approved by the Transportation Department.

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

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

50.TRANS. 40

MAP - FINAL MAP DRAIN EASEMENT

RECOMMND

The developer shall delineate and record all drainage
easements to the benefit of the public and agencies, 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,

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50. PRIOR TO MAP RECORDATION

50.TRANS. 40 MAP - FINAL MAP DRAIN EASEMENT (cont.) RECOMMND

unless otherwise agreed to by the Director of Transportation. A note shall be placed on the final map identifying and describing the easements as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

50.TRANS. 41 MAP - FLOODWAYS ECS RECOMMND

A note shall be placed on the Environmental Constraint Sheet (ECS) stating: "Prior to the development of each lot within this land division Drainage Easements shall be defined and recorded by separate instrument to the benefit of 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 the Director of Transportation".

50.TRANS. 42 MAP - RETENTION BASIN RECOMMND

For retention basin sizing and calculations refer to letter dated August 24, 2009 from Alan French to Majeed Farshad in GENERAL CONDITIONS 10.TRANS MAP-RETENTION BASIN.

50.TRANS. 43 MAP - AVENUE "A" ALIGNMENT RECOMMND

Both project proponents of TR34651 and TR35058 shall submit an agreement to Transportation Department stating that they have agreed to alignment and elevations of proposed Avenue "A" located on the easterly boundary of TR34651 and the westerly boundary of TR35058. In the event the agreement has not been reached TR34651 shall go back to Planning Department for redesign and resubmittal.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP-G2.4GEOTECH/SOILS RPTS RECOMMND

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

All grading shall be in conformance with the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 MAP-G2.4GEOTECH/SOILS RPTS (cont.) RECOMMND

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. 2 MAP-G2.7DRNAGE DESIGN Q100 RECOMMND

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

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

60.BS GRADE. 3 MAP-G2.14OFFSITE GDG ONUS RECOMMND

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

60.BS GRADE. 5 MAP IMPORT/EXPORT RECOMMND

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

60.BS GRADE. 6 MAP- NO PRECISE GRADE RECOMMND

A PRECISE GRADE 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. 7 MAP* PM10 PLAN REQUIRED RECOMMND

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 8 MAP*TRANS& CVWD REVIEW REQ'D RECOMMND

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

60.BS GRADE. 9 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. 10 MAP-G2.1 GRADING BONDS RECOMMND

Grading in excess of 199 cubic yards will require 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.

E HEALTH DEPARTMENT

60.E HEALTH. 1 MAP-WELL ABANDONMENT RECOMMND

Any existing wells must be properly abandoned by a C-57 contractor under permit from Environmental Resource Management prior to grading.

EPD DEPARTMENT

60.EPD. 1 EPD- MBTA SURVEY RECOMMND

A nesting bird survey is required between February 1st and August 31st. No grading permit shall be issued between February 1st and August 31st unless a qualified biologist, currently holding an MOU with the County, conducts a nesting bird survey. The results of the survey shall be submitted directly to EPD for review and approval prior to issuance of any grading permit. If nesting activity is observed, California Department of Fish and Games (CDFG) &

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD- MBTA SURVEY (cont.) RECOMMND

USFWS shall be contacted in order to establish proper buffers. Documentation of the installation of buffers and consultation with CDFG shall be provided to EPD prior to any grading activities. This condition only applies if a grading permit is sought between February 1st and August 31st. No nesting bird survey shall be required outside of the nesting season. If you have any questions about this condition please contact EPD directly at 951-955-6892

PARKS DEPARTMENT

60.PARKS. 1 MAP - TRAIL PLAN RECOMMND

Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval. This trails plan shall show the Class I bikeway with all topography, cross-sections, grading, fencing, signage, street crossings and landscaping. If you have questions please contact Dan Nove at (951) 955-6998.

PLANNING DEPARTMENT

60.PLANNING. 5 MAP- PALEONTOLOGY MITIGATION RECOMMND

Due to the potential for paleontological resources to be present below the ground surface, the following mitigation measures are required:

1. All project-related ground disturbances below 10-feet shall be checked by a qualified paleontologist to determine if high sensitivity Pleistocene alluvium underlies the project area. If present, all excavations impacting Pleistocene older alluvium shall be monitored by a qualified paleontological monitor on a full time basis, as these geologic sediments are determined to have a high paleontological sensitivity. Project-related excavations that occur in surficial younger alluvial deposits and/or the Ocotillo Conglomerate will not require monitoring.

2. Should paleontological resources occur, the monitor shall have the authority to temporarily divert grading away from exposed fossils in order to professionally and efficiently recover the fossil specimens and collect associated data. The Qualified Paleontologist shall prepare monthly progress report to be filed with the Applicant and

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5 MAP- PALEONTOLOGY MITIGATION (cont.)

RECOMMND

the County.

3. At each fossil locality, field data will be used to record pertinent geologic data, stratigraphic sections will be measured, and appropriate sediment samples will be collected and submitted for analysis.

4. Recovered fossils will be prepared to the point of curation, identified by qualified experts, listed in a database to facilitate analysis, and repositied in a designated paleontological curation facility. the most likely repository is teh San BernardinoCounty Museum.

5. The Qualified Paleontologist shall prepare a final monitoring and migiation report to be filed with the County and the repository.

60.PLANNING. 9 MAP - CULTURAL RESOURCES PROFE

RECOMMND

As a result of archaeological investigtion it has been determined that archaeological monitoring shall be required for this project.

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 9 MAP - CULTURAL RESOURCES PROFE (cont.) RECOMMND

approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

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

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

60.PLANNING. 10 MAP - SPECIAL INTEREST MONITOR RECOMMND

As a result of information submitted by the Agua Caliente Band of Cahuilla Indians, tribal monitoring shall be required for this project.

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

The SI Monitors shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The SI Monitors shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10 MAP - SPECIAL INTEREST MONITOR (cont.) RECOMMND

clear this condition.

