

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

402B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
 April 16, 2013

REVIEWED BY EXECUTIVE OFFICE

DATE 4/25/13mmg
 Tina Grande

Departmental Concurrence

SUBJECT: ORDINANCE NO. 348.4757 FOR CHANGE OF ZONE NO. 7715, SPECIFIC PLAN NO. 336, SUBSTANTIAL CONFORMANCE NO. 1, PLOT PLAN NO. 09967 REVISED PERMIT NO. 1, TENTATIVE TRACT MAP NO. 34552, and TENTATIVE TRACT MAP NO. 34553 – Applicant: Pulte Homes Corporation – Engineer/Representative: Hunsaker & Associates Irvine, Inc. – Fifth/Fourth Supervisorial District - Location: Northerly of Avenue 20, southerly of Avenue 18, westerly of Bubbling Wells Road, and easterly of Palm Drive – 478 Gross Acres - Zoning: Specific Plan (SP) - **REQUEST: Ordinance No. 348.4757 for Change of Zone No. 7715** proposes to 1) modify the approved Specific Plan Zoning Ordinance specifically as it relates to the drainage features and the recreation facility; 2) revise the zoning boundaries for the project; 3) formalize all the Planning Area Boundaries. The **Specific Plan Substantial Conformance** proposes several minor changes to Specific Plan No. 336 (Desert Dunes/Solera). **Plot Plan No. 09967 Revision No. 1** proposes modifications to an approved and constructed golf course and related clubhouse complex. More specifically the revision proposes improvements to the existing golf course clubhouse and surrounding improvements, including parking lots and actual golf course layout in two phases. Phase 1 proposes modifications to the existing golf course to accommodate the surrounding proposed residential development (Solera at Desert Dunes Specific Plan) including access road crossings, grading for flood control improvements and the renovation of the existing golf course clubhouse facilities and parking areas. Phase 2 proposes demolition and construction of a new golf course clubhouse facility and parking areas. **Tentative Tract Map No. 34552** is a Schedule A subdivision of 165.5 Gross Acres into 437 Single-Family Residential Lots, 3 Open Space Lots, 1 Open Space/Flood Control Facility Lot, 3 Water Quality Feature Lots, 2 Storm Drain Easement Lots, 3 Landscaping Lots, 1 Sewer Easement Lot and 1 Bicycle Easement Lot. **Tentative Tract Map No. 34553** proposes a

Carolyn Syms Luna
 Carolyn Syms Luna
 Planning Director

Initials:
 CSL:mm

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Stone and duly carried, IT WAS ORDERED that the above matter is approved as recommended and that Ordinance 348.4757 is adopted as recommended.

Ayes: Jeffries, Tavaglione, Stone and Ashley
 Nays: None
 Absent: Benoit
 Date: May 7, 2013
 xc: Planning, COB

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

010 466 52 6W 3:10

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

Prev. Agn. Ref.

District: 5/4

Agenda Number:

3-15

The Honorable Board of Supervisors

Re: ORDINANCE NO. 348.4757 FOR CHANGE OF ZONE NO. 7715, SPECIFIC PLAN NO. 336, SUBSTANTIAL CONFORMANCE NO. 1, PLOT PLAN NO. 09967 REVISED PERMIT NO. 1, TENTATIVE TRACT MAP NO. 34552, and TENTATIVE TRACT MAP NO. 34553

Page 2 of 2

Schedule A subdivision of 207.6 Gross Acres into 896 Single-Family Residential Lots, 1 Well Site Lot, 2 Water Quality Feature Lots, 3 Storm Drain Easement Lots, 1 Common Access Lot, 9 Landscaping Lots and 5 Open Space Lots.

RECOMMENDED MOTION:

ADOPTION of **ORDINANCE NO. 348.4757** for **CHANGE OF ZONE NO. 7715**, amending the Specific Plan Zoning Ordinance, revising the internal boundaries between the golf course and the Specific Plan, and formalizing the Planning Area Boundaries for all Planning Areas within the Specific Plan, based upon the findings and conclusions incorporated in the staff report;

APPROVAL of **SPECIFIC PLAN No. 336, SUBSTANTIAL CONFORMANCE NO. 1**, revising the Specific Plan, based upon the findings and conclusions incorporated in the staff report; and,

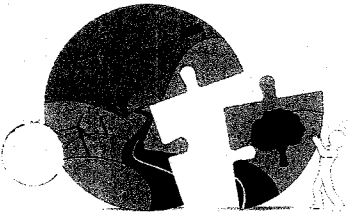
APPROVAL of **TENTATIVE TRACT MAP NO. 34552**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report;

APPROVAL of **TENTATIVE TRACT MAP NO. 34553**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **PLOT PLAN NO. 09967 REVISED PERMIT NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

On December 19, 2012, the Riverside County Planning Commission voted to recommend approval of this project (Vote 5-0). On March 12, 2013 the Board of Supervisors tentatively approved the project pending adoption of the Change of Zone Ordinance included in this Form 11.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

5/7/13
Date

KD
Initial

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

CHANGE OF ZONE NO. 7715, SPECIFIC PLAN SUBSTANTIAL CONFORMANCE NO. 1, TENTATIVE TRACT MAP NO. 34553, TENTATIVE TRACK MAP NO. 34552, PLOT PLAN NO. 09967 REVISION NO. 1, ENVIRONMENTAL IMPACT REPORT NO. 455 ADDENDUM NO. 1

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)

Pulte Homes
Project Applicant

27101 Puerta Real, Suite 300 Mission Viejo CA 92691
Address

The Project is located near the City of Desert Hot Springs, northerly of Avenue 20, southerly of Avenue 18, westerly of Bubbling Wells Road, and easterly of Palm Drive.

Project Location

The Specific Plan Substantial Conformance proposes several minor changes to Specific Plan No. 336 (Desert Dunes/ Solera). Change of Zone No. 7715 proposes to 1) modify the approved Specific Plan Zoning Ordinance specifically as it relates to the drainage features and the recreation facility; 2) revise the zoning boundaries for the project; 3) formalize all the Planning Area Boundaries. Plot Plan No. 09967 Revision No. 1 proposes modifications to an approved and constructed golf course and related clubhouse complex. More specifically the revision proposes improvements to the existing golf course clubhouse and surrounding improvements, including parking lots and actual golf course layout in two phases. Phase 1 proposes modifications to the existing golf course to accommodate the surrounding proposed residential development (Solera at Desert Dunes Specific Plan) including access road crossings, grading for flood control improvements and the renovation of the existing golf course clubhouse facilities and parking areas. Phase 2 proposes demolition and construction of a new golf course clubhouse facility and parking areas. Tentative Track Map No. 34552 is a Schedule A subdivision of 165.5 Gross Acres into 437 Single-Family Residential Lots, 3 Open Space Lots, 1 Open Space/Flood Control Facility Lot, 3 Water Quality Feature Lots, 2 Storm Drain Easement Lots, 3 Landscaping Lots, 1 Sewer Easement Lot and 1 Bicycle Easement Lot. Tentative Track Map No. 34553 proposes a Schedule A subdivision of 207.6 Gross Acres into 896 Single-Family Residential Lots, 1 Well Site Lot, 2 Water Quality Feature Lots, 3 Storm Drain Easement Lots, 1 Common Access Lot, 9 Landscaping Lots and 5 Open Space Lots.

Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. An Addendum to an earlier EIR was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$64.00).
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 earlier EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

[Signature]
Signature

Board Assistant
Title

5/7/13
Date

Date Received for Filing and Posting at OPR: _____

MAY 07 2013 3-15

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * I0605258

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: HUNSAKER & ASSOCIATES \$64.00
paid by: CK 0065308786
paid towards: CFG04458 CALIF FISH & GAME: DOC FEE
CFG FOR TR34553/TR34552/SP336S1/PP09967R1/CZ7715
at parcel #:
appl type: CFG3

By _____ Sep 12, 2006 14:26
KHAFLIGE posting date Sep 12, 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

1 B. Lot area shall not be less than four thousand (4,000) square feet. The
2 minimum lot area shall be determined by excluding that portion of a lot that is used solely
3 for access to the portion of a lot used as a building site.

4 C. The minimum average lot width of that portion of a lot to be used as a
5 building site shall be forty feet (40') with a minimum average depth of one hundred feet
6 (100'). Flag lots shall not be permitted.

7 D. The minimum frontage of a lot shall be forty feet (40'), except that lots
8 fronting on a knuckle or cul-de-sac may have a minimum frontage of thirty-five feet (35').
9 Lot frontage along curvilinear streets may be measured at the building setback in
10 accordance with zone development standards.

11 E. Minimum Yard requirements are as follows:

12 i. The front yard shall not be less than fifteen feet (15'), measured
13 from the existing or future street line to the porches, patios, or covered entries of
14 the main structure.

15 ii. The front yard shall not be less than seventeen feet (17'), measured
16 from the existing or future street line to the street-facing garage door of the main
17 structure.

18 iii. Side yards on interior and through lots shall be not less than five feet
19 (5'), with a minimum separation of ten feet (10') between dwelling units on
20 adjoining properties. Side yards on corner and reversed corner lots shall not be less
21 than fifteen feet (15') from the existing or future street line.

22 iv. The rear yard shall not be less than thirteen feet (13') if adjacent to a
23 golf course or open space. Otherwise, the rear yard shall not be less than ten feet
24 (10').

25 v. No structural encroachments shall be permitted in the front, side or
26 rear yards except as follows:

27 (a) Architectural projections which are exterior ornamentation
28 that do not provide additional floor space within the building may extend

1 into a required yard not to exceed two feet (2'). Eaves may extend into a
2 required yard up to three feet (3') and the street side yard up to two feet
3 (2'). The distance between any architectural projections and a property line
4 shall not be less than three feet (3'). The aggregate length of all architectural
5 projections shall exceed neither a total length of twenty feet (20') nor fifty
6 percent (50%) of the wall on which they are located. Encroachments into
7 the side yard may only occur in one side yard, and the side yard into which
8 a gate opens (for access into the rear yard) must maintain a minimum of
9 five (5') feet in width.

10 (b) Ground mounted air conditioner units and pool or spa
11 equipment shall be screened by a wall up to forty-eight inches (48") in
12 height and may encroach four feet (4') into a street side or rear yard and an
13 interior side yard by three feet six inches (3'6"). Said equipment shall not
14 be permitted in a front yard.

15 F. Automobile storage shall be provided as required by Article XVIII, Section
16 18.12 of Ordinance No. 348.

17 G. In no case shall more than sixty percent (60%) of any lot be covered by
18 main buildings, garages, accessory buildings/guest dwellings and other structures.

19 (3) Except as provided, all other zoning requirements shall be the same as those
20 requirements identified in Article VI of Ordinance No. 348.

21 b. Planning Area 17.

22 (1) The uses permitted in Planning Area 17 of Specific Plan No. 336 shall be the same
23 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses
24 permitted in Article VIIIe, Section 8.100.a. (8) and (9) shall not be permitted.

25 (2) The development standards for Planning Area 17 of Specific Plan No. 336 shall be
26 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348,
27 except that the development standards set forth in Article VIIIe, Section 8.101.a., b. and e. shall be
28 deleted and replaced with the following:

1 a. Lot Area. Minimum lot area shall be twenty thousand (20,000) square feet.

2 b. Yards. Whenever a building is to be constructed on a lot in this zone, it
3 shall have a front yard minimum setback of forty feet (40'), a minimum interior side yard
4 setback of twenty feet (20'), a minimum street side yard setback of fifteen feet (15'), a
5 minimum rear yard setback of twenty feet (20'), a minimum building-to-parking setback of
6 ten feet (10'), a minimum building-to-building setback of ten feet (10'), and a maximum
7 building coverage of fifty percent (50%) of the gross lot area. No structural encroachments
8 shall be permitted in the front, side or rear yard except for as provided for in Section 18.19
9 of Ordinance No. 348.

10 e. Building Height. The maximum building height shall be forty five feet (45')
11 with allowances for tower projections up to seventy feet (70').

12 (3) Except as provided above, all other zoning requirements shall be the same as those
13 requirements identified in Article VIIIe of Ordinance No. 348.

14 c. Planning Areas 18-25.

15 (1) The uses permitted in Planning Areas 18, 19, 20, 21, 22, 23, 24, and 25 of Specific
16 Plan No. 336 shall be the same as those uses permitted in Article XVb, Section 15.200.a. of
17 Ordinance No. 348, except that the uses permitted pursuant to Section 15.200a.(1), (3), and (4);
18 15.200.b.(4), (5), (6), and (7); 15.200.c.(1), (3), (4), (5), (6), (7), (9), (11), (12), and (14),
19 15.200.d.(1) and 15.200.e. shall not be permitted. In addition, the permitted uses pursuant to
20 Section 15.200.a. of Ordinance No. 348 shall include golf cart and/or cart paths, open turf
21 areas/sports fields (active and passive uses), trails and/or paths for walking/jogging/bicycle and
22 dog parks.

23 (2) The development standards for Planning Areas 18, 19, 20, 21, 22, 23, 24, and 25 of
24 Specific Plan No. 336 shall be the same as those standards identified in Article XVb, Section
25 15.201 of Ordinance No. 348, except that the development standards set forth in Article XVb,
26 Section 15.201.a., b., and d., shall be deleted.

27 (3) Except as provided above, all other zoning requirements shall be the same as those
28 requirements identified in Article XVb of Ordinance No. 348.

1 d. Planning Areas 26 and 27.

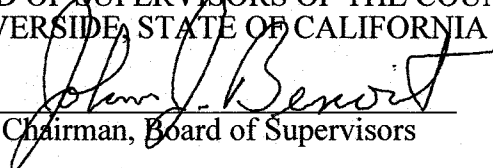
2 (1) The uses permitted in Planning Areas 26 and 27 of Specific Plan No. 336 shall be
3 the same as those uses permitted in Article XVb, Section 15.200 of Ordinance No. 348, except
4 that the uses permitted pursuant to Section 15.200a.(1), (3), and (4); 15.200.b.(4), (5), (6), and (7);
5 15.200.c.(1), (3), (4), (5), (6), (7), (9), (11), (12), and (14), 15.200.d.(1) and 15.200.e. shall not be
6 permitted.

7 (2) The development standards for Planning Areas 26 and 27 of Specific Plan No. 336
8 shall be the same as those standards identified in Article XVb, Section 15.201, except that the
9 development standards set forth in Article XVb, Sections 15.201.a., b., and d., shall be deleted.

10 (3) Except as provided above, all other zoning requirements shall be the same as those
11 requirements identified in Article XVb of Ordinance No. 348.

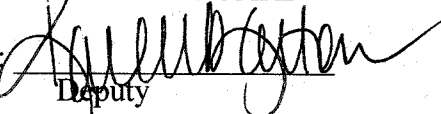
12 Section 3. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after its
13 adoption.

14
15 BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

16 By: 
Chairman, Board of Supervisors

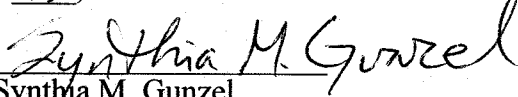
17 John Benoit

18 ATTEST:
19 KECIA HARPER-IHEM
CLERK OF THE BOARD

20 By: 
Deputy

21
22 (SEAL)

23
24 APPROVED AS TO FORM:
March 13, 2013

25 By: 
26 Cynthia M. Gunzel
Deputy County Counsel

27 SMG:
07/19/12

28 G:\Contract\SGUNZEL\D7 Ordinances\Ordinance No. 348\SP336 Solera at Desert Dunes

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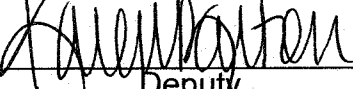
STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on May 7, 2013, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

AYES: Jeffries, Tavaglione, Stone and Ashley
NAYS: None
ABSENT: Benoit

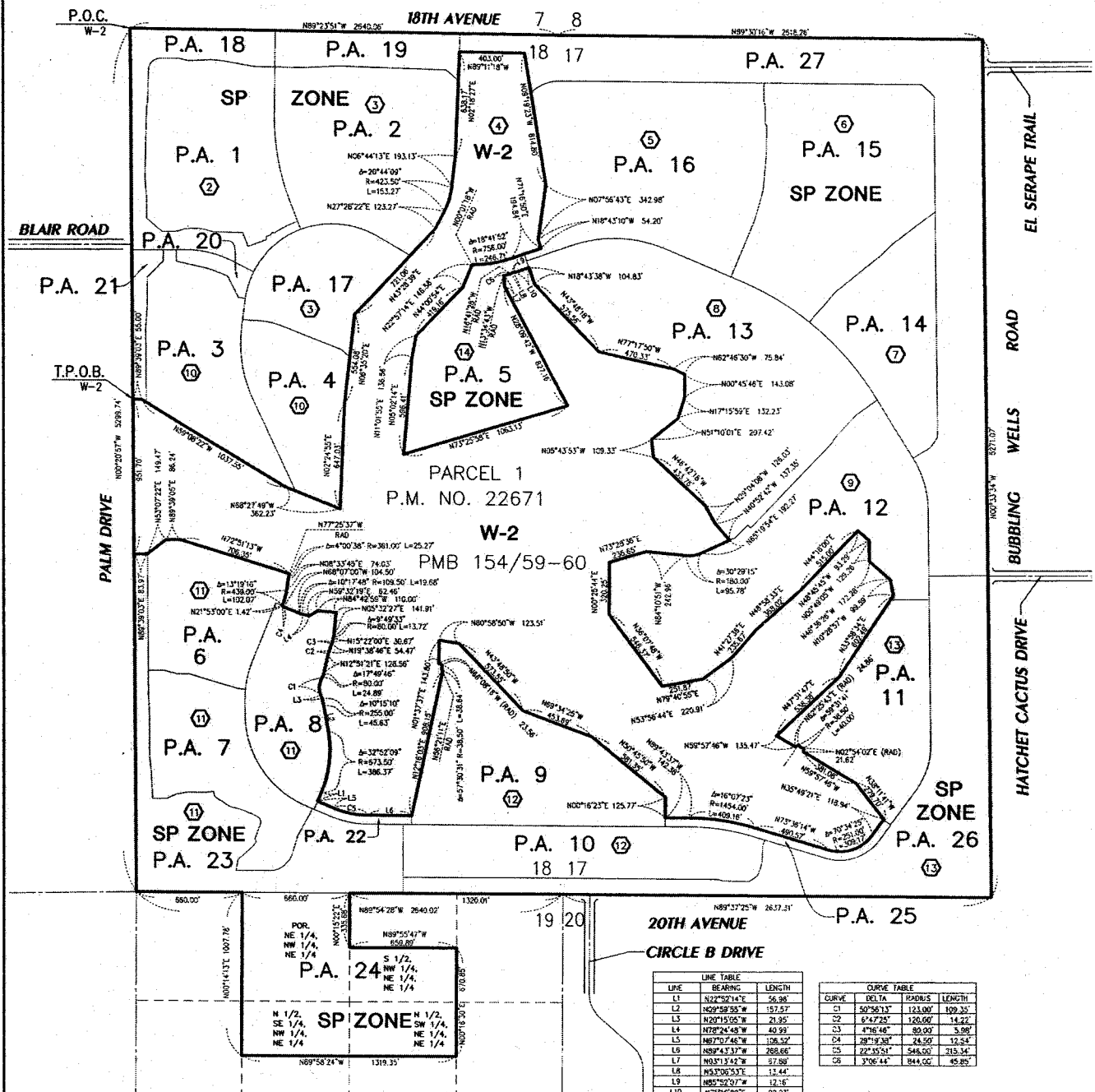
DATE: May 7, 2013

KECIA HARPER-IHEM
Clerk of the Board

BY: 
Deputy

SEAL

SECTIONS 17, 18, 19, T.3S., R.5E., S.B.M.



LEGEND

- SP ZONE** SPECIFIC PLAN (SP 336)
- W-2** CONTROLLED DEVELOPMENT AREA
- P.A. 1** PLANNING AREA
- ⑦** SHEET NUMBER

LINE TABLE		CURVE TABLE	
LINE	BEARING	CURVE	DELTA
L1	S22°57'14"E	C1	50°56'13"
L2	N69°58'55"W	C2	6°47'28"
L3	N20°15'05"W	C3	4°16'46"
L4	N78°24'49"W	C4	28°19'38"
L5	N67°07'46"W	C5	72°15'51"
L6	N89°43'37"W	C6	3°06'44"
L7	N53°15'42"W		
L8	N53°06'33"E		
L9	N85°52'07"W		
L10	N71°16'52"E		

CURVE	DELTA	PIEDS	LENGTH
C1	50°56'13"	123.00'	109.35'
C2	6°47'28"	120.00'	14.22'
C3	4°16'46"	80.00'	3.99'
C4	28°19'38"	24.50'	12.54'
C5	72°15'51"	544.00'	215.34'
C6	3°06'44"	844.00'	45.80'

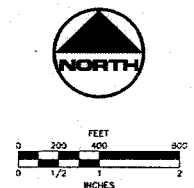
MAP NO. 58.094

**CHANGE OF OFFICIAL ZONING PLAN
PASS AND DESERT
DISTRICT**

CHANGE OF ZONE CASE NO. 07715
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4757
MAY 7, 2013

RIVERSIDE COUNTY BOARD OF SUPERVISORS

- APN: 657-460-005
- APN: 657-460-006
- APN: 657-460-007
- APN: 657-470-004
- APN: 657-470-008
- APN: 657-480-001
- APN: 650-040-003



P.O.C.
P.A. 1-3 & 17-21
N 1/4 CORNER OF
SEC 18, T.3S.,
R.5E. S.B.M.

18TH AVENUE

T.P.O.B.
P.A. 19

PA 18

PA 19

T.P.O.B.
P.A. 1&2

PA 1

PA 2

PALM DRIVE

BLAIR ROAD

PA 18

T.P.O.B.
P.A. 18

PA 20

PA 17

PA 21

PA 3

PA 4

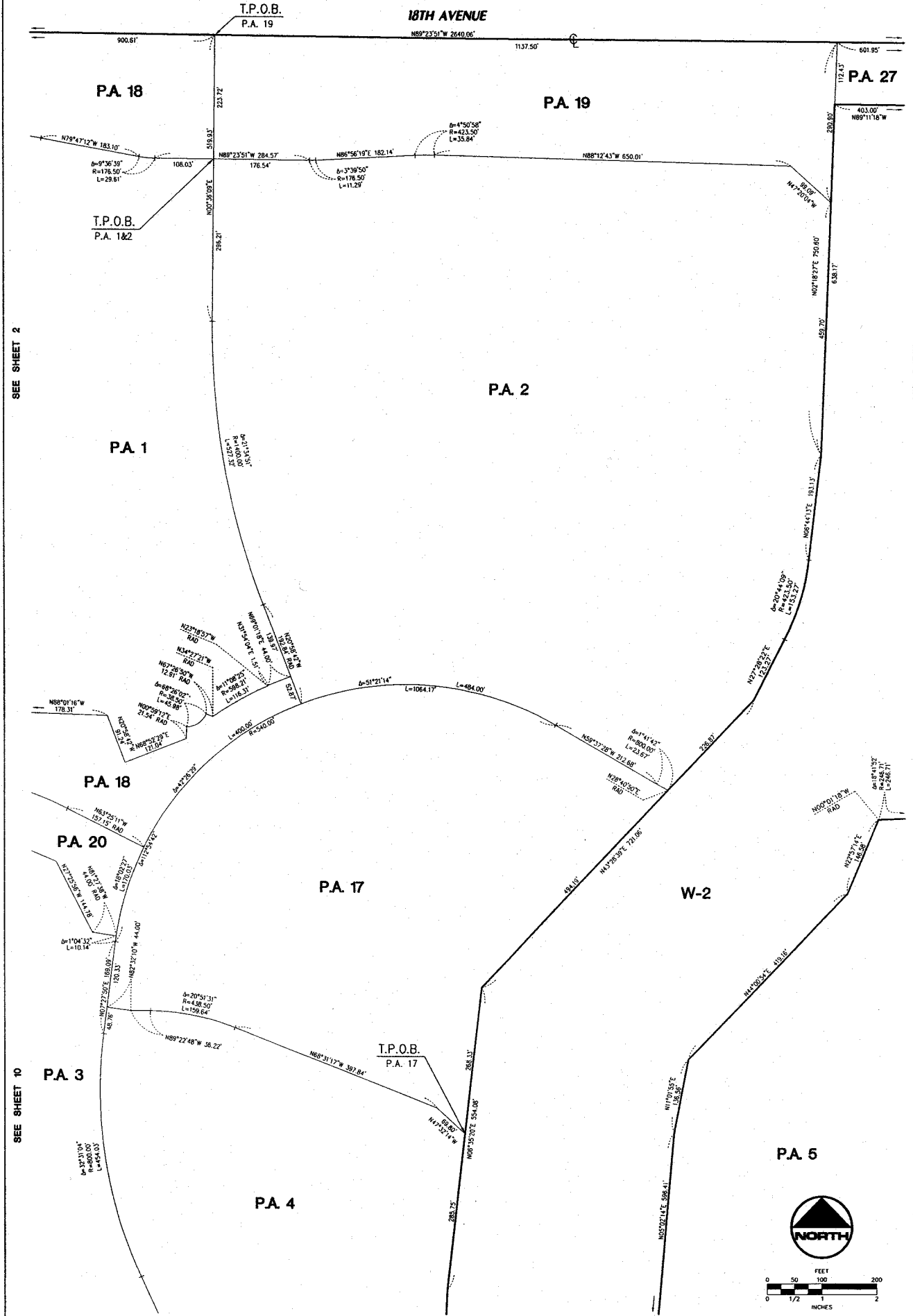


SEE SHEET 10

SEE SHEET 3

SEE SHEET 10

W.C. 2917-14X PLANNING AREA AND ZONE CHANGE EXHIBIT



SEE SHEET 4

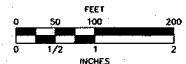
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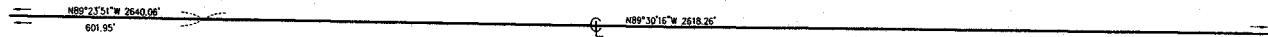
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SEE SHEET 10



18TH AVENUE



P.A. 27

P.A. 16

P.A. 15

P.A. 13

P.A. 5

SEE SHEET 14

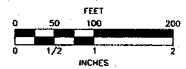
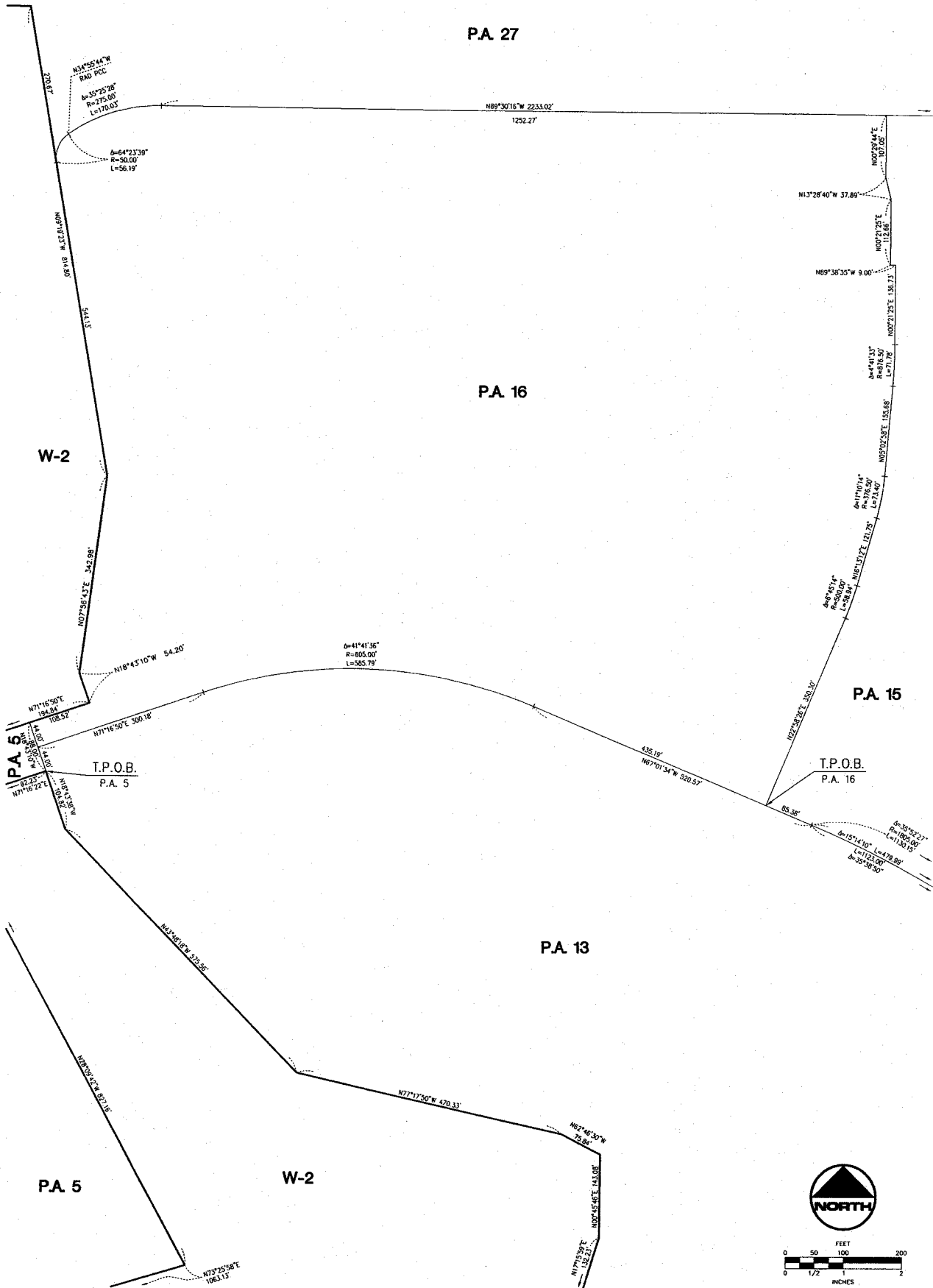
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SEE SHEET 6