NOTE:

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

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

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

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

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

60.PLANNING. 13 MAP - PALEONTOLOGIST REQUIRED RECOMMND

The land divider/permit holder shall retain a qualified paleontologist for onsultation and comment on the proposed grading with respect to potential paleontological impacts.

The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. hould the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 13 MAP - PALEONTOLOGIST REQUIRED (cont.) RECOMMND

Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

60.PLANNING. 25 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 55.13 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 26 MAP - FEE BALANCE RECOMMND

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

60.PLANNING. 27 MAP - GRADING PLAN REVIEW RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the County T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 30 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until Specific Plan No. 360A1 has been approved and adopted by the Board of Supervisors and has been made effective.

60.PLANNING. 31 MAP - PLANNING DEPT REVIEW RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved tentative map.

TRANS DEPARTMENT

60.TRANS. 1 MAP - DRAINAGE SUBMIT PLANS RECOMMND

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

60.TRANS. 2 MAP - EASEMENT FOR DRAINAGE RECOMMND

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

60.TRANS. 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 4 MAP - RETENTION BASIN RECOMMND

For retention basin sizing and calculation refer to letter dated August 24, 2009 from Alan French to Majeed Farshad in GENERAL CONDITIONS 10.TRANS MAP-RETENTION BASIN.

70. PRIOR TO GRADING FINAL INSPECT

BS GRADE DEPARTMENT

70.BS GRADE. 1 MAP - PAVING INSPECTIONS RECOMMND

Prior to obtaining a grading final, the developer/applicant shall be responsible for obtaining paving inspections required by Ordinance 457 for the proposed private streets.

TRANS DEPARTMENT

70.TRANS. 1 MAP - EROSION CONTROL RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE* - POOL PLANS REQUIRED RECOMMND

A total of 3 sets of pool/spa plans for each public/semi public swimming pool/spa must be approved by District Environmental Services (760) 320-1048.

Pool backwash must be properly discharged to sewer or a drywell. Contact Environmental Resource Management

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 1 USE* - POOL PLANS REQUIRED (cont.) RECOMMND

Division at (760) 393-3390 for permit requirements.

80.E HEALTH. 2 MAP - SEWER/WATER AVAILABILITY RECOMMND

CVWD sewer and water connections must be available prior to issuance of any building permits.

FIRE DEPARTMENT

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

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

PLANNING DEPARTMENT

80.PLANNING. 8 MAP - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:
1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

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

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

4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1)Identification of all common/open space areas;

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 8

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMEND

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

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

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

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

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

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

NOTE:

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

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 9 MAP - LC LANDSCAPE SECURITIES RECOMMND

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

NOTE:

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

80.PLANNING. 10 MAP - ROOF MOUNTED EQUIPMENT RECOMMND

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

80.PLANNING. 11 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 15 MAP - CONFORM FINAL SITE PLAN RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 MAP - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 21 MAP - FEE BALANCE RECOMMND

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

80.PLANNING. 23 MAP - ENTRY MONUMENT PLOT PLAN RECOMMND

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

The plot plan shall contain the following elements:

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1

MAP - TUMF

RECOMMND

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

80.TRANS. 2

MAP-STORM DRAIN CHANNEL/BRIDGE

RECOMMND

The proposed storm drain channel alignment, and bridge at Washington Street, design, and construction shall be coordinated with the Coachella Valley Water District, the U.S. Army Corps of Engineers, and the Transportation Department.

The above mentioned condition shall be constructed prior to building permit issuance.

80.TRANS. 3

MAP - FINAL MAP DRAIN EASMT 1

RECOM

Proposed retention basins shall be designed of adequate size to retain 100 percent incremental increase of the post-development storm water runoff from the 100 year storm event. The 100 percent retention of the incremental increase of the post-development runoff from the 100 year storm shall be required as part of the drainage improvements for this project. The subdivider shall obtain approval from the Riverside County Transportation Department regarding the adequacy of the retention basin design. Preliminary design will require the submittal of actual infiltration rate of 2-inches per hour. Final design will require the submittal of actual infiltration rate testing otherwise infiltration will be considered as zero.

80.TRANS. 4

MAP - DRAINAGE EASEMENT

RECOMMND

All drainage easements must be 20 feet wide, minimum, located all on one side of a property line.

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90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

90.B&S. 1

BP*FEMA FORM APPRVL REQUIRED

NOTAPPLY

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

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

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

PLANNING DEPARTMENT

90.PLANNING. 2

MAP - PALEO MONITORING REPORT

RECOMMND

Prior to Final Inspection, the applicant shall submit to the County Geologist two (2) copies of the Paleontology Monitoring report. the report shall be certified by a professionally qualified paleontologist listed on the County's Paleontology Consultant List.

90.PLANNING. 6

GEN - CULTURAL RESOURCES RPT

RECOMMND

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

90.PLANNING. 7

MAP - LC LNDSCP INSPECT DEPOST

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7 MAP - LC LNDSCP INSPECT DEPOST (cont.) RECOMMND

Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 8 MAP - LC COMPLY W/ LNDSCP/ IRR RECOMMND

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

90.PLANNING. 11 MAP - QUIMBY FEES (2) 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, or that the Desert Recreation District has differed the requirement to future subdivisions.

90.PLANNING. 18 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors,

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 18 MAP - SKR FEE CONDITION (cont.) RECOMMND

including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 55.13 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 19 MAP - MITIGATION MONITORING RECOMMND

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and

Environmental Assessment No. 40918 and Addendum

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

TRANS DEPARTMENT

90.TRANS. 3 MAP - 80% COMPLETION RECOMMND

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3

MAP - 80% COMPLETION (cont.)

RECOMMND

these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed.

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

90.TRANS. 5

MAP - STREET LIGHTS INSTALL

RECOMMND

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

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6

MAP - ANNEX L&LMD

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461. Said annexation should include the following along Varner Road, 38th Avenue, and all internal streets.