SEE SHEET 14

SEE SHEET 8



18TH AVENUE

P.O.B.
P.A. 27

P.O.C.
P.A. 2

P.A. 27

EL SERAPE TRAIL

ROAD

WELLS

BUBBLING

P.A. 16

P.A. 15

P.A. 14

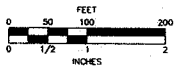
P.A. 13

P.A. 12

T.P.O.B.
P.A. 16

T.P.O.B.
P.A. 15

T.P.O.B.
P.A. 13



SEE SHEET 5

SEE SHEET 8

SEE SHEET 8

SEE SHEET 9

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P.A. 15

P.A. 14

P.A. 27

P.A. 13

P.A. 12

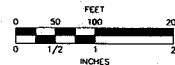
BUBBLING WELLS ROAD

I.P.O.B.
P.A. 15

I.P.O.B.
P.A. 13

T.P.O.B.
P.A. 14

3522.00'
N00°33'34"W SECTION



SEE SHEET 9

SEE SHEET 14

SEE SHEET 5

SHEET 8 OF 14 SHEETS

SEE SHEET 14

SEE SHEET 1

SEE SHEET 9

SEE SHEET 5

SEE SHEET 6

SEE SHEET 7

SEE SHEET 7

PA 5

PA 5

W-2

PA 16

W-2

PA 13

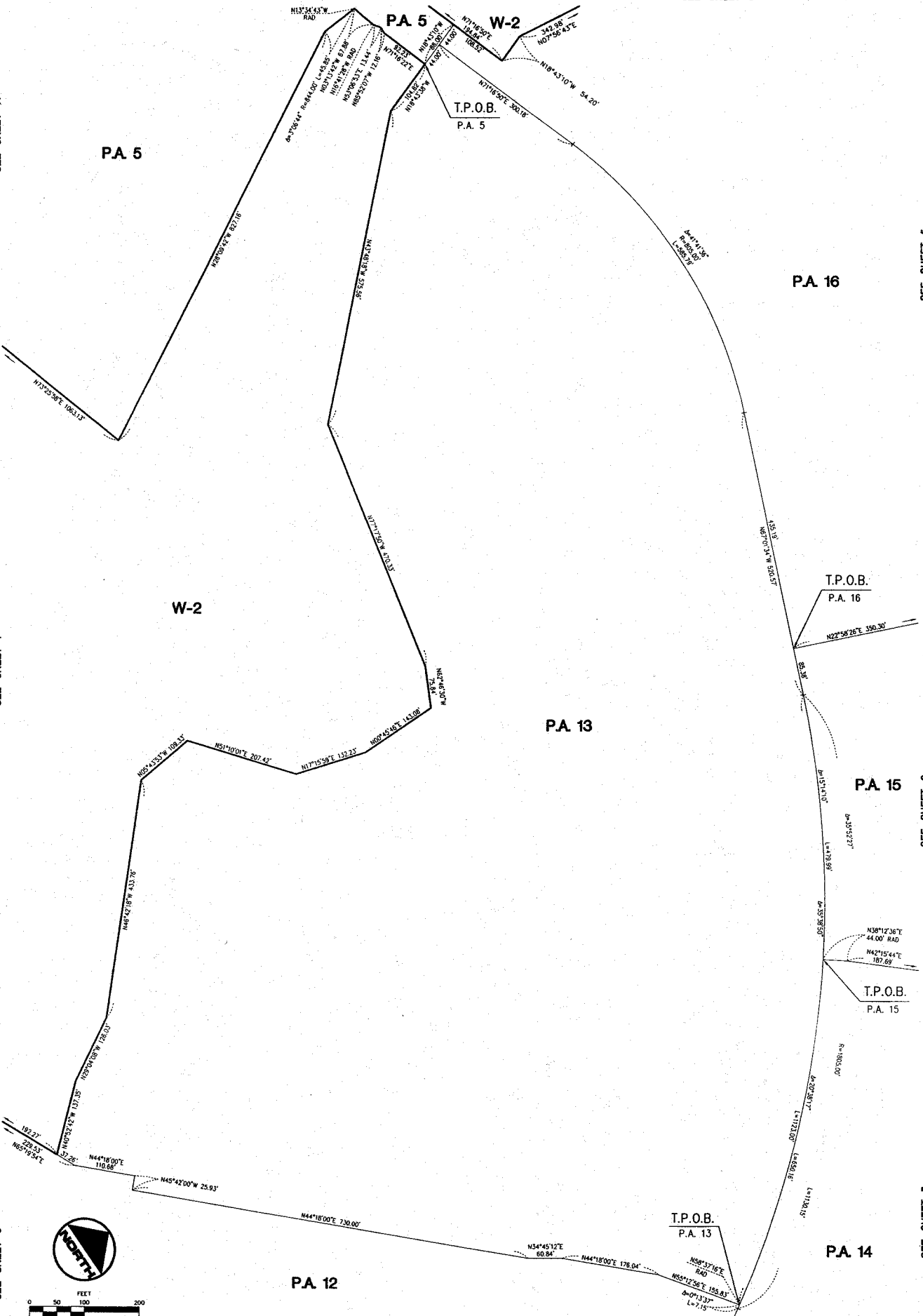
PA 15

PA 14

PA 12

SEE SHEET 9

SEE SHEET 7

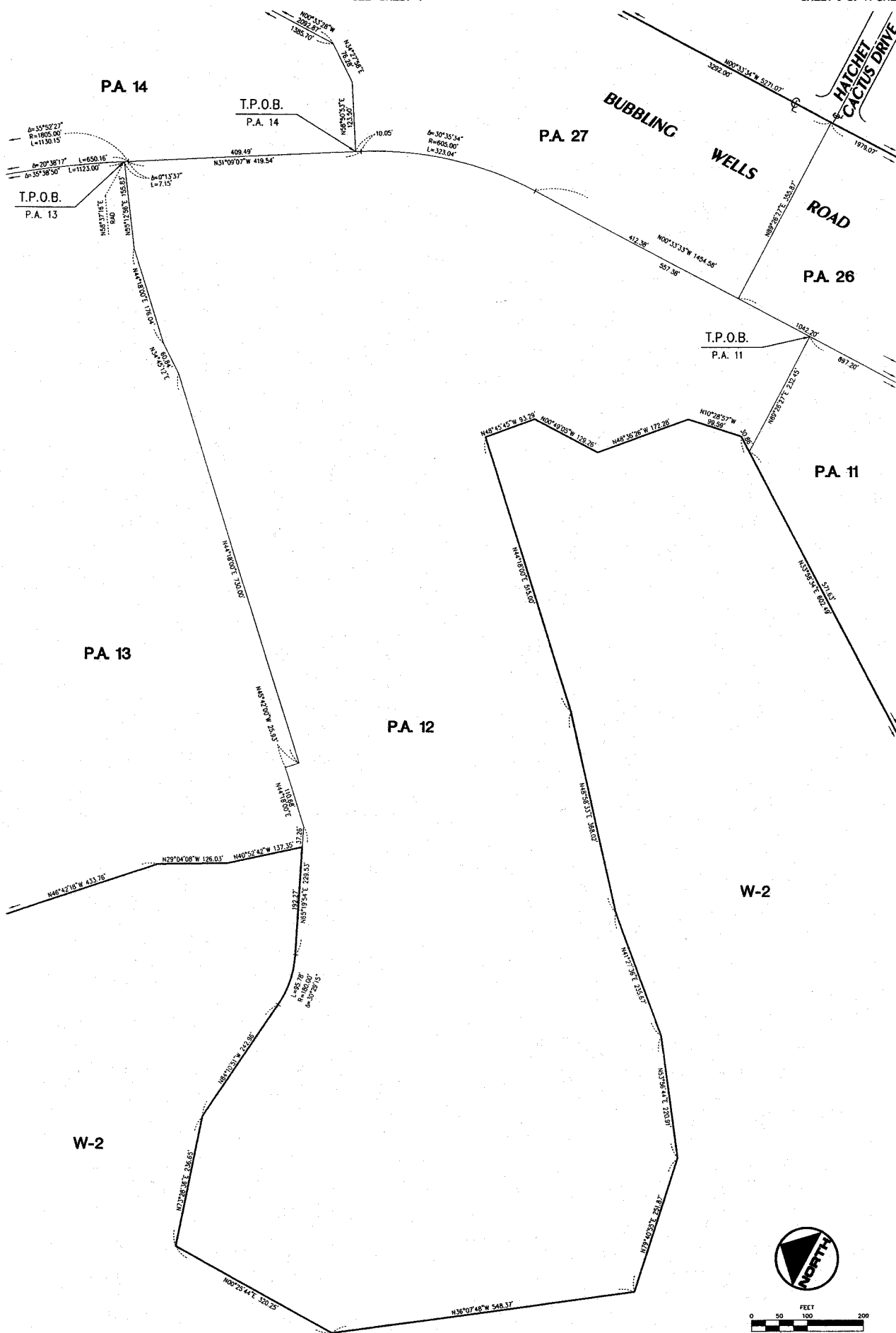


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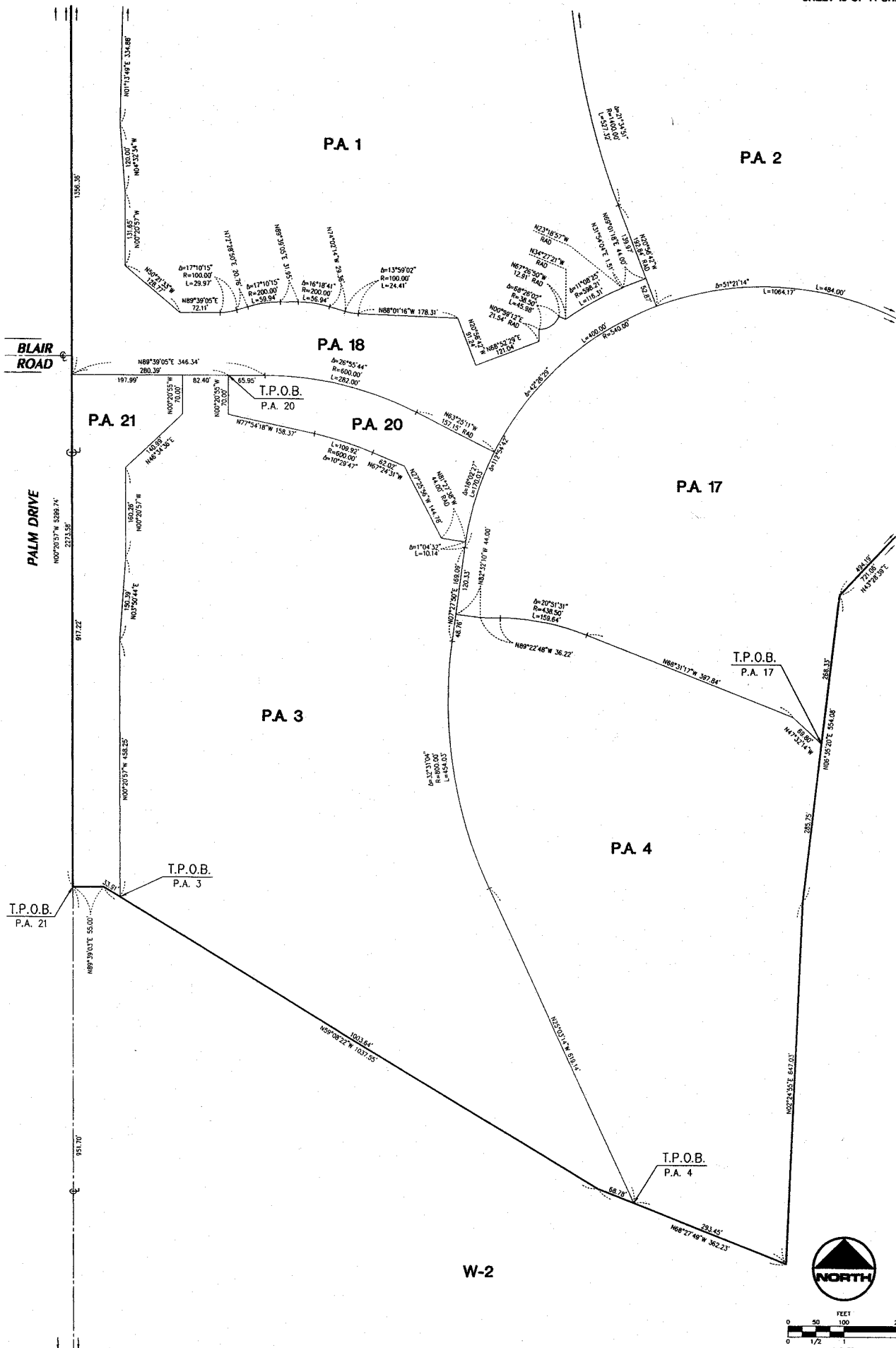
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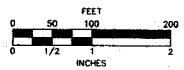
SEE SHEET 1

SEE SHEET 12



SEE SHEET 3

SEE SHEET 14



PALM DRIVE
N06°20'31"W 3288.14'

T.P.O.B.
P.A. 6

PA 6

W-2

T.P.O.B.
P.A. 7

PA 7

PA 8

PA 23

T.P.O.B.
P.A. 8

PA 22

P.O.C.
P.A. 6-10 & 22

T.P.O.B.
P.A. G

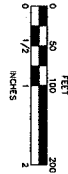
20TH AVENUE

PA 24

SEE SHEET 1

SEE SHEET 12

W.D.: 2917-14X PLANNING AREA AND ZONE CHANGE EXHIBIT



SEE SHEET 11

W-2

SEE SHEET 1

SEE SHEET 9

SHEET 12 OF 14 SHEETS

PA 9

W-2

PA 12

SEE SHEET 13

PA G

PA F

T.P.O.B.
P.A. 10

T.P.O.B.
P.A. 9 & F

20TH AVENUE

PA 26

PA 10

CIRCLE B DRIVE

PA 25

I:\DESERT DUNES GC\zone change exhibit\SH112.dwg

SEE SHEET 3

SEE SHEET 4

SHEET 14 OF 14 SHEETS

SEE SHEET 6

SEE SHEET 3

PA. 2

PA. 16

SEE SHEET 5

PA. 17

W-2

T.P.O.B.
P.A. 5

PA. 13

SEE SHEET 8

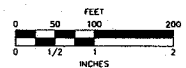
SEE SHEET 10

T.P.O.B.
P.A. 17

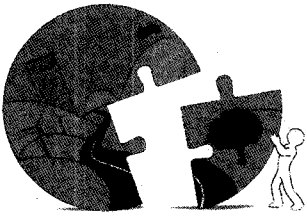
PA. 5

SEE SHEET 1

W-2



SEE SHEET 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

402B

DATE: April 16, 2013

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: ORDINANCE NO. 348.4757 FOR CHANGE OF ZONE NO. 7715, SPECIFIC PLAN NO. 336, SUBSTANTIAL CONFORMANCE NO. 1, PLOT PLAN NO. 09967 REVISED PERMIT NO. 1, TENTATIVE TRACT MAP NO. 34552, and TENTATIVE TRACT MAP NO. 34553

(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 | (4th Dist) Desert Sun and Press Enterprise |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> Mitigated Negative Declaration |
| <input checked="" type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input checked="" 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:

Notice of Determination and Mit Neg Dec Forms
Fish & Game Receipt (CFG04332)

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

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

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

"Planning Our Future... Preserving Our Past"

KSB

16-4 TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on SPECIFIC PLAN NO. 336, SUBSTANTIAL CONFORMANCE NO. 1 / CHANGE OF ZONE NO. 7715 / PLOT PLAN NO. 09967 REVISION NO. 1 / TENTATIVE TRACT MAP NO. 34552, AND TENTATIVE TRACT MAP NO. 34553 – Pulte Homes Corporation/Hunsaker & Associates Irvine, Inc. – Western Coachella Valley – Pass & Desert Zoning Area – 5th/4th District. Recommendation of the Planning Commission to Consider an Addendum to Environmental Impact Report No. 445; Specific Plan No. 336, Substantial Conformance No. 1 proposes several minor changes to Specific Plan No. 336 (Desert dunes / Solera); Approval of Change of Zone No. 7715 to modify the approved Specific Plan Zoning Ordinance specifically as it relates to the drainage features and the recreation facility; revise the zoning boundaries for the project; formalize all the Planning Area Boundaries; Approval of Plot Plan No. 09967 Revised No. 1 which proposes modifications to an approved and constructed golf course layout in two phases: Phase 1 proposes modifications to the existing golf course to accommodate the surrounding proposed residential development (Solera at Desert Dunes Specific Plan) including access road crossings, grading for flood control improvements and the renovation of the existing golf course clubhouse facilities and parking areas; Phase 2 proposes demolition and construction of a new golf course clubhouse facility and parking areas; Approval of Tentative Tract Map No. 34552, Schedule A to subdivide 165.5 Gross Acres into 437 Single-Family Residential Lots, 3 Open Space Lots, 1 Open Space/Flood Control Facility Lot, 3 Water Quality Feature Lots, 2 Storm Drain Easement Lots, 3 Landscaping Lots, 1 Sewer Easement Lot and 1 Bicycle Easement Lot; and Approval of Tentative Tract Map No. 34553, Schedule A to subdivide 207.6 Gross Acres into 896 Single-Family Residential Lots, 1 Well Site Lot, 2 Water Quality Feature Lots, 3 Storm Drain Easement Lots, 1 Common Access Lot, 9 Landscaping Lots and 5 Open Space Lots.

a. TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING:
b. TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING:
(TENT. APPROVED AS RECOMM.)

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 26, 2012

SUBJECT: SPECIFIC PLAN NO. 336, SUBSTANTIAL CONFORMANCE NO. 1, CHANGE OF ZONE NO. 7715, PLOT PLAN NO. 09967 REVISION NO. 1, TENTATIVE TRACT MAP NO. 34552, and TENTATIVE TRACT MAP NO. 34553 – Applicant: Pulte Homes Corporation – Engineer/Representative: Hunsaker & Associates Irvine, Inc. – Fifth/Fourth Supervisorial District – Location: Northerly of Avenue 20, southerly of Avenue 18, westerly of Bubbling Wells Road, and easterly of Palm Drive – 478 Gross Acres - Zoning: Specific Plan (SP) - **REQUEST:** The **Specific Plan Substantial Conformance** proposes several minor changes to Specific Plan No. 336 (Desert Dunes/ Solera). **Change of Zone No. 7715** proposes to 1) modify the approved Specific Plan Zoning Ordinance specifically as it relates to the drainage features and the recreation facility; 2) revise the zoning boundaries for the project; 3) formalize all the Planning Area Boundaries. **Plot Plan No. 09967 Revision No. 1** proposes modifications to an approved and constructed golf course and related clubhouse complex. More specifically the revision proposes improvements to the existing golf course clubhouse and surrounding improvements, including parking lots and actual golf course layout in two phases. Phase 1 proposes modifications to the existing golf course to accommodate the surrounding proposed residential development (Solera at Desert Dunes Specific Plan) including access road crossings, grading for flood control improvements and the renovation of the existing golf course clubhouse facilities and parking areas. Phase 2 proposes demolition and construction of a new golf course clubhouse facility and parking areas. **Tentative Track Map No. 34552** is a Schedule A subdivision of 165.5 Gross Acres into 437 Single-Family Residential Lots, 3 Open Space Lots, 1 Open Space/Flood Control Facility Lot, 3 Water Quality Feature Lots, 2 Storm Drain Easement Lots, 3 Landscaping Lots, 1 Sewer Easement Lot and 1 Bicycle Easement Lot. **Tentative Track Map No. 34553** proposes a Schedule A subdivision of 207.6 Gross Acres into 896 Single-

Carolyn Syms Luna
Carolyn Syms Luna
Planning Director

Initials:
CSL:mm

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande
Departmental Concurrence

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

Prev. Agn. Ref.

District: 5/4

Agenda Number:

The Honorable Board of Supervisors

Re: SPECIFIC PLAN NO. 336, SUBSTANTIAL CONFORMANCE NO. 1, CHANGE OF ZONE NO. 7715, PLOT PLAN NO. 09967 REVISION NO. 1, TENTATIVE TRACT MAP NO. 34552, and TENTATIVE TRACT MAP NO. 34553

Page 2 of 3

Family Residential Lots, 1 Well Site Lot, 2 Water Quality Feature Lots, 3 Storm Drain Easement Lots, 1 Common Access Lot, 9 Landscaping Lots and 5 Open Space Lots.

RECOMMENDED MOTION:

CONSIDERATION of an **ADDENDUM TO ENVIRONMENTAL IMPACT REPORT NO. 445** 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;

APPROVAL of **CHANGE OF ZONE NO. 7715**, amending the Specific Plan Zoning Ordinance, revising the internal boundaries between the golf course and the Specific Plan, and formalizing the Planning Area Boundaries for all Planning Areas within the Specific Plan, based upon the findings and conclusions incorporated in the staff report;

TENTATIVE APPROVAL of **SPECIFIC PLAN NO. 336, SUBSTANTIAL CONFORMANCE NO. 1**, revising the Specific Plan, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 34552**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report;

APPROVAL of **TENTATIVE TRACT MAP NO. 34553**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **PLOT PLAN NO. 09967 REVISED PERMIT NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

On December 19, 2012, the Riverside County Planning Commission voted to recommend approval of this project (Vote 5-0) with one provision outlined below in detail.

The original Specific Plan was approved without a General Plan Amendment. The original proposed Specific Plan was consistent with the underlying designation of Medium Density Residential (MDR) and remains so in this current proposal; however one small section of the plan was discussed extensively before the Planning Commission.

One small section where homes are proposed is in an Open Space Land Use Designation. More specifically, TR34552 includes 11 residential lots (lots 9 through 19) in an area designated Open Space - Recreation (OS-R). Residential uses are not consistent with the OS-R designation.

The applicant has indicated that the General Plan designations are not adopted by ordinance, or by legal description; therefore, there is room for interpretation on where the limits of the land use lines actually are. The Planning Commission has agreed with the applicant's interpretation and

The Honorable Board of Supervisors

Re: SPECIFIC PLAN NO. 336, SUBSTANTIAL CONFORMANCE NO. 1, CHANGE OF ZONE NO. 7715, PLOT PLAN NO. 09967 REVISION NO. 1, TENTATIVE TRACT MAP NO. 34552, and TENTATIVE TRACT MAP NO. 34553

Page 3 of 3

specifically made such an interpretation part of their recommendation for approval. As a result, Condition of Approval 20.Planning.2, which required that the 11 lots be removed from the map, would be deleted pursuant to the Planning Commission recommendation.

Y:\Planning Case Files-Riverside office\SP00336S1\BOS\Form 11.docx

Agenda Item No.: 3.4
Area Plan: Western Coachella Valley
Zoning District: Pass & Desert
Supervisory District: Fifth/ Fourth
Project Planner: Matt Straite
Planning Commission: December 19, 2012

KCB
CHANGE OF ZONE NO. 7715
SPECIFIC PLAN NO. 336 SUBSTANTIAL
CONFORMANCE NO. 1
TENTATIVE TRACT MAP NO. 34553
TENTATIVE TRACT MAP NO. 34552
PLOT PLAN NO. 09967 REVISED PERMIT NO.
1
ENVIRONMENTAL IMPACT REPORT NO. 455
ADDENDUM NO. 1
Applicant: Pulte Homes
Engineer/Representative: Hunsaker &
Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Specific Plan No. 336 (SP336 - Desert Dunes), Substantial Conformance No. 1 proposes to:

- 1) Transfer dwelling unit counts between all Planning Areas in Phases I through III and re-assign Planning Area 5 from Phase II to Phase III;
- 2) modify Planning Area acreage in all phases and maintain the overall residential density of 4.9 du/ac with a decrease in residential acreage from 314.5 acres to 314.2 acres;
- 3) modify acreage for all non-residential uses, including the recreation center, open space, drainage areas and streets, with a decrease in non-residential acreage from 453 acres to 447.3 acres;
- 4) reduce total project acreage from 478 acres to 471.9 acres;
- 5) adjust the acreage and boundaries of Planning Area Nos. 1-16, and maintain the 1,850 dwelling unit count approved under SP336;
- 6) re-locate the gravity sewer mains and sewer lift station site planned for the 24.6 acre parcel south of Avenue 20 and construct a regional sewer lift station on 0.50 acres west of Varner Road and Bubbling Wells Road in Cathedral City;
- 7) construct and maintain a flood control outlet facility on a portion of a 24.6 acre parcel south of Avenue 20, dedicating the remainder in open-space conservation for the Coachella Valley Multi-Species Habitat Plan (CVMSHCP);
- 8) re-locate and construct a water reservoir site from Dillon Road and Long Canyon Drive to five (5) acres on the northeast corner of Dillon Road and Rancho Road;
- 9) modify the Pedestrian Circulation Plan to match changes to internal streets; and
- 10) reduce the internal street rights-of-way from forty-one feet (41') to thirty-seven feet (37'), together with other minor modifications to the exhibits, text, and tables of Specific Plan No. 336.
- 11) Revise many other editorial aspects of the Specific Plan to make it consistent with more current Specific Plans processed by the County.

Tentative Tract Map No. 34552, The project is a Schedule A subdivision of 165.5 Gross Acres into 437 Single-Family Residential Lots, 3 Open Space Lots, 1 Open Space/Flood Control Facility Lot, 3 Water Quality Feature Lots, 2 Storm Drain Easement Lots, 3 Landscaping Lots, 1 Sewer Easement Lot and 1 Bicycle Easement Lot. There are two ways to state the density of the track. Taken as a whole, including the drainage areas and open space within the map, the density is 2.6 du/ac (437 lots and 165.5 acres). The second way to state it is to look at the density of the residential portions divided by the size of their planning areas from the SP, in which case their density would be 6.1 du/ac (437 lots and 71 acres total for PA's 6-10). This map will be part of Phase 2 of the project.

**CHANGE OF ZONE NO. 7715, SPECIFIC PLAN NO. 336 SUBSTANTIAL CONFORMANCE NO. 1,
TENTATIVE TRACT MAP NO. 34553, TENTATIVE TRACT MAP NO. 34552, PLOT PLAN NO. 09967
REVISED PERMIT NO. 1**

Planning Commission Staff Report: December 19, 2012

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Tentative Tract Map No. 34553 proposes a Schedule A subdivision of 207.6 Gross Acres into 896 Single-Family Residential Lots, 1 Well Site Lot, 2 Water Quality Feature Lots, 3 Storm Drain Easement Lots, 1 Common Access Lot, 9 Landscaping Lots and 5 Open Space Lots. This map will be part of Phase 3 of the project. There are two ways to state the density of the tract. Taken as a whole, including the drainage areas and open space within the map, the density is 4.3 du/ac (896 lots and 207.6 acres). The second way to state it is to look at the density of the residential portions divided by the size of their planning areas from the SP, in which case their density would be 5.0 du/ac (896 lots and 176.6 acres total for PA's 5 and 11-16).

Plot Plan No. 09967 Revision No. 1 proposes modifications to an approved and constructed golf course and related clubhouse complex on a total of 177.87 acres. More specifically the revision proposes improvements to the existing golf course clubhouse and surrounding improvements, including parking lots and actual golf course layout in two phases. Phase 1 proposes modifications to the existing golf course to accommodate the surrounding proposed residential development (Solera at Desert Dunes Specific Plan) including access road crossings, grading for flood control improvements and the renovation of the existing golf course clubhouse facilities and parking areas. Phase 2 proposes demolition and construction of a new golf course clubhouse facility and parking areas.

Change of Zone No. 7715 proposes to 1) modify the approved Specific Plan Zoning Ordinance specifically as it relates to the drainage features and the recreation facility; 2) revise the zoning boundaries for the project; 3) formalize all the Planning Area Boundaries.

The Project is located near the City of Desert Hot Springs, northerly of Avenue 20, southerly of Avenue 18, westerly of Bubbling Wells Road, and easterly of Palm Drive.

ISSUES OF POTENTIAL CONCERN:

Fault: 50 foot set back

The project features an earthquake fault on the southwest corner of the project site. Pursuant to State requirements, the project has implemented a 50 foot setback from the fault for all structures.

Flood: Needs CLOMAR

The project site features natural drainage features that traverse the site north to south. As part of the Plot Plan revision, the limits of the flood plain and improvements to the flood plain will be changing from the previously approved version of the project. This change will require that Federal FEMA flood plain maps be revised prior to any grading on the site. Flood control improvements will be required on both the tract maps and the plot plan revision.

Gates

The project currently features an un-gated public golf course, with no residential units constructed. The Specific Plan has always proposed the community to be gated. The maps associated with this project will realign the entry to the golf course such that it will be behind the community gates, even though the golf course is intended to remain open to the public. The entrance from Palm Drive will feature a guard shack that will permit public entry to the golf course facility, similar to other residential golf facilities in the Coachella Valley including the Indian Hills golf course in the City of Indio.

**CHANGE OF ZONE NO. 7715, SPECIFIC PLAN NO. 336 SUBSTANTIAL CONFORMANCE NO. 1,
TENTATIVE TRACT MAP NO. 34553, TENTATIVE TRACT MAP NO. 34552, PLOT PLAN NO. 09967
REVISED PERMIT NO. 1**

Planning Commission Staff Report: December 19, 2012

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Ordinance 460 requirements for reservoir and sewer offsite

The project will require specific findings to alert the Planning Commission and the Board that offsite access will be required for required improvements. Ordinance 460, Section 3.2.J explains that the applicant shall attempt to secure any and all offsite land requirements in order to build all off site project requirements. In this case, significant offsite land is required for water tanks, street improvements, and sewer connections. The applicant has obtained conceptual consent from all involved parties (documents related to this are attached to the staff report). All environmental review required for the offsite improvements were included in the current environmental review. Part of the improvements for the project cross into the jurisdiction of Cathedral City. The improvements in the City will not require any entitlements from that City, just building and grading permits. They have indicated they have no concerns with the plans.

Easements

The SP does not include the golf course, yet the golf cart trails and paths meander in and out of the SP, and the tract maps. Additionally, water lines and streets for the SP and the tract maps cross the golf course. In all of these instances, easements have been required to assure maintenance and access have been addressed. The Golf Course will maintain the easements.

PA 5 and 13 street connection through the golf course

TR34553, Planning Area 5 (PA5), features a section that is essentially an island of homes surrounded by golf course. While this maximizes views it creates complications for access. The primary access for PA5 is from a main spine street, which presents no issues. However, the area requires secondary access. As designed, the secondary access is a small street that connects between PA5 and PA13, shown on the Phase 1 Plot Plan exhibit as detail A- North Loop Road Crossing. Staff has concerns with this connection because the street runs between a tee and a green, in the path of the drive for hole no. 4. This design puts vehicles and pedestrians in the path of golf ball moving at potentially dangerous speeds. In order to assure that the public health and safety of the future residents is addressed, the street has been designed as a one way street (eastbound from PA5 to PA13). Fire Department vehicles can travel both ways, but the public can only leave PA5 using this street. Additionally, the street will feature a gate on the PA5 side of the development that will open when triggered by pressure sensors in the pavement, no card access will be required. The idea is that the delay in the gate opening will act as a deterrent for everyday use and significantly limit the use of the secondary access. Planning staff and more importantly, the Fire Department supports this approach and contends the public's safety will be addressed; however, the Planning Department feels that a combination of berms and grade separated crossing would be more appropriate.

CVMSHCP area

An additional 'take' allocation has been granted by the Board of Supervisors for impacts in the Willow Hole Conservation area for the project's channel outlet south of 20th Avenue (Lot 438, TR34562). The Board of Supervisors has authorized the 'additional take' pursuant to the adopted rules within the Coachella Valley Multi-Species Habitat Conservation Plan. This area has been labeled accordingly on all exhibits.

General Plan consistency for 11 lots

The original Specific Plan was approved without a General Plan amendment. The first proposed Specific Plan was consistent with the underlying designation of Medium Density Residential (MDR) and remains so in this current proposal. The applicant is proposing small technical corrections to the zoning boundary of the SP; however, no change is proposed the General Plan designations of the SP or the designations of the golf course. Most of the minor technical corrections will add areas to the golf course. Those areas will remain in an MDR designation and golf/ open space uses are consistent with MDR.¹ However, the applicant is also proposing a small technical correction to the northern portion of Planning Area 6 (PA6).

This correction for PA 6 would address the difference between the current existing clubhouse access, and the eventual design of the project once it is gated. The golf course clubhouse currently takes access from Palm Drive. The existing driveway follows along the northern boundary of PA6, to the south of the existing driving range. As proposed in the plot plan revision included in this project, the access will come from a new gate house to the north of the existing access. As a result, the applicant is proposing to put residential lots on the current, existing, access. Thus, TR34552 includes 11 residential lots (lots 9 through 19) in the area of the proposed revision.

While staff has no issues with the small technical correction to the PA boundary, the General Plan Land Use designations present an issue. The existing access, where the 11 units are proposed, has a General Plan designation of Open Space- Recreation (OS-R). Residential uses are not consistent with the OS-R designation. The applicant has indicated that the General Plan designations are not adopted by ordinance, or by legal description; therefore, there is room for interpretation on where the limits of the Land Use lines actually are. They have expressed that an interpretation indicating that this is a minor interpretation of the Land Use boundary would be appropriate in this circumstance. Staff analyzed the possibility of the applicants proposed interpretation, but found the area too large to support. Staff has determined that the residential lots are inconsistent with the OS-R designation and recommends support of the project with the elimination of the 11 lots in question. This will create a single loaded street and will not require revisions of the map that would necessitate any further department review. A condition of approval, 20.Planning.2, has been included requiring that the map be revised after a board action.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development: Medium Density Residential (MDR) for the area of the SP. Open Space- Recreation (OS-R) for the golf course area (not part of the SP).
2. Surrounding General Plan Land Use (Ex. #5): Westerly and northerly is the City of Desert Hot Springs- Residential Visitor Serving (High Density)(RVS-H), Rural: Rural Residential to the north (not within the City limits), Community Development: Medium Density Residential (CD:MDR) and Rural: Rural Residential to the

¹ Essentially the change will shift the demarcation line between the golf course and the residential areas. By doing so, small parts of the golf course will be in areas that have residential General Plan designations (Medium Density Residential [MDR]). These area's are simply grass and open space, not tee's, fairways or putting greens. Golf uses are consistent with the MDR designation, so this presents no compatibility concerns.