- (1) Landscaping
- (2) Trails
- (3) Street lights
- (4) Traffic signals located on intersections which traffic signals is required.
- (5) Graffiti abatement of walls and other permanent structures
- (6) Street sweeping

90.TRANS. 7

MAP - UTILITY INSTALL

RECOMMND

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

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

90.TRANS. 8

USE-STORM DRAIN CHANNEL/BRIDGE

RECOMMND

Prior to any building final inspection, the proposed storm drain channel and bridge at Washington Street shall be constructed to the satisfaction of the Transportation Department.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9

MAP - TS/INSTALLATION

RECOMMND

The project proponent shall be responsible for the construction and installation of a traffic signal at the following location:

Avenue 38 (NS) at Varner Road (EW)
Berkey Drive (NS) at Varner Road (EW)
Avenue 38 (NS) at Project South Entrance (EW) (cash in lieu of construction)

Prior to the final building inspection of the first dwelling unit, the following traffic signal shall be installed and operational:

Avenue 38 (NS) at Varner Road (EW)
Berkey Drive (NS) at Varner Road (EW)

with fee credit eligibility if built in the ultimate location.

Prior to final building inspection of the first dwelling unit the project proponent shall pay cash in lieu of construction for the following signal:

Avenue 38 (NS) at Project West Entrance (EW)

with no fee credit given for Traffic Signal Mitigation Fees.

or as approved by the Transportation Department.

The project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

90.TRANS. 10

MAP - TS/38TH AVE IMPROVEMENT

RECOMMND

Prior to the approval of any implementing projects, the following improvements shall be completed:

38th Avenue shall be improved to the Ultimate full section within the project boundaries. The improvements shall reflect a Major Highway roadway classification as approved

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10 MAP - TS/38TH AVE IMPROVEMENT (cont.) RECOMMND

by the Transportation Department. The off-site portion of 38th Avenue (between the project easterly boundary and Washington Street) shall be constructed per County Standard 106, (32'/60'). The alignment of the off-site portion of 38th Avenue shall be coordinated with SP00338/TR35058 or as approved by the Transportation Department.

90.TRANS. 11 MAP - TS/INTERCONNECT RECOMMND

The project proponent shall be required to provide traffic signal interconnect between the traffic signal at Avenue 38 (NS) at Varner Road (EW) to the north to the future signal at Project South Entrance and to the east to the signals at Berkey Road and Washington Street.

or as approved by the Transportation Department.

90.TRANS. 12 MAP - DRAINAGE IMPROV NOTICE 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. 13 MAP - EASEMENT FOR DRAINAGE 2 RECOMMND

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

90.TRANS. 14 MAP - OWNER MAINTEN NOTICE RECOMMND

The subdivider shall record sufficient documentation to advise purchasers of any parcel that the owners of individual parcels are responsible for the maintenance of the drainage facility (including the retention basins). A viable maintenance mechanism acceptable to Riverside County should be provided for the retention basins and drainage systems. The subdivider shall prepare the CC&R and obtain approval from Riverside County Transportation Department

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 14

MAP - OWNER MAINTEN NOTICE (cont.)

RECOMMND

regarding the maintenance of the retention systems. The CC&R shall include the language that each individual owner will inspect the systems a minimum two times a year and also remove debris from the basins two times a year. These maintenance wordings shall be shown on the title sheet of improvement plans.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SP - Hold Harmless

RECOMMND

The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning this SPECIFIC PLAN. The COUNTY will promptly notify the applicant of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 2 SPA - Amendment Description

RECOMMND

Specific Plan Amendment No. 360A1 proposes to modify the acreage and density of various Planning Areas adopted under Specific Plan No. 360 (see comparison table) and further proposes to modify the roadway alignment of Avenue 38, adopted under Specific Plan No. 360 to ensure consistency with the adjacent Tentative Tract Map No. 35058 (TR35058). The number of Planning Areas and dwelling units has remained the same. The change accommodates a slight re-design due to the re-alignment of Avenue 38. The project has increased OS-R by 1.4 acres, OS has decreased by 1.8. The setback along Varner has reduced as a result of the relocation of the Regional Trail from Varner Road to Avenue 38. Un-like the original plan, the project is no longer bifurcated by Avenue 38, instead the neighborhood is located only to the south of Avenue 38. As a result, all park space has been condensed to primarily one park location.

10. EVERY. 3 SPA - Replace all previous

RECOMMND

This Specific Plan Amendment is intended to replace the original SPECIFIC PLAN, and all amendments and substantial conformances to the SPECIFIC PLAN. All future developments within the SPECIFIC PLAN, whether or not they have a direct correlation to this Amendment, will inherit these conditions. The original SPECIFIC PLAN and all previous

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10. GENERAL CONDITIONS

10. EVERY. 3 SPA - Replace all previous (cont.) RECOMMND

amendments and substantial conformances to the SPECIFIC PLAN will be electronically "locked" so that all future land development applications comply with the following conditions:

10. EVERY. 4 SP - SP Document RECOMMND

Specific Plan No.360A1 shall include the following:

a. Specific Plan Document, which shall include:

1. Board of Supervisors Specific Plan Resolution for SP360 including the Mitigation Reporting/Monitoring Program
2. Conditions of Approval for SP360A1.
3. Specific Plan Zoning Ordinance
4. Revised Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Revised Specific Plan text.
6. Revised descriptions of each Planning Area in both graphical and narrative formats.

b. Final Environmental Assesment and addendums document.

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

10. EVERY. 5 SP - Definitions RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 360 or Specific Plan No. 360A1 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 360A1.

CHANGE OF ZONE = Change of Zone 7582.

GPA = Comprehensive General Plan Amendment No. 881.

10. EVERY. 6 SP - Ordinance Requirements RECOMMND

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state

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10. GENERAL CONDITIONS

10. EVERY. 6 SP - Ordinance Requirements (cont.) RECOMMND

laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

10. EVERY. 7 SP - LIMITS OF SP DOCUMENT RECOMMND

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan.

BS GRADE DEPARTMENT

10.BS GRADE. 2 SP*GSP-1 ORD. NOT SUPERSEDED RECOMMND

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the Uniform Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

10.BS GRADE. 3 SP*GSP-2 GEO/SOIL TO BE OBEYED RECOMMND

All grading shall be performed in accordance with the recommendations of the included -County approved- geotechnical/soils reports for this Specific Plan.

10.BS GRADE. 4 SP-ALL CLEARNC'S REQ'D B-4 PMT RECOMMND

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

10.BS GRADE. 5 SP*-NO GRADING & SUBDIVIDING RECOMMND

If grading of the entire - or any portion there of - Specific Plan site is proposed, UNDER A SUBDIVISION OR LAND USE CASE ALREADY APPROVED FOR THIS SPECIFIC PLAN, at the same time that application for further subdivision of any of its parcels is being applied for, an exception to Ordinance 460, Section 4.5.B, shall be obtained from the Planning Director, prior to issuance of the grading permit (Ord. 460 Section 3.1). THIS EXCEPTION WILL NOT APPLY TO ANY CASE HAVING ONLY AN APPROVED SPECIFIC PLAN.



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10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 GENERAL COMMENTS - SP 360 A1

RECOMMND

Specific Plan#360 A1 proposes only the modification of a roadway alignment of Avenue 38 within the project site to ensure consistency with the alignment of the adjacent Tentative Tract Map#35058. All other proposals will remain consistent with the original SP#360 such as the proposal for Coachella Valley Water District Water and Sewer service.

FIRE DEPARTMENT

10.FIRE. 1 SP-#47 SECONDARY ACCESS

RECOMMND

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained through out any phasing.

10.FIRE. 2 SP-#71-ADVERSE IMPACTS

RECOMMND

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

PLANNING DEPARTMENT

10.PLANNING. 1 SP - LC LANDSCAPING PLANS

RECOMMND

All landscaping plans shall be prepared in accordance with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and

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10. GENERAL CONDITIONS

10.PLANNING. 1 SP - LC LANDSCAPING PLANS (cont.) RECOMMND

Ordinance No. 348, Section 18.12. In the event conflict arises between Ordinance No. 859 and the SPECIFIC PLAN, then the requirements of Ordinance No. 859 shall prevail.

10.PLANNING. 4 SP - MAINTAIN AREAS & PHASES RECOMMND

All planning area and phase numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment or specific plan substantial conformance accompanied by a revision to the complete specific plan document.

10.PLANNING. 5 SP - NO P.A. DENSITY TRANSPER RECOMMND

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment or substantial conformance process as determined by the Planning Department Director.

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 7

SP - INADVERTANT ARCHAEO FIND

RECOMMND

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

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

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

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

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

10.PLANNING. 8

SP - SP- GEO01937

RECOMMND

The following condition was moved from the original SP360 to the Amended SP360A1-

County Geologic Report (GEO) No. 1937, submitted for these projects (SP00360 & TR34651), was prepared by Leighton and Associates, Inc and is entitled: "Preliminary Geotechnical Investigation Report, Proposed Residential Development, Assessor Parcel Number (APN) 626-130-019-4, Tentative Tract Map No. 34651, Residential Development, Southeast Corner of

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10. GENERAL CONDITIONS

10.PLANNING. 8 SP - SP- GEO01937 (cont.)

RECOMMND

38th Avenue and Varner Road, Palm Desert Area, Unincorporated Riverside, California", dated October 2, 2006. In addition the following report was submitted for this project: "Response to Riverside County Planning Department Review Letter Dated December 18, 2007, Preliminary Geotechnical Investigation Report, Proposed Residential Development, Assessor Parcel Number (APN) 626-130-019-4, Tentative Tract Map No. 34651, Residential Development, Southeast Corner of 38th Avenue and Varner Road, Palm Desert Area, Unincorporated Riverside, California", dated January 15, 2008. This additional report is now included as part of GEO No. 1937. GEO No. 1937 concluded: 1.The consultant concluded that the active southern segment San Andreas Fault Zone is located about 3.4 miles northeast of the site. 2.No active or potentially active faulting has been mapped on the site or noted during the consultant's geologic investigation of the site. 3.The potential for the surface fault rupture on the site is considered very low. 4.The peak horizontal ground acceleration (10% probability of exceedance in 50 years) is estimated to be 0.73g at this site. The design basis earthquake expected on this section of the San Andreas Fault is 7.5M. 5.The results of the liquefaction analysis for the site indicate that the potential for liquefaction is very low at the site. However, during a strong seismic event seismically-induced settlement can occur within loose to moderately dense, dry or saturated granular soils. The potential total seismic -induced settlement is calculated to be up to 5.5 inches, with differential settlement of one-half to two-thirds of the total settlement. 6.On-site soils are considered to be moderately to highly susceptible to collapse. GEO No. 1937 recommended: 1.The seismic shaking parameters presented in the report should be applied to the proposed structures on the site. 2.Remedial soil removals and replacement with engineered fill is expected to mitigate the liquefaction effects of differential settlement. Post-tensioned foundation and slab systems are also recommended by the consultant to further mitigate differential settlements. 3.Remedial grading measures are proposed to mitigate the collapse potential. GEO No. 1937 satisfies the requirement for a Geologic/Seismic Study for Planning /CEQA purposes. GEO No. 1937 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

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Riverside County LMS
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10. GENERAL CONDITIONS

10.PLANNING. 8 SP - SP- GEO01937 (cont.) (cont.) RECOMMND

and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits. An environmental constraints sheet (ECS) shall be prepared relative to the potential for seismically-induced ground settlement and soil collapse at this site as described in the conditions set for the implementing project (TR34651).

10.PLANNING. 9 SP - AIR QUALITY M-M RECOMMND

This condition was copied from the original SP-

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: "PRIOR TO ANY PROJECT APPROVAL, an Air Quality Mitigation plan shall be prepared, submitted and approved by the Planning Department. The plan shall include processes, procedures, schedules, and methods to implement the mitigation measures as required in the Environmental Assessment No. 360., including the following: A painting program that ensures the use of low VOC paint and a painting schedule to meet the time requirements of MM-AQ1 Dust control measures that will describe the maximum area to be disturbed at one time Statements and plans for terminating soil disturbance when winds exceed 25 miles per hour Washing or sweeping access points daily A plan to implement the furnace filter program, including a contingency for the residences to continue receiving notifications on the replacement of the filters. The Home Owners Association (HOA) will retain monitoring responsibility until such time as the HOA does not exist. The plan shall include a program of notification, replacement assistance and methods to ensure compliance."