**CHANGE OF ZONE NO. 7715, SPECIFIC PLAN NO. 336 SUBSTANTIAL CONFORMANCE NO. 1,
TENTATIVE TRACT MAP NO. 34553, TENTATIVE TRACT MAP NO. 34552, PLOT PLAN NO. 09967
REVISED PERMIT NO. 1**

Planning Commission Staff Report: December 19, 2012

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- | | |
|-----------------------------------|---|
| 3. Existing Zoning (Ex. #2): | east, and Rural: Rural Residential and Rural Desert to the south. |
| 4. Surrounding Zoning (Ex. #2): | Specific Plan for those portions covered by the Specific Plan and Controlled Development Areas (W-2) for the golf course section. |
| 5. Existing Land Use (Ex. #1): | Westerly and northerly is the City of Desert Hot Springs, Controlled Development Areas (W-2) to the north (not in City limits), One Family Dwellings (R-1) and Controlled Development Areas (W-2) to the east, Controlled Development Areas (W-2) to the south. |
| 6. Surrounding Land Use (Ex. #1): | Vacant and golf course. |
| 7. Project Data: | Vacant and single family dwellings.
Total Acreage: 649.22
Total Proposed Lots: 1,333
Proposed Min. Lot Size: 5,000
Schedule: A |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

CONSIDERATION of an **ADDENDUM TO ENVIRONMENTAL IMPACT REPORT NO. 445** 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;

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7715**, amending the Specific Plan Zoning Ordinance, revising the internal boundaries between the golf course and the Specific Plan, and formalizing the Planning Area Boundaries for all Planning Areas within the Specific Plan, based upon the findings and conclusions incorporated in the staff report; and,

TENTATIVE APPROVAL of **TENTATIVE TRACT MAP NO. 34552**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report; and,

TENTATIVE APPROVAL of **TENTATIVE TRACT MAP NO. 34553**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report; and,

TENTATIVE APPROVAL of **PLOT PLAN NO. 09967 REVISED PERMIT NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The Specific Plan site is designated Community Development: Medium Density Residential (MDR) on the Western Coachella Valley Area Plan. The Land Use Plan proposing to clarify land use designations from "Residential" to Medium High Density Residential (MHDR) and "Open

**CHANGE OF ZONE NO. 7715, SPECIFIC PLAN NO. 336 SUBSTANTIAL CONFORMANCE NO. 1,
TENTATIVE TRACT MAP NO. 34553, TENTATIVE TRACT MAP NO. 34552, PLOT PLAN NO. 09967
REVISED PERMIT NO. 1**

Planning Commission Staff Report: December 19, 2012

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Space" to Open Space- Recreation (OS-R) as part of the Specific Plan Substantial Conformance. The Specific Plan was approved without using a General Plan Amendment, the underlying General Plan Land Use Designation was, and remains Medium Density Residential (MDR). The overall density of the Specific Plan is within the MDR 2-5 Du/Ac range. The revision of the Land Use in the Specific Plan is a minor clarification and not an increase in proposed density.

2. The boundary between the Specific Plan and the golf course is proposed to be revised as part of this project. The maps conform to modified lot lines. A Change of Zone is being proposed to change the Specific Plan boundary, which would normally be done with a General Plan Amendment, but in this case, a General Plan Amendment was not used to create the Specific Plan. The project is consistent with the existing Land Use designation subject to the conditions of approval.
3. The project requires offsite uses such as sewer and water lines, all of which are permitted in their respective Land Use Designations.
4. Parts of the golf course have a General Plan Land Use designation of Medium Density residential (MDR). The MDR areas do not contain active golf uses such as fairways, greens or tees, they are simply grass and open space. The golfers are not hitting golf balls across these areas, nor are they driving carts through them. These areas are consistent with the purposes of the MDR designation.
5. The golf course site is designated Open Space- Recreation (OS-R) for the golf course area (not part of the SP) on the Western Coachella Valley Area Plan.
6. One of the proposed uses within the project, residential parcels with a minimum of 5,000 square feet, is a permitted use in the Specific Plan.
7. One of the proposed uses within the project, golf course and club house, is consistent with the Open Space- Recreation (OS-R) designation.
8. The applications will require significant offsite land in order to connect the project to sewer service (as shown in the Specific Plan document and CEQA analysis). In accordance with Section 3.2.J. of Ordinance No. 460, the applicant has provided written assurances (copies of which are attached) from the owners of the properties underlying the off-site improvement/alignment (as shown on the Tentative Map and/or the SP) that sufficient right-of-way can and will be provided. In the event the above referenced property owners or their successors-in-interest does/do not provide to the Transportation Department and/or Flood Control District the necessary dedications, eminent domain proceedings may need to be instituted by the Riverside County Board of Supervisors.
9. The project site is surrounded by properties which are designated Residential Visitor Serving (High Density)(R/VS-H) by the City of Desert Hot Springs to the west and north, Rural: Rural Residential to the north (not within the City limits), Community Development: Medium Density Residential (CD:MDR) and Rural: Rural Residential to the east, and Rural: Rural Residential and Rural Desert to the south.

**CHANGE OF ZONE NO. 7715, SPECIFIC PLAN NO. 336 SUBSTANTIAL CONFORMANCE NO. 1,
TENTATIVE TRACT MAP NO. 34553, TENTATIVE TRACT MAP NO. 34552, PLOT PLAN NO. 09967
REVISED PERMIT NO. 1**

Planning Commission Staff Report: December 19, 2012

Page 7 of 8

10. The zoning for the subject site is Specific Plan for those sections covered by the Specific Plan and Controlled Development Area (W-2) for the golf course area.
11. The proposed use, golf course, is a permitted use, subject to approval of a plot plan in Article XV Section 15.1.c(10) of Ordinance No. 348.
12. The proposed use, golf course, is consistent with the development standards set forth in the W-2 zone.
13. The project site is surrounded by properties which are zoned the City of Desert Hot Springs to the west and north, Controlled Development Areas (W-2) to the north (not in City limits), One Family Dwellings (R-1) and Controlled Development Areas (W-2) to the east, Controlled Development Areas (W-2) to the south.
14. Similar Residential uses have been constructed and are operating in the immediate project vicinity, and golf oriented residential communities are predominant in the region.
15. This project is located within a Criteria Area of the Coachella Valley Multiple Species Habitat Conservation Plan, and as such has been required to dedicate land to the Coachella Valley Conservation Commission (CVCC). This project fulfills those requirements.
16. This project is within the City Sphere of Influence of Desert Hot Springs.
17. The project does not propose any significant changes or introduce any significant environmental effects that will require major revisions to the previous EIR (for the Specific Plan) and the Mitigated Negative Declaration (for the Golf Course) as defined in CEQA guidelines section 15162
 - a. because the project footprint is similar to the original footprint (for the Specific Plan and the Plot Plan for the golf course); and,
 - b. the revised project (Specific Plan) proposes to construct fewer lots than the version of the project analyzed in the EIR.

CONCLUSIONS:

1. The proposed subdivisions are in conformance with the Community Development: Residential (R) and Open Space (OS) Land Use Designations, as reflected on the Specific Plan Land Use Plan, and with all other elements of the Riverside County General Plan.
2. The proposed offsite requirements are consistent with their respective Land Use Designations and with all other elements of the Riverside County General Plan.
3. The proposed golf course and clubhouse revisions are in conformance with the Open Space-Recreation (OS-R) Land Use Designation, and with all other elements of the Riverside County General Plan.

**CHANGE OF ZONE NO. 7715, SPECIFIC PLAN NO. 336 SUBSTANTIAL CONFORMANCE NO. 1,
TENTATIVE TRACT MAP NO. 34553, TENTATIVE TRACT MAP NO. 34552, PLOT PLAN NO. 09967
REVISED PERMIT NO. 1**

**Planning Commission Staff Report: December 19, 2012
Page 8 of 8**

4. The proposed project is consistent with the Specific Plan (SP) and Controlled Development Areas (W-2) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
5. The proposed subdivisions are consistent with the Schedule A map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
6. The public's health, safety, and general welfare are protected through project design.
7. The proposed project is conditionally compatible with the present and future logical development of the area.
8. The proposed project will not have a significant effect on the environment.
9. The proposed project will not preclude reserve design for the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
 - b. A dam inundation area; or,
 - c. A high fire area.
3. The project site is located within:
 - a. A 100-year flood plain;
 - b. The city of City of desert Hot Springs sphere of influence;
 - c. The boundaries of the Desert Recreation District (DRD);
 - d. An area of moderate liquefaction; and
 - e. An area of high blowsand potential.
4. The subject site is currently designated as Assessor's Parcel Numbers 657490001, 657490002, 657490003, 657490004, 660040003.

MS

Y:\Planning Case Files-Riverside office\SP00336S1\PC Hearings\PP9967R1 TR34552 TR34553 CZ7715 SP336S1 Staff Report.docx

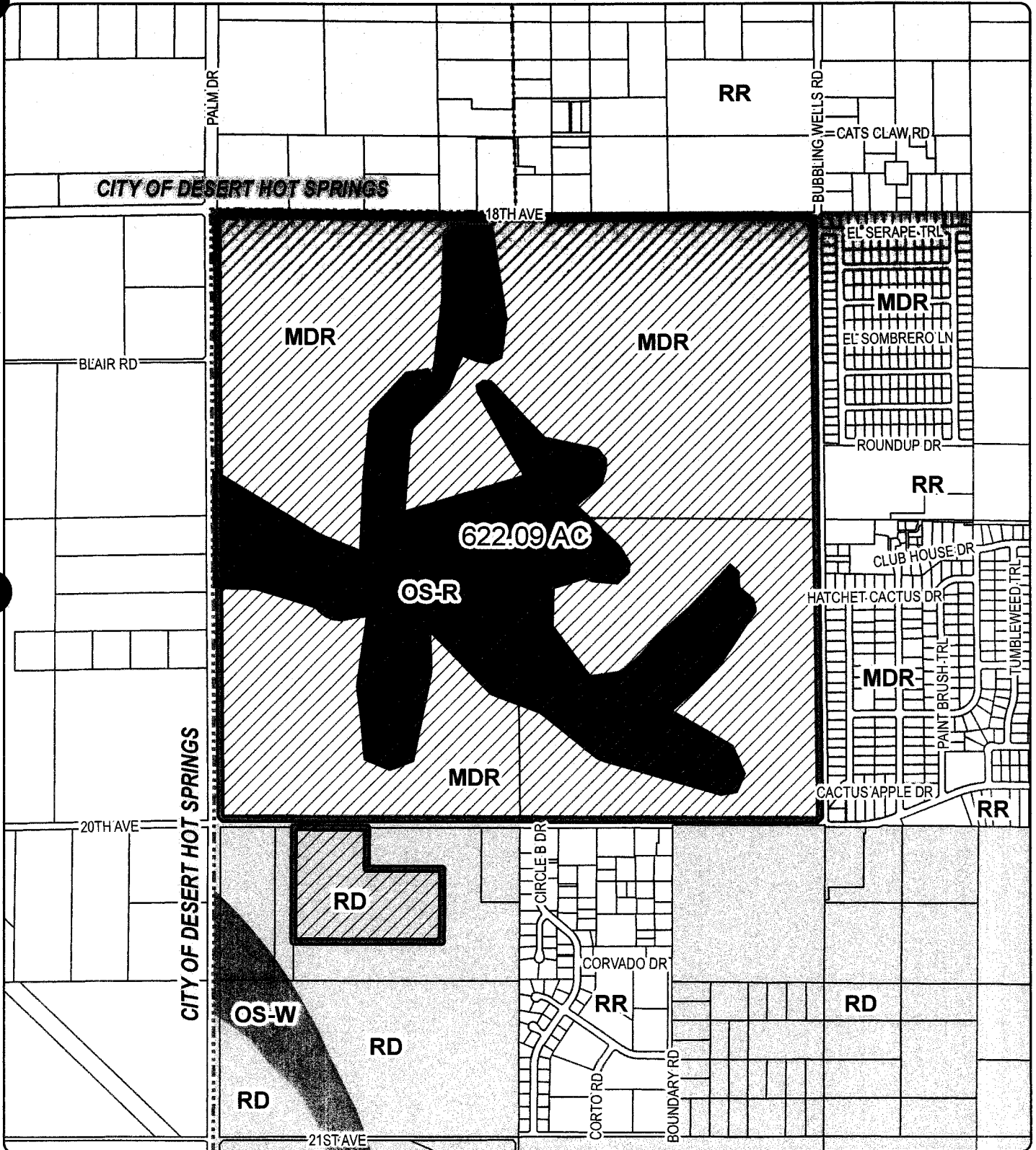
Date Prepared: 10/25/12

Date Revised: 12/04/12

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07715 SP336S1 TR34552 TR34553
EXISTING GENERAL PLAN

Supervisor Benoit
 District: 4

Date Drawn: 12/20/11
 Exhibit 5

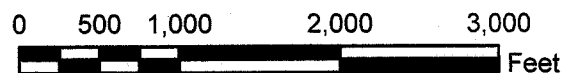


Zoning District: Pass & Desert
 Township/Range: T3SR5E
 Section: 17, 18



Assessors Bk. Pg. 657-46
 Thomas Bros. Pg. 727 A4
 Edition 2011

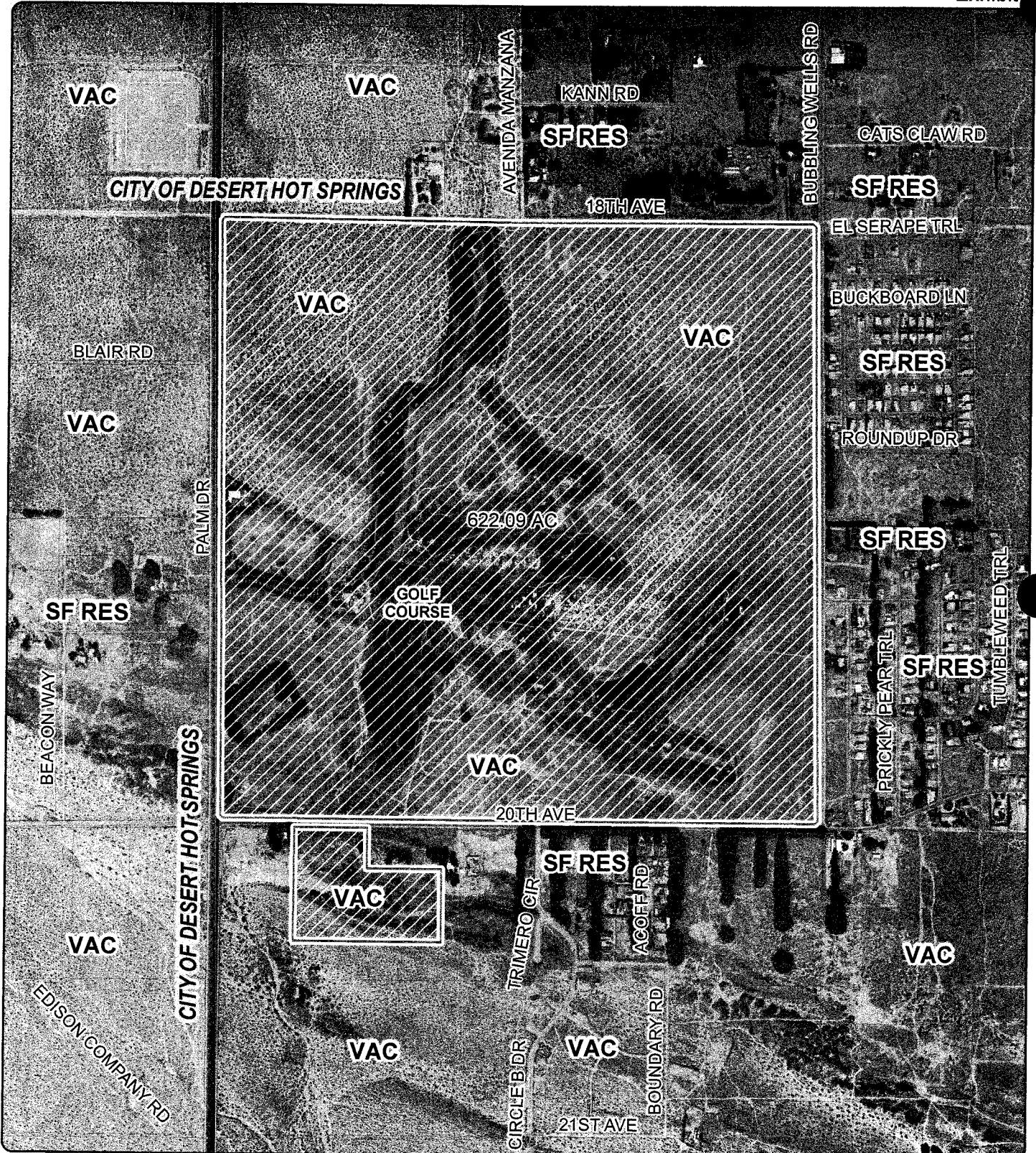
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please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



RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07715 SP336S1 TR34552 TR34553
LAND USE