10.PLANNING. 10 SP - PM10 REDUCTION PLAN RECOMMND

This condition was copied from the original SP-

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO ANY PROJECT APPROVAL, the applicant shall prepare a site/area plan specific wind erosion study. A

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10. GENERAL CONDITIONS

10.PLANNING. 10 SP - PM10 REDUCTION PLAN (cont.) RECOMMND

PM10 reduction plan shall be prepared, submitted and approved by the Planning Department prior to any PROJECT APPROVAL."

10.PLANNING. 11 SP - 100 YEAR FLOOD PROTECTION RECOMMND

This condition was copied from the original SP-

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO ANY PROJECT APPROVAL, proof that the project area has been removed from the 100-year flood hazard area, via a Letter of Map Revision (LOMR) or a Letter of Map Amendment (LOMA) from the US Army Corps of Engineers (ACOE) shall be provided to the Planning Department. Construction of a temporary detention basin facility constructed and in place per the requirements of the Coachella Valley Water District will be accepted as well for the purposes of this condition."

10.PLANNING. 12 SP - GRADING OVER 10 FEET RECOMMND

This condition was copied from the original SP-

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO ANY PROJECT APPROVAL, if grading plans show that project-related excavations go deeper than ten (10) feet, a qualified paleontological monitor shall be retained by the site developer(s) to check for fossils. Should construction/development activities uncover paleontological resources, work will be halted in that area and moved to other parts of the project site and a qualified paleontologist shall be contacted to determine the significance of these resources. The paleontologist shall have authority to divert grading away from exposed fossils temporarily in order to recover the fossil specimens. If the find is determined to be significant, avoidance or other appropriate measures shall be implemented."

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10. GENERAL CONDITIONS

10.PLANNING. 13

SP - CULTURAL RESOURCES RPT

RECOMMND

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

10.PLANNING. 14

SP - CULTURAL RESOURCES PROFE

RECOMMND

As a result of archaeological investigation PD-A-4294, archaeological monitoring shall be required for all implementing projects of this specific plan. Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors. The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Dto ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear t condition. NOTE: 1)The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and

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10. GENERAL CONDITIONS

10.PLANNING. 14 SP - CULTURAL RESOURCES PROFE (cont.) RECOMMND

special interest group monitor throughout the process.
2)This agreement shall not modify any condition of approval or mitigation measure.

10.PLANNING. 15 SP - SPECIAL INTREST MONITOR DRAFT

As a result of information submitted by the Agua Caliente Band of Cahuilla Indians, dated July 1, 2009, tribal monitoring shall be required for this project. Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor(s) designated by the Agua Caliente Band of Cahuilla Indians. This group shall be known as the Special Interest Monitor (SI Monitor) for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility. The SI Monitors shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The SI Monitors shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian. The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition. NOTE: 1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process. 2)Special interest monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for all groups interests only. 3)This agreement shall not modify any condition of approval or mitigation measure. 4)The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the special interest groups has not been met. 5)Should repatriation be

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10. GENERAL CONDITIONS

10.PLANNING. 15 SP - SPECIAL INTREST MONITOR (cont.)

DRAFT

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST

RECOMMND

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

30. PRIOR TO ANY PROJECT APPROVAL

EPD DEPARTMENT

30.EPD. 1 SP - NESTING BIRD SURVEY

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project as a Prior to Grading Condition of Approval:

A nesting bird survey is required between February 1st and August 31st. No grading permit shall be issued between February 1st and August 31st unless a qualified biologist, currently holding an MOU with the County, conducts a nesting bird survey. The results of the survey shall be submitted directly to EPD for review prior to issuance of any grading permit. If nesting activity is observed, California Department of Fish and Games (CDFG) & USFWS shall be contacted in order to establish proper buffers. Documentation of the installation of buffers and consultation with CDFG shall be provided to EPD prior to any grading activities. This condition only applies if a grading permit is sought between February 1st and August 31st. No nesting bird survey shall be required outside of the nesting season. If you have any questions about this condition please contact EPD directly at 951-955-6892

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30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 1

SP - LC COMMON AREA MAINTENANC

RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application:

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

- a. A permanent master maintenance organization shall be established for the specific plan area to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.
- b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.
- c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside Guide to California Friendly Landscaping.
- d. Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall incorporate provisions concerning landscape irrigation system management and maintenance for the purpose of facilitating the water-efficient landscaping requirements of Ordinance No. 859 (as adopted and any amendments thereto). The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Area(s) _____"

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2 SP - LC ENTRY MONUMENTATION

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

- 1.An entry monument shall be shown on the Exhibit ____.
- 2.The entry monument shall be in substantial conformance to the design guidelines of Planning Area __ of the SPECIFIC PLAN, as shown on pages __ to __.
- 3.Landscaping of entry monument(s) shall comply with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside County Guide to California Friendly Landscaping."

30.PLANNING. 5 SP - NON-IMPLEMENTING MAPS

RECOMMND

rior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval.

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE."

30.PLANNING. 6 SP - DURATION OF SP VALIDITY

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The SPECIFIC PLAN that this project is a part of has a

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 6 SP - DURATION OF SP VALIDITY (cont.)

RECOMMND

life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as [eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended.]

The specific plan amendment will update the entire specific plan document to reflect current development requirements.

This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed."

30.PLANNING. 7 SP - SUBMIT FINAL DOCUMENTS

RECOM

Prior to the approval of ny implementing project within the SPECIFIC PLAN (i.e.: ract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Fifteen (15) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

- Building and Safety Department 1 copy
- Department of Environmental Health 1 copy
- Fire Department 1 copy
- Coachella Valley Water District 1 copy
- Transportation Department 1 copy
- County Planning Department in Riverside 1 copy
- Riverside County Planning Department in Desert 2 copies
- Executive Office - CSA Administrator 2 copies
- Clerk of the Board of Supervisors 1 copy

Any and all remaining documents shall be kept with the Planning Department in Riverside, or as otherwise determined by the Planning Director.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 7 SP - SUBMIT FINAL DOCUMENTS (cont.) RECOMMND

This condition cannot be DEFERRED or considered as NOT APPLICABLE."