Supervisor Benoit
 District 4

Date Drawn: 12/20/11
 Exhibit

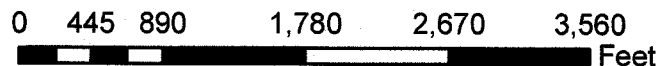


Zoning District: Pass & Desert
 Township/Range: T3SR5E
 Section: 17, 18

Assessors Bk. Pg. 657-4
 Thomas Bros. Pg. 727 A
 Edition 2011



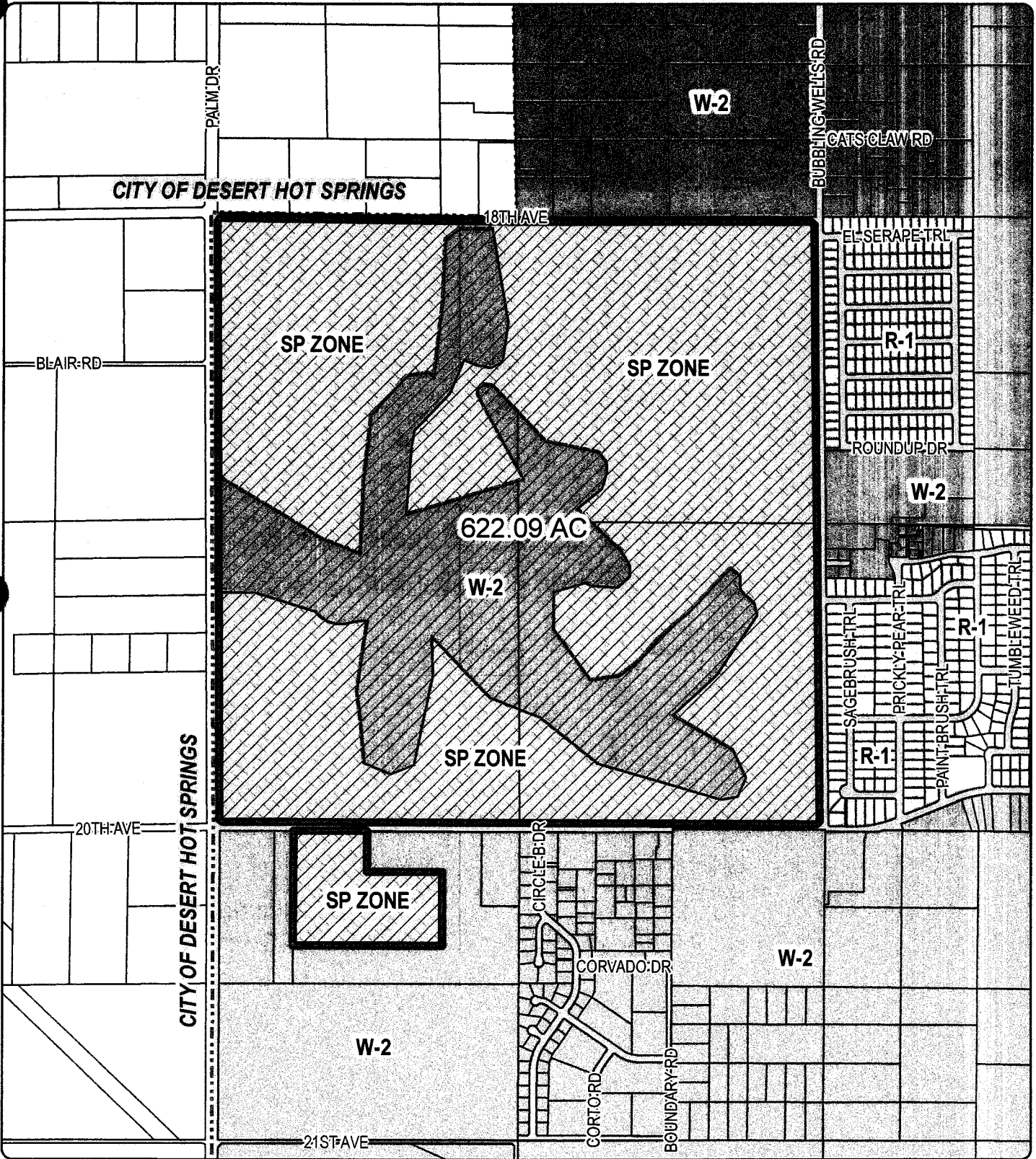
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please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



RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07715 SP336S1 TR34552 TR34553
PROPOSED ZONING

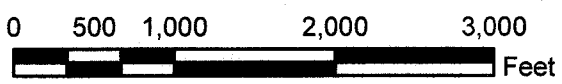
Supervisor Benoit
 District 4

Date Drawn: 12/20/11
 Exhibit 3

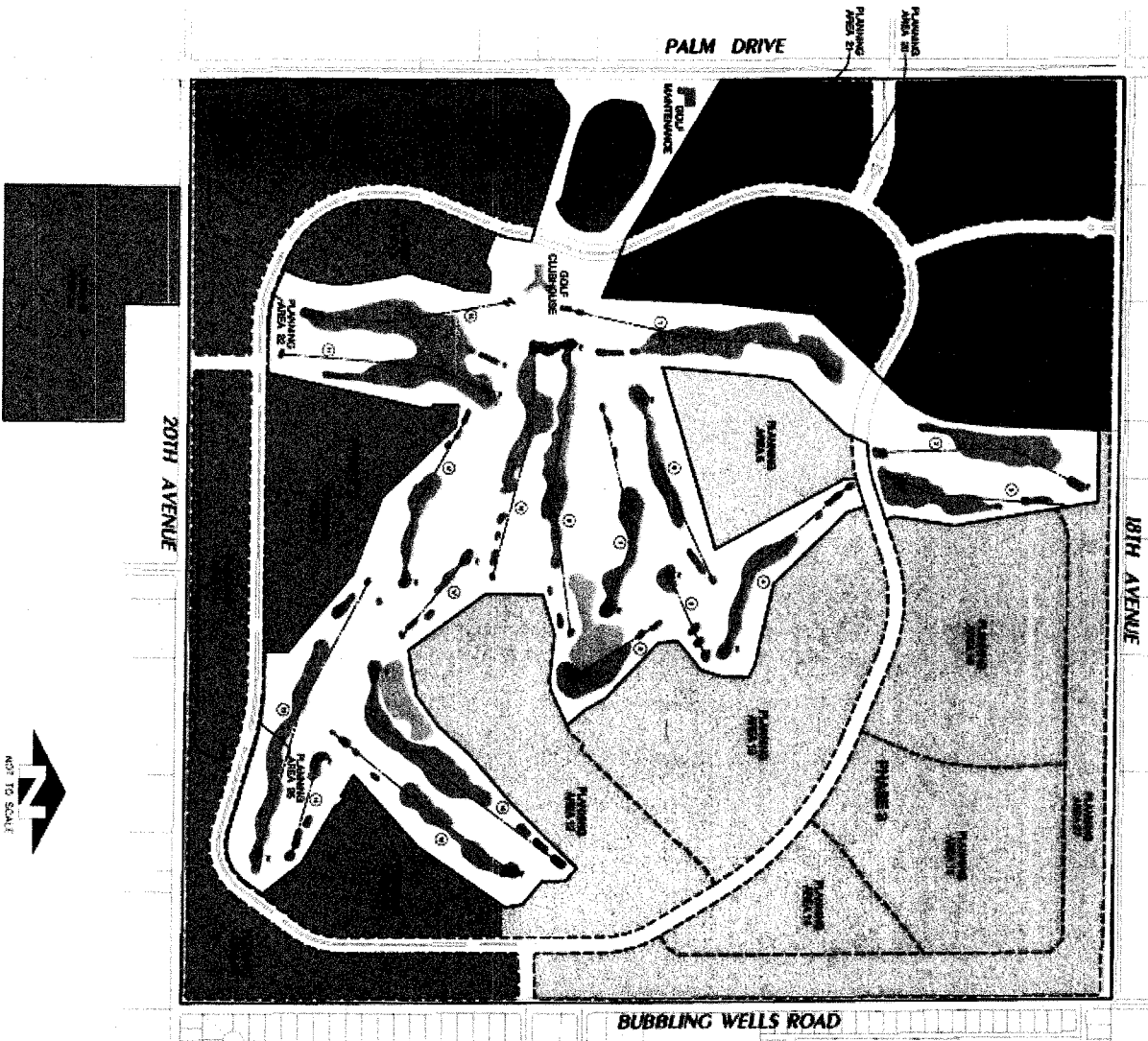


Zoning District: Pass & Desert
 Township/Range: T3SR5E
 Section: 17, 18

Assessors Bk. Pg. 657-46
 Thomas Bros. Pg. 727 A4
 Edition 2011



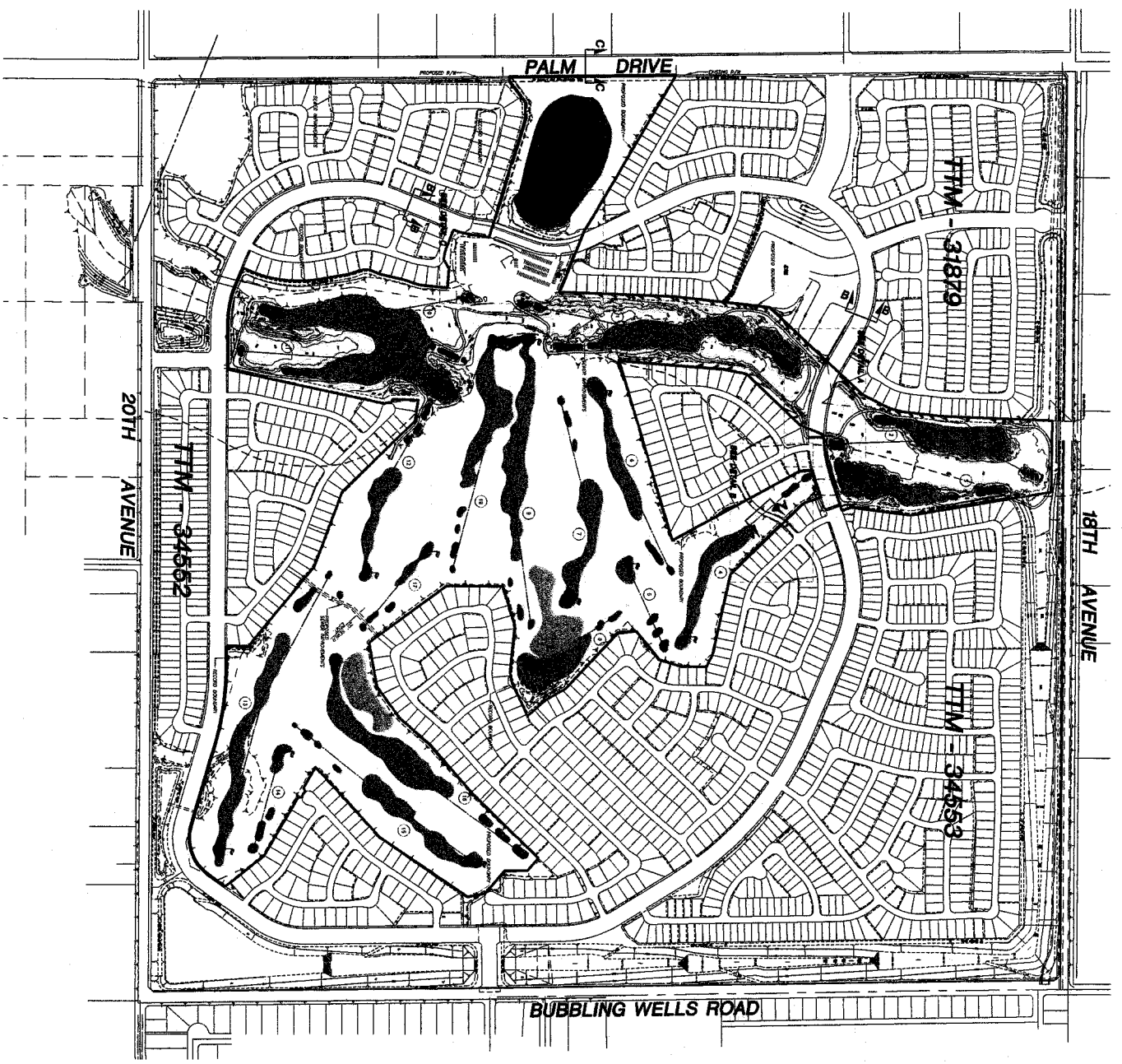
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- LEGEND**
- PHASE 1 (TR31879)
 - PHASE 2 (TR34552)
 - PHASE 3 (TR34553)

<p>PREPARED FOR: PULTE HOMES 27701 PUERTA REAL SUITE 300 MISSION VIEJO, CALIFORNIA 92691 PHONE: (949) 330-8577</p>	<p>PREPARED BY: HUNSAKER & ASSOCIATES IRVINE, INC. PLANNING • ENGINEERING • SURVEYING <small>Three Regions • Irvine, CA 92618 • Tel (949) 843-1000 • Fax (949) 843-1070</small></p>	<p>SOLERA AT DESERT DUNES SPECIFIC PLAN (SP00336S1)</p>
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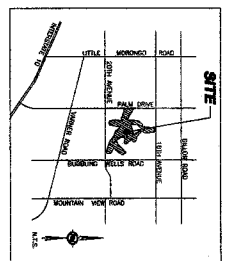
PLOT PLAN AMENDMENT EXHIBIT DESERT DUNES GOLF COURSE



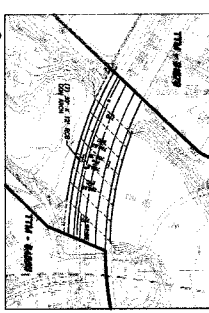
NOTES

1. EXISTING LOT LINES AND CORNERS SHOWN AS DOTTED LINES.
2. EXISTING LOT LINES TO BE ADJUSTED TO REFLECT THE PROPOSED AMENDMENT.
3. EXISTING LOT LINES TO BE ADJUSTED TO REFLECT THE PROPOSED AMENDMENT.
4. EXISTING LOT LINES TO BE ADJUSTED TO REFLECT THE PROPOSED AMENDMENT.
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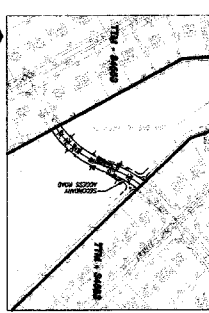
VICINITY MAP



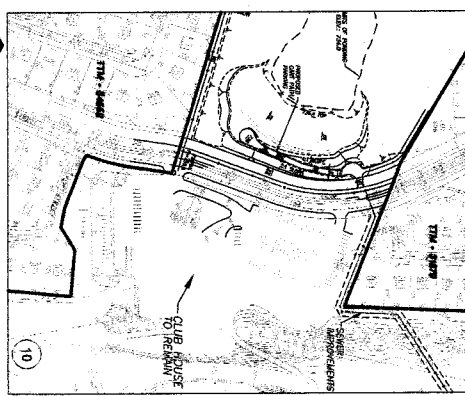
DETAIL A - NORTH LOOP ROAD CROSSING



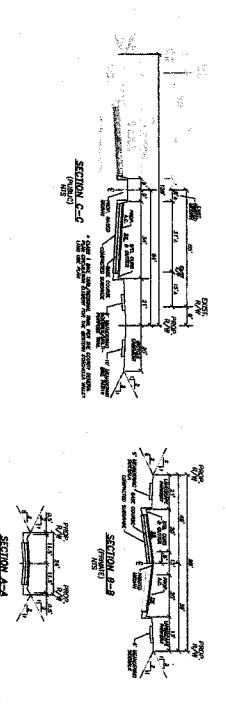
DETAIL B - SECONDARY ACCESS FROM PA 5



DETAIL C - LOOP ROAD ADJACENT TO GOLF CLUB HOUSE



STREET SECTIONS



LEGEND

- PROPOSED BOUNDARY
- EXISTING BOUNDARY
- SECTION LOT LINES TO BE ADJUSTED TO REFLECT THE PROPOSED AMENDMENT

PREPARED FOR:
 PULTE HOMES/
 DESERT DUNES
 2 TECHNOLOGIST DRIVE
 IRVINE, CALIFORNIA 92618
 PHONE: (949) 852-3700
 FAX: (949) 852-3701

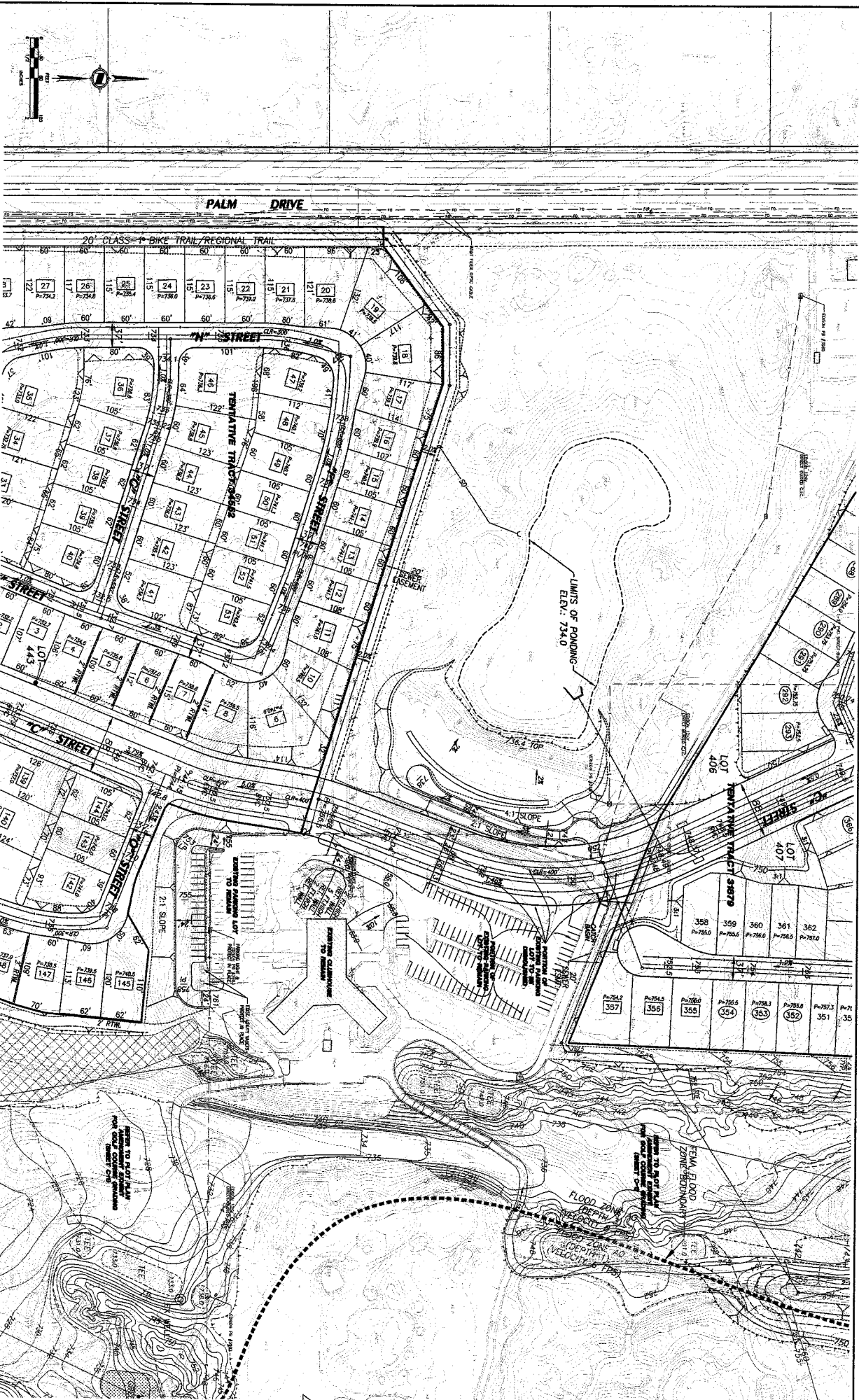
PREPARED BY:
 H & S
 ENGINEERS & ARCHITECTS
 11111 S. ALHAMBRA DRIVE
 SUITE 100
 IRVINE, CALIFORNIA 92618
 PHONE: (949) 852-3700
 FAX: (949) 852-3701

PHASE 1

**PLOT PLAN AMENDMENT
 EXHIBIT (PP09967R1)
 DESERT DUNES GOLF COURSE
 ORIGINAL PLOT PLAN NO. 9967 APPROVED 1/9/08**



January 12, 2012



DESERT DUNES GOLF COURSE
 PHASE I
 SITE PLAN - RETAIN EXISTING CLUBHOUSE
 LOT PLAN AMENDMENT (P709967M) SHEET C-2

PREPARED BY
 HUNSAKER & ASSOCIATES
 10000 W. CENTRAL EXPRESSWAY, SUITE 100
 LAS VEGAS, NV 89135
 PHONE: (702) 735-1000
 FAX: (702) 735-1001
 WWW.HUNSAKER.COM

DATE: 08/12/2013
 TIME: 09:22:36 AM
 FILE: P:\DESIGN\PROJECTS\DESERT DUNES GOLF COURSE PHASE I\LOT PLAN AMENDMENT (P709967M)\SHEET C-2.dwg

W.C. 2917-4x

LANDSCAPE MATERIAL SCHEDULE

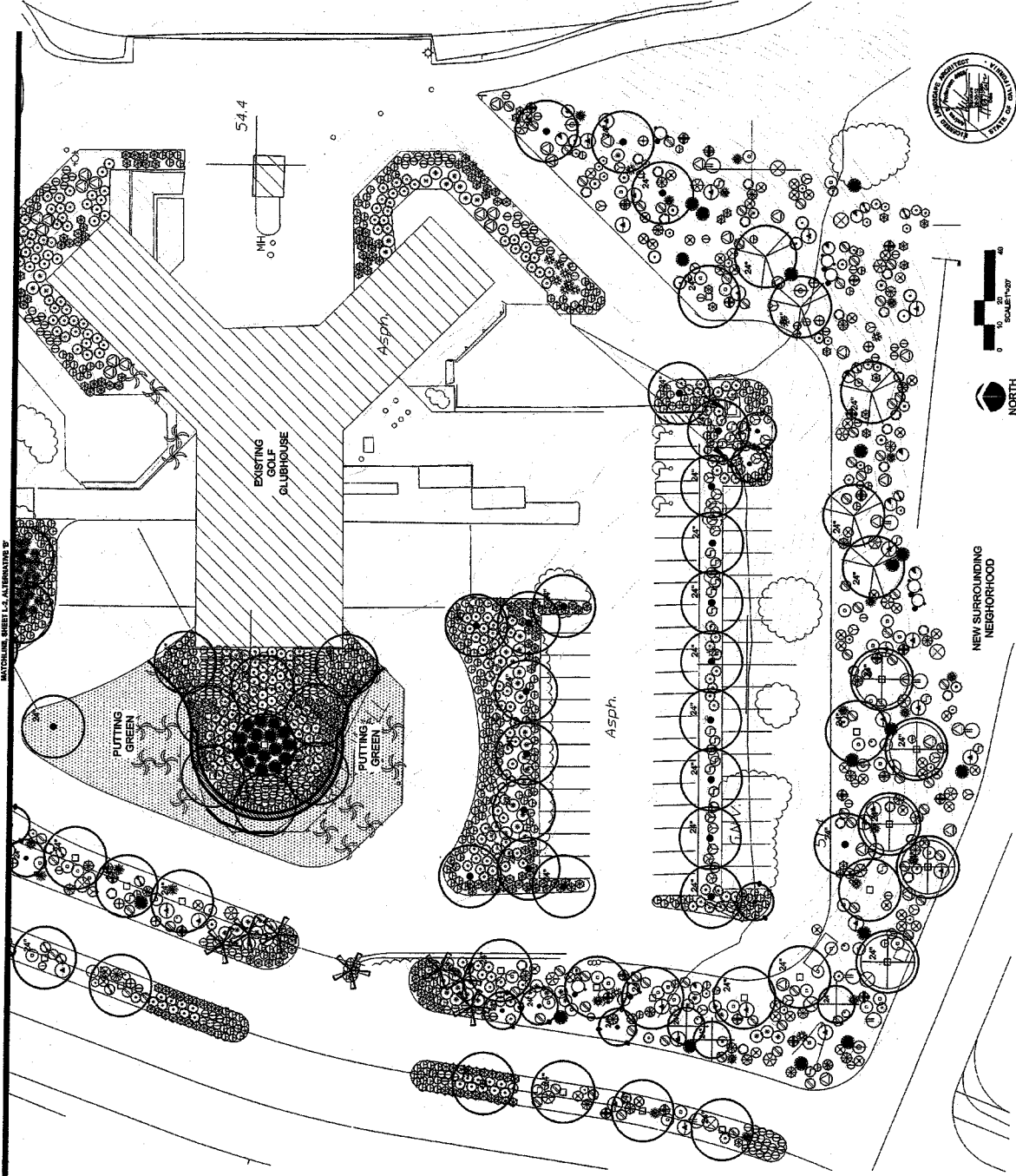
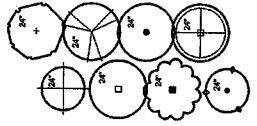
Item	Quantity	Size	Plant Factor	Comments
24" Box	0	24" Box	Low / 2	
24" Box	6	24" Box	Low / 2	
24" Box	6	24" Box	Low / 2	
24" Box	84	24" Box	Low / 2	
24" Box	40	24" Box	Low / 2	
24" Box	6	24" Box	Low / 2	
24" Box	6	24" Box	Low / 2	
24" Box	12	24" Box	Low / 2	

Item	Quantity	Size	Plant Factor	Comments
24" Box	7	24" Box	Low / 2	

Item	Quantity	Size	Plant Factor	Comments
Aspen	14	14"	Low / 2	
Aspen	100	100"	Low / 2	
Aspen	2	2"	Low / 2	
Aspen	9	9"	Low / 2	
Aspen	12	12"	Medium / 5	
Aspen	70	70"	Low / 2	
Aspen	300	300"	Low / 2	
Aspen	35	35"	Low / 2	
Aspen	70	70"	Low / 2	
Aspen	19	19"	Low / 2	
Aspen	38	38"	Low / 2	
Aspen	15	15"	Low / 2	
Aspen	16	16"	Low / 2	
Aspen	670	670"	Low / 2	
Aspen	45	45"	Low / 2	
Aspen	12	12"	Low / 2	
Aspen	7	7"	Low / 2	
Aspen	37	37"	Low / 2	
Aspen	272	272"	Medium / 5	
Aspen	88	88"	Medium / 5	
Aspen	86	86"	Low / 2	
Aspen	20	20"	Low / 2	
Aspen	9	9"	Low / 2	

Item	Quantity	Size	Plant Factor	Comments
Aspen	31	31"	Low / 2	
Aspen	16	16"	Low / 2	
Aspen	19	19"	Low / 2	
Aspen	5	5"	Low / 2	
Aspen	22	22"	Medium / 5	
Aspen	35	35"	Low / 2	
Aspen	37	37"	Low / 2	
Aspen	46	46"	Low / 2	
Aspen	308	308"	Medium / 5	
Aspen	19	19"	Low / 2	
Aspen	70	70"	Low / 2	

Item	Quantity	Size	Plant Factor	Comments
Aspen	75077	75077"	S.F.	
Aspen	6346	6346"	S.F.	
Aspen	203	203"	S.F.	



DATE: 01/23/12
 W R
 DESIGN INC.

Desert Dunes Golf Clubhouse
 PULTE / DEL WEBB
 PHASE 1 LANDSCAPE PLAN (SHEET L-3)

18TH AVENUE

20TH AVENUE

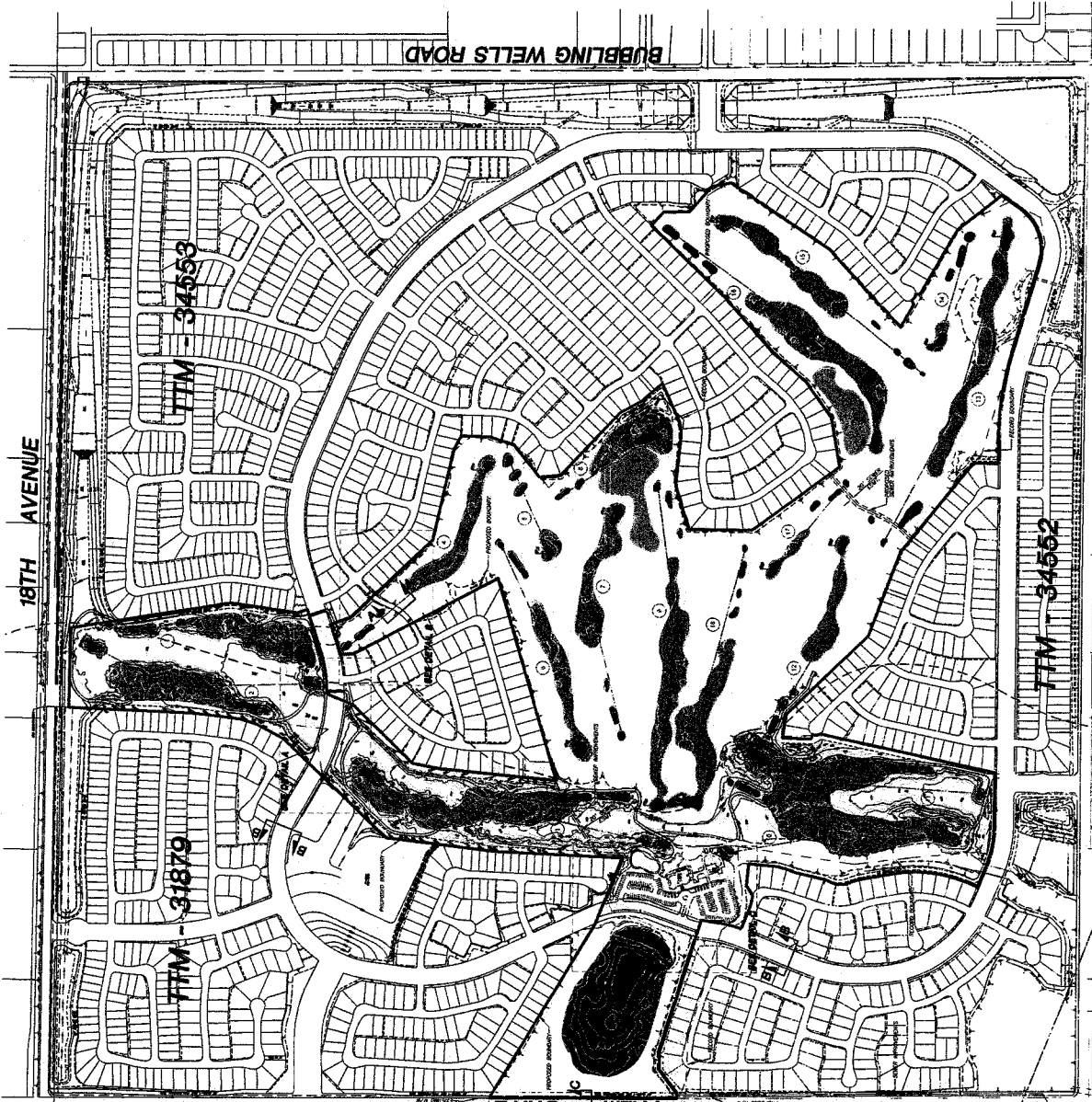
PALM DRIVE

BUBBLING WELLS ROAD

TTM - 34553

TTM - 31879

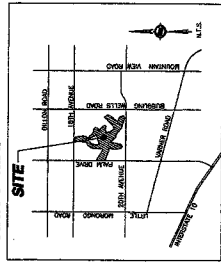
TTM - 34562



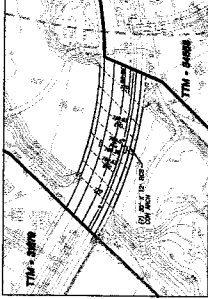
NOTES

1. EXISTING AND USE OF GOLF COURSE, SWING RANGE & CLUB HOUSE FACILITY
2. PROPOSED AND USE OF GOLF COURSE, SWING RANGE & CLUB HOUSE FACILITY
3. EXISTING AND USE OF GOLF COURSE, SWING RANGE & CLUB HOUSE FACILITY
4. EXISTING AND USE OF GOLF COURSE, SWING RANGE & CLUB HOUSE FACILITY
5. EXISTING AND USE OF GOLF COURSE, SWING RANGE & CLUB HOUSE FACILITY
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19. EXISTING AND USE OF GOLF COURSE, SWING RANGE & CLUB HOUSE FACILITY
20. EXISTING AND USE OF GOLF COURSE, SWING RANGE & CLUB HOUSE FACILITY

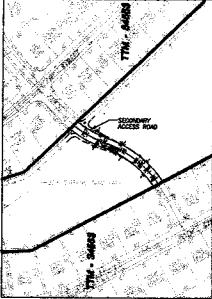
VICINITY MAP



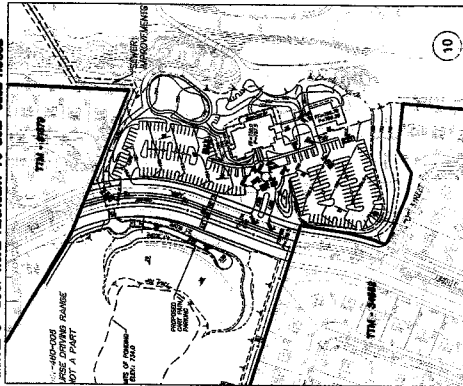
DETAIL A - NORTH LOOP ROAD CROSSING



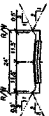
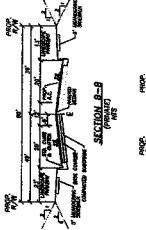
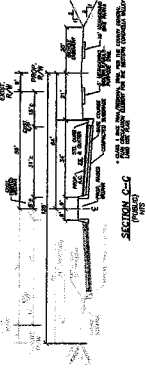
DETAIL B - SECONDARY ACCESS FROM PA 5