30.PLANNING. 8 SP - PROJECT LOCATION EXHIBIT RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located. The exhibit shall also show all prior implementing projects within the SPECIFIC PLAN that have already been approved.

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED."

30.PLANNING. 9 SP - ACOUSTICAL STUDY REQD RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, an acoustical study shall be submitted to the Planning Department and the Department of Environmental Health - Industrial Hygiene Division for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the Department of Environmental Health-Industrial Hygiene Division. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 14 SP - EA REQUIRED

RECOMMND

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an adendum environmental assessment shall be filed and processed concurrently with this implementing project.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject to CEQA. This condition may not be DEFERRED."

30.PLANNING. 17 SP - COMPLETE CASE APPROVALS

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EA must have been approved, adopted, and certified by the Board of Supervisors, respectively.

This condition shall be considered as MET once the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR have been approved, adopted, and certified by the Board of Supervisors, repectively. This condition may not be DEFERRED."

30.PLANNING. 18 SP - AMENDMENT REQUIRED

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 18

SP - AMENDMENT REQUIRED (cont.)

RECOMMND

implementing project:

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;
2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or
3. as determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

30.PLANNING. 19

SP - PARK AGENCY REQUIRED

RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map, or parcel map), the following condition shall be placed on the implementing project:

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the Desert recreation District shall be annexed into said district or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

This condition shall be considered as NOT APPLICABLE if Desert Recreation District is unwilling or unable to annex the property in question."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21 SP - PA PROCEDURES

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION in the case of land division applications (tentative parcel maps or tentative tract maps) or PRIOR TO BUILDING PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits):

"The planning area[s] for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define this [these] planning area[s]:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s].
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

30.PLANNING. 22 SP - COMMON AREA MAINTENANCE

RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application:

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

- a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP - COMMON AREA MAINTENANCE (cont.)

RECOMMND

private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Areas 17-22."

30.PLANNING. 23 SP - CC&R RES PUB COMMON AREA

RECOMMND

rior to the approval of any implementing land division project (i.e. tract map or parcel map), the following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

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

1. A cover letter identifying the project for which approval is sought;

2. A signed and notarized declaration of covenants, conditions and restrictions;

3. A sample document, conveying title to the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23

SP - CC&R RES PUB COMMON AREA (cont.)

RECOMMND

purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

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

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

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

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

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23 SP - CC&R RES PUB COMMON AREA (cont.) (cont.)RECOMMND

maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

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

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

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

30.PLANNING. 24 SP - CC&R RES PRI COMMON AREA RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

"The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24

SP - CC&R RES PRI COMMON AREA (cont.)

RECOMMND

2. A signed and notarized declaration of covenants, conditions and restrictions;

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

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

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

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

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

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area' and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24 SP - CC&R RES PRI COMMON AREA (cont.) (cont.)RECOMMND

absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

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

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

30.PLANNING. 26 SP - PALEO M/M PROGRAM RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading.

A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 27 SP - GENERIC M/M PROGRAM RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EA

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 27 SP - GENERIC M/M PROGRAM (cont.) RECOMMND

No. 40918 and its addenda for the SPECIFIC PLAN during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EA are substantially complied with."

30.PLANNING. 29 SP - ACOE CLEARANCE RECOMMND

Prior to the approval of any implementing project within [planning area ___ of] the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construction within or along the banks of any blue-lined stream which is determined to be within the jurisdiction of the United States Army Corps of Engineers, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or along the banks of any natural watercourse or wetland. Copies of any agreement shall be submitted with the notification."

30.PLANNING. 31 SP - ENTRY MONUMENTATION RECOMMND

rior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

1. An entry monument shall be shown in the SPECIFIC PLAN.
2. The entry monument shall be in substantial conformance to the design guidelines of Section 3.5.2 of the SPECIFIC PLAN, as shown on pages 3-32 to 3-35."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 32 SP - POST GRADING REPORT

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreement[s] with the qualified [archaeologist/paleontologist/other] were complied with."

30.PLANNING. 33 SP - SCHOOL MITIGATION

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO BUILDING PERMITS, impacts to the Desert Sands School District shall be mitigated in accordance with state law."

30.PLANNING. 34 SP - GEOLOGIC STUDY

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

PRIOR TO SCHEDULING THIS PROJECT FOR A PUBLIC HEARING/ACTION, THE FOLLOWING SPECIAL GEOLOGIC STUDIES SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY GEOLOGIST:

A geologic/geotechnical investigation report. The investigation shall address geologic hazards including, but not necessarily limited to, slope stability, rock fall hazards, landslide hazards, surface fault rupture, fissures, liquefaction potential, collapsible and/or expansive soils, subsidence, wind and water erosion, debris flows, and groundshaking potential. For completeness and direct correlation to the proposed project, the consultant shall be provided the most recent copy of the project case exhibit (tract map, parcel map, plot plan, CUP, etc.) for incorporation into the consultant's report. Furthermore, the consultant shall plot all appropriate geologic and

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 34 SP - GEOLOGIC STUDY (cont.)

RECOMMND

geotechnical data on this case exhibit and include it as an appendix/figure/plate in their report. The geologic/geotechnical investigation report shall be reviewed and approved by the County Engineering Geologist prior to scheduling this case for a public hearing.

Note: acquisition of a County geologic report (GEO) number and submittal of review fees is required, Planning Geologic Report application (case sub-type GEO3) and deposit base fee payment should be submitted, in person by the applicant or his/her representative, at one of the County's two main offices (Riverside, Palm Desert). These items should be submitted at the Land Use counter. Reports and payment should not be given to the Planner or County Geologist directly.

The applicant and their consultant should also be aware that County Ordinance 457.98 requires a grading permit for any exploratory excavations consisting of 1000 cubic yards or greater in any one location of one acre or more. This applies to all trenching, borings and any access road clearing/construction that may be necessary.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 35 SP - ARCHAEOLOGIST RETAINED

RECOMMND

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit to ensure that the unique archaeological resources identified in the Cultural Resources Report prepared as part of this Specific Plan's environmental documentation have been adequately addressed. The condition shall read as follows:

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 35

SP - ARCHAEOLOGIST RETAINED (cont.)

RECOMMND

archaeological monitoring services for the proposed grading with respect to potential impacts to unique or significant subsurface archaeological resources. A pre-grade meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, a copy of a fully executed contract for archaeological monitoring services, including the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division.

30.PLANNING. 36

SP - IF HUMAN REMAINS FOUND

RECOMMND

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit, and shall read as follows:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the land divider, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 37

SP - LOW PALEO

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

- 1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
- 2.The applicant shall retain a qualified paleontologist approved by the County of Riverside.
- 3.The paleontologist shall determine the significance of the encountered fossil remains.
- 4.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
- 5.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
- 6.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 37 SP - LOW PALEO (cont.)

RECOMMND

museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

TRANS DEPARTMENT

30.TRANS. 1 SP - SP360/TS CONDITIONS

RECOMMND

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

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

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

Cook Street (NS) at Varner Road (EW)
Cook Street (NS) at I-10 Westbound Ramps (EW)
Cook Street (NS) at I-10 Eastbound Ramps (EW)
Avenue 38 (EW) at Project West Entrance (NS)
Avenue 38 (EW) at Project East Entrance (NS)
Avenue 38 (EW) at Varner Road (NS)
Berkey Drive (NS) at Varner Road (EW)
Washington Street (NS) at Avenue 38 (EW)

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 1 SP - SP360/TS CONDITIONS (cont.) RECOMMND

Washington Street (NS) at Varner Road (EW)
Washington Street (NS) at I-10 Eastbound Ramps (EW)
I-10 Westbound Ramps (NS) at Varner Road (EW)

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

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

30.TRANS. 2 SP - SP360/IMPROVEMENTS RECOMMND

All roads shall be improved per the recommended General
Plan or Specific Plan designation, as approved by the
County Board of Supervisors, or as approved by the
Transportation Department.

NOTE: Varner Road frontage improvements adjacent to I-10
shall include installation of appropriate barrier and glare
shields as approved by Caltrans and County Transportation
Department.

30.TRANS. 3 SP - SP360/TUMF RECOMMND

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

30.TRANS. 4 SP - SP360/TS REQUIRED RECOMMND

Site-specific traffic studies will be required for all
subsequent development proposals with the boundaries of
Specific Plan No. 360A1 as approved by the Transportation
Department. These subsequent traffic studies shall
identify specific project impacts and needed roadway
improvements to be constructed in conjunction with each
project.

All intersection spacing for individual tracts or maps
shall conform to the minimum County intersection spacing
standards.

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 5 SP - SP360/TS INSTALLATION

RECOMMND

The project proponent shall be responsible for the construction and installation of a traffic signal at the following location:

Avenue 38 (EW) at Varner Road (NS)
Berkey Drive (NS) at Varner Road (EW)
Avenue 38 (EW) at Project West Entrance (NS) (cash in lieu of construction)

Prior to the final building inspection of the first dwelling unit, the following traffic signal shall be installed and operational:

Avenue 38 (EW) at Varner Road (NS)
Berkey Drive (NS) at Varner Road (EW)

with fee credit eligibility

Prior to final building inspection of the first dwelling unit the project proponent shall pay cash in lieu of construction for the following signal:

Avenue 38 (EW) at Project West Entrance (NS)

with no fee credit given for Traffic Signal Mitigation Fees.

or as approved by the Transportation Department.

The project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

30.TRANS. 6 SP - SP360/TS GEOMETRICS

RECOMMND

Prior to Occupancy of 1st Dwelling Unit

Varner Road (EW) shall be improved to 84-feet of pavement consisting of six traffic lanes (14', 11', 11' eastbound through lanes, 12-foot wide striped median, 11', 11', 14' westbound through lanes) within a Major Highway right-of-way (118'). The extent of the improvements shall

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 6

SP - SP360/TS GEOMETRICS (cont.)

RECOMMND

be along the project frontage, plus appropriate transition to the south, plus tie in with the Northstar project (SP 343) Varner Road improvements to six lanes.

The intersection of Project East Entrance (NS) at Avenue 38 (EW) shall be improved to provide the following geometrics:

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

The intersection of Project West Entrance (NS) at Avenue 38 (EW) shall be improved to provide the following geometrics:

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

The intersection of Avenue 38 (NS) at Varner Road (EW) shall be improved to provide the following geometrics:

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

The intersection of Berkey Drive (NS) at Varner Road (EW) shall be improved to provide the following geometrics:

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

NOTE: Varner Road frontage improvements adjacent to I-10 shall include installation of appropriate barrier and glare shields as approved by Caltrans and County Transportation Department.

or as approved by the Transportation Department.

All improvements listed are requirements for interim

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 6 SP - SP360/TS GEOMETRICS (cont.) (cont.) RECOMMND

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

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

30.TRANS. 7 SP - SP360/38TH AVE IMPROVEMEN RECOMMND

Prior to the approval of any implementing projects, the following improvements shall be completed:

38th Avenue shall be improved to the Ultimate full section within the project boundaries. Within the parkway, a 10' wide concrete bike trail shall be provided on the north side of the new Avenue 38. The improvements shall reflect a Major Highway roadway classification as approved by the Transportation Department. The off-site portion of 38th Avenue (between the project easterly boundary and Washington Street) shall be constructed per County Standard 106, (32'/60'). The alignment of the off-site portion of 38th Avenue shall be coordinated with SP00338 or as approved by the Transportation Department.

30.TRANS. 8 SP - AVENUE "A" ALIGNMENT RECOMMND

Both project proponents of SP00360A1 and SP00338S1 shall submit an agreement to Transportation Department stating that they have agreed to alignment and elevations of proposed Avenue "A" located on the easterly boundary of SP00360A1 and the westerly boundary of SP00338S1. In the event the agreement has not been reached the SP00360A1 shall go back to Planning Department for redesign and resubmittal.

60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1 EPD- NESTING BIRD SURVEY RECOMMND

A nesting bird survey is required between February 1st and August 31st. No grading permit shall be issued between February 1st and August 31st unless a qualified biologist, currently holding an MOU with the County, conducts a

SPECIFIC PLAN Case #: SP00360A1

Parcel: 626-130-019

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD- NESTING BIRD SURVEY (cont.)

RECOMMND

nesting bird survey. The results of the survey shall be submitted directly to EPD for review and approval prior to issuance of any grading permit. If nesting activity is observed, California Department of Fish and Games (CDFG) & USFWS shall be contacted in order to establish proper buffers. Documentation of the installation of buffers and consultation with CDFG shall be provided to EPD prior to any grading activities. This condition only applies if a grading permit is sought between February 1st and August 31st. No nesting bird survey shall be required outside of the nesting season. If you have any questions about this condition please contact EPD directly at 951-955-6892

PARKS DEPARTMENT

60.PARKS. 1 MAP - TRAIL PLAN

RECOMMND

Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval. This trails plan shall show the class I bike trail with all topography, cross-sections, grading, fencing, signage, street crossings and landscaping. If you ahve questions contact Dan Nove at (951) 955-6998.

90. PRIOR TO BLDG FINAL INSPECTION

PARKS DEPARTMENT

90.PARKS. 1 SP - TRAIL CONSTRUCTION

RECOMMND

Prior to the final building inspection of the first dwelling unit, the class I bike trail shall be constructed as shown on the trails plan.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1 SP - PARK PLANS REQUIRED PA18

RECOMMND

PRIOR TO THE ISSUANCE OF THE 78th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Desert Recreation District or other entity set forth in the Planning Department's condition entitled "SP - Common Area

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 1 SP - PARK PLANS REQUIRED PA18 (cont.) RECOMMND

Maintenance" for the park site designated as Planning Area 18. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 18 and with the requirements of the Desert Recreation District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 2 SP - PARK CONSTRUCTION PA18 RECOMMND

PRIOR TO THE ISSUANCE OF THE 156th building permit within the SPECIFIC PLAN, the park designated as Planning Area 18 shall be constructed and fully operable.

100.PLANNING. 4 SP - COUNT RES BUILD PERMITS RECOMMND

This condition is applied to assist the Planning Department with tracking the build-out of the SPECIFIC PLAN by automatically counting all the issuance of all new residential building permits on the County's Land Management System which are electronically associated with the Specific Plan. Accordingly, this condition will not allow more than 460 residential building permits to be issued within the SPECIFIC PLAN.

100.PLANNING. 5 SP - PARK PLANS REQUIRED PA19 RECOMMND

PRIOR TO THE ISSUANCE OF THE 234th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Desert Recreation District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 19. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 19 and with the requirements of the Desert Recreation District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 5 SP - PARK PLANS REQUIRED PA19 (cont.) RECOMMND

irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 6 SP - PARK CONSTRUCTION PA19 RECOMMND

PRIOR TO THE ISSUANCE OF THE 312th building permit within the SPECIFIC PLAN, the park designated as Planning Area 19 shall be constructed and fully operable.

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

DATE: November 14, 2007

TO:

Transportation Department, Majeed
Dept. of Env. Health-John Johnson
Dept. of Fire-Tony Fox
Dept. of Bldg. & Safety (Grading)-Sam Gonzalez
Archeology-Leslie Mouriquand

EPD-Ken Baez
Co. Geologist-David Gaddie
CVWD-Georgia Celehar
CVRPD-Mary Thiery

TENTATIVE TRACT MAP NO. 34651, AMENDED NO. 1 - EA No. 40918 - Applicant: Corman-Leigh Communities - Engineer/Rep.: PBS&J Engineers - Fourth Supervisorial District - Western Coachella Valley Area Plan- Community Development: High Density Residential (CD:HDR) (8-14 dwelling units per acre) - Location: Northerly of I-10, Southerly of 38th Street and Westerly of Washington Street - 55.13 gross acres - Controlled Development Areas (W-2) Zoning - **REQUEST: A Schedule A subdivision of 55.13 gross acres into 239 residential lots with approximately 475 units and 18 open space lots with approximately 3 acres of active recreational areas - Concurrent Cases: Specific Plan No. 360 - APNs: 626-130-019**

Please review the attached **Amended** exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **December 6, 2007 CPR Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Matt Straite**, Project Planner, (951)955-0545, or e-mail at mstraite@RCTLMA.org / **MAILSTOP #: 1070**

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

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

TENTATIVE TRACT MAP NO. 34651 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Palm Desert 53 Investment, LLC - Engineering/Representative: Lee Consulting Group. – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: High Density Residential (CD-HDR) (8-14 du/ac) – Location: Northerly of Varner Road, southerly of Avenue 38, and westerly of Washington Street – 55 Gross Acres – Zoning: Controlled Development Areas (W-2) – REQUEST: The tentative tract map proposes to divide approximately 55 acres into 416 single-family residential lots. APN(s): 626-130-019.

TIME OF HEARING: 9:30 A.M. or as soon as possible thereafter.
DATE OF HEARING: February 18, 2009
PLACE OF HEARING: City of La Quinta Council Chambers
78-495 Calle Tampico, La Quinta, CA 92253

For further information regarding this project, please contact Maurice Borrows, Project Planner at 760-863-8277 or e-mail mborrows@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at www.tlma.co.riverside.ca.us/planning/pc.html

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 38686 El Cerrito Road, Palm Desert, CA 92211. For further information or an appointment, contact the project planner.

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

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

Please send all written correspondence to:

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
Attn: Maurice Borrows, Project Planner
38686 El Cerrito Road, Palm Desert, CA 92211