DETAIL C - LOOP ROAD ADJACENT TO GOLF CLUB HOUSE



STREET SECTIONS



LEGEND

- PROPOSED BOUNDARY
- RECORD BOUNDARY
- RECORD LOT LINES TO BE MAINTAINED
- RECORD LOT LINES TO BE MAINTAINED
- RECORD LOT LINES TO BE MAINTAINED

PREPARED FOR:

PALETTE HOMES/
THE MOUNTAIN GROUP
 2 TECHNOLOGY DRIVE
 IRVINE, CALIFORNIA 92618
 PHONE: (949) 853-3700
 FAX: (949) 853-3701



HENSLEY & ASSOCIATES
 ENGINEERS, ARCHITECTS
 10000 WEST 16TH AVENUE
 SUITE 100, DENVER, CO 80202
 PHONE: (303) 751-1000
 FAX: (303) 751-1001

PHASE 2

PLOT PLAN AMENDMENT
EXHIBIT (PP09967R1)
DESERT DUNES GOLF COURSE
 (ORIGINAL PLOT PLAN APPROVED 1/9/08)



January 12, 2012

PLOT PLAN AMENDMENT EXHIBIT
DESERT DUNES GOLF COURSE

LANDSCAPE MATERIAL SCHEDULE

Item	Tree	Size	Plant Factor	Comments
1	Chlorophytum complanatum	6"	24" Bx	Low
2	Chlorophytum complanatum	10"	24" Bx	Low
3	Chlorophytum complanatum	5"	24" Bx	Low
4	Chlorophytum complanatum	6"	24" Bx	Low
5	Chlorophytum complanatum	4"	24" Bx	Low
6	Chlorophytum complanatum	14"	24" Bx	Low
7	Chlorophytum complanatum	8"	24" Bx	Low
8	Chlorophytum complanatum	10"	24" Bx	Low

Item	Quantity	Size	Plant Factor	Comments
1	15	27" Bx	Low	

SHRUBS & GROUNDCOVERS

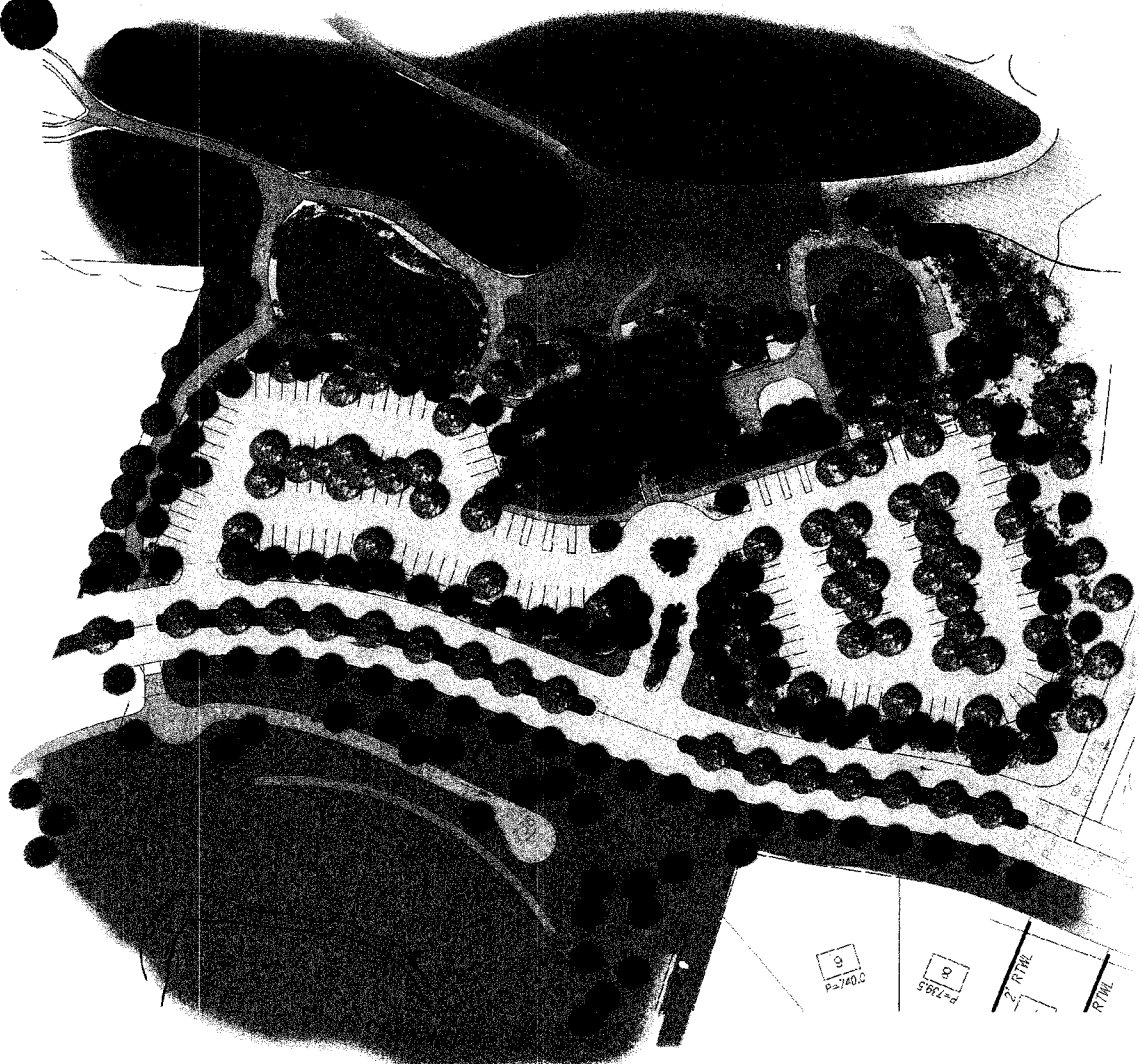
Item	Size	Quantity	Comments
1	5 gal	20	Low
2	5 gal	122	Low
3	5 gal	10	Low
4	5 gal	2	Low
5	5 gal	13	Medium
6	5 gal	87	Low
7	5 gal	289	Low
8	5 gal	48	Low
9	5 gal	89	Low
10	5 gal	100	Low
11	5 gal	19	Low
12	5 gal	41	Low
13	5 gal	17	Low
14	5 gal	13	Low
15	5 gal	417	Low
16	5 gal	44	Low
17	5 gal	35	Low
18	5 gal	30	Low
19	5 gal	32	Low
20	5 gal	443	Medium
21	5 gal	89	Medium
22	5 gal	79	Very Low
23	5 gal	16	Low
24	5 gal	10	Low

AGGREGATES

Item	Size	Quantity	Comments
1	5 gal	30	Low
2	5 gal	15	Low
3	5 gal	27	Low
4	5 gal	6	Low
5	5 gal	14	Medium
6	5 gal	50	Low
7	5 gal	49	Low
8	5 gal	29	Low
9	5 gal	280	Medium
10	1 cu yd	13	Low
11	1 cu yd	60	Low

MISCELLANEOUS

Item	Quantity	Comments
1	1	Field Varsity L.F.
2	1	Field Varsity L.F.
3	1	Field Varsity L.F.



Desert Dunes Golf Clubhouse

PULTE / DEL WEBB

PHASE 2 ILLUSTRATIVE LANDSCAPE PLAN

DATE: 07/23/12

WV R G

D E L I B E R I N G

NORTH

0 50 100

SCALE: 1" = 50'

DATE: 07/23/12

WV R G

D E L I B E R I N G

DATE: 07/23/12

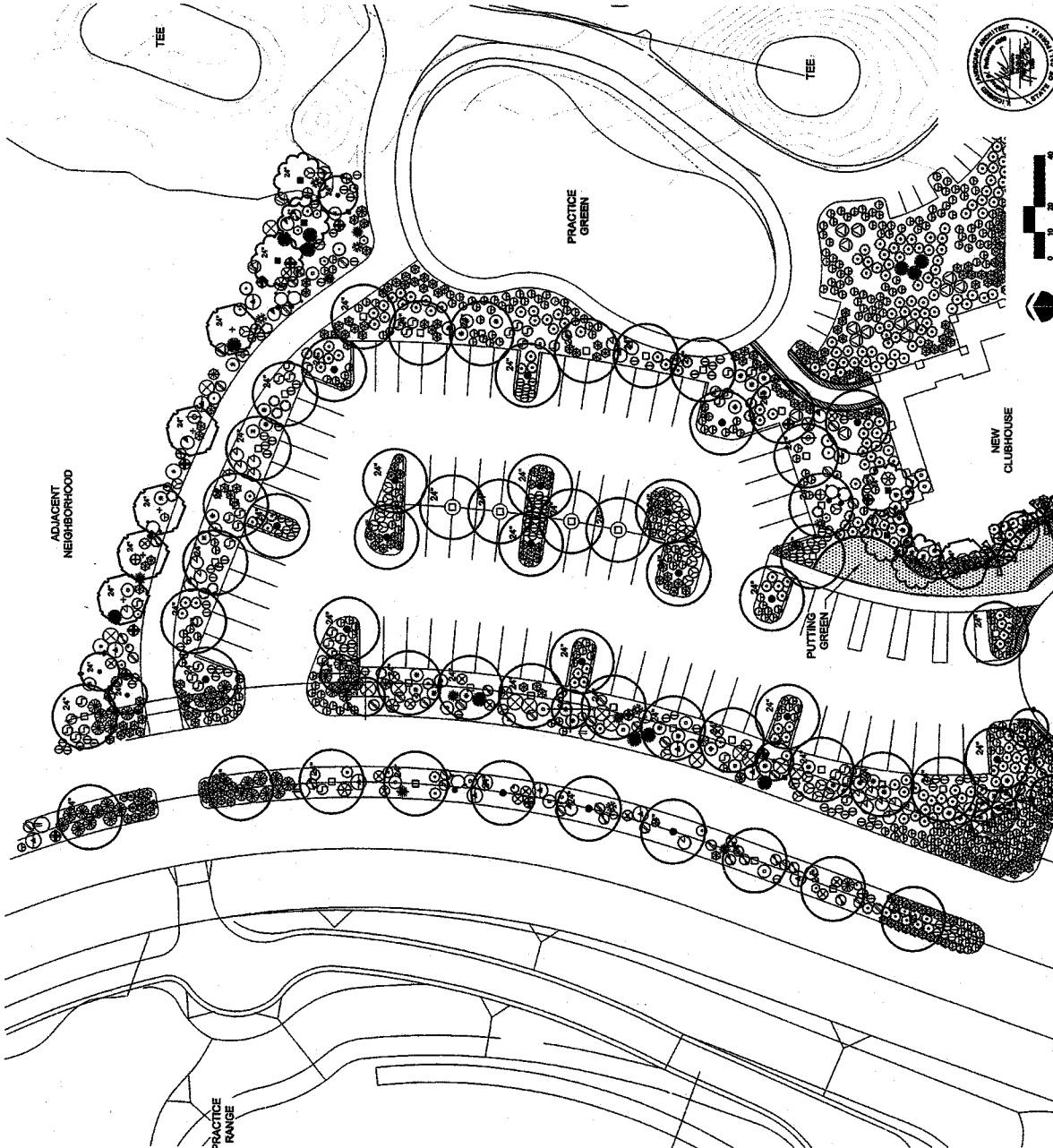
WV R G

D E L I B E R I N G

DATE: 07/23/12

WV R G

D E L I B E R I N G



LANDSCAPE MATERIAL SCHEDULE

Item	Quantity	Size	Plant Factor	Comments
Chlorophytum comosum	6	24" Pot	Low / 2	
Chlorophytum comosum	15	24" Pot	Low / 2	
Chlorophytum comosum	5	24" Pot	Low / 2	
Chlorophytum comosum	65	24" Pot	Low / 2	
Chlorophytum comosum	45	24" Pot	Low / 2	
Chlorophytum comosum	14	24" Pot	Low / 2	
Chlorophytum comosum	11	24" Pot	Low / 2	
Chlorophytum comosum	18	24" Pot	Low / 2	

Item	Quantity	Size	Plant Factor	Comments
Chlorophytum comosum	41	24" Pot	Low / 2	
Chlorophytum comosum	122	24" Pot	Low / 2	
Chlorophytum comosum	67	24" Pot	Low / 2	
Chlorophytum comosum	2	24" Pot	Low / 2	
Chlorophytum comosum	15	24" Pot	Low / 2	
Chlorophytum comosum	275	24" Pot	Low / 2	
Chlorophytum comosum	74	24" Pot	Low / 2	
Chlorophytum comosum	88	24" Pot	Low / 2	
Chlorophytum comosum	100	24" Pot	Low / 2	
Chlorophytum comosum	19	24" Pot	Low / 2	
Chlorophytum comosum	41	24" Pot	Low / 2	
Chlorophytum comosum	17	24" Pot	Low / 2	
Chlorophytum comosum	13	24" Pot	Low / 2	
Chlorophytum comosum	775	24" Pot	Low / 2	
Chlorophytum comosum	44	24" Pot	Low / 2	
Chlorophytum comosum	35	24" Pot	Low / 2	
Chlorophytum comosum	30	24" Pot	Low / 2	
Chlorophytum comosum	51	24" Pot	Low / 2	
Chlorophytum comosum	674	24" Pot	Low / 2	
Chlorophytum comosum	90	24" Pot	Low / 2	
Chlorophytum comosum	70	24" Pot	Low / 2	
Chlorophytum comosum	16	24" Pot	Low / 2	
Chlorophytum comosum	10	24" Pot	Low / 2	

Item	Quantity	Size	Plant Factor	Comments
Chlorophytum comosum	30	24" Pot	Low / 2	
Chlorophytum comosum	15	24" Pot	Low / 2	
Chlorophytum comosum	27	24" Pot	Low / 2	
Chlorophytum comosum	5	24" Pot	Low / 2	
Chlorophytum comosum	19	24" Pot	Low / 2	
Chlorophytum comosum	89	24" Pot	Low / 2	
Chlorophytum comosum	87	24" Pot	Low / 2	
Chlorophytum comosum	28	24" Pot	Low / 2	
Chlorophytum comosum	918	24" Pot	Low / 2	
Chlorophytum comosum	13	24" Pot	Low / 2	
Chlorophytum comosum	68	24" Pot	Low / 2	

DATE: 01/23/12



NORTH



Desert Dunes Golf Clubhouse

PULTE / DEL WEBB

PHASE 2 LANDSCAPE PLAN (SHEET L-2)

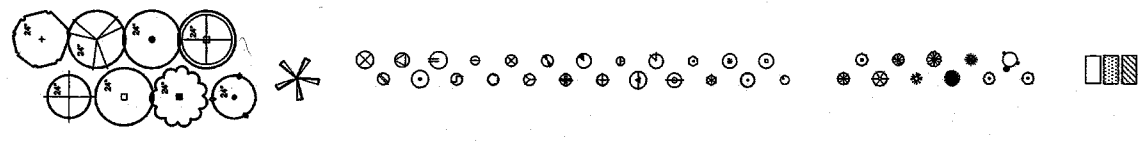
LANDSCAPE MATERIAL SCHEDULE

TREES	Quantity	Size	Plant Factor	Comments
California Ironwood / Cordoba Hawthorn	6	24" Box	Low / 2	Low / 2
Leif Adams Desert Willow	16	24" Box	Low / 2	Low / 2
Prosopis juliflora	5	24" Box	Low / 2	Low / 2
Cholla Bush	60	24" Box	Low / 2	Low / 2
Prosopis juliflora	46	24" Box	Low / 2	Low / 2
Prosopis juliflora	14	24" Box	Low / 2	Low / 2
Prosopis juliflora	11	24" Box	Low / 2	Low / 2
Prosopis juliflora	16	24" Box	Low / 2	Low / 2

PAVING	Quantity	Size	Plant Factor	Comments
Concrete	15	20' RTI	Low / 2	Low / 2

SHRUBS & GROUNDCOVERS	Quantity	Size	Plant Factor	Comments
Arundo donax	41	5 gal	Low / 2	Low / 2
Arundo donax	122	5 gal	Low / 2	Low / 2
Arundo donax	97	5 gal	Low / 2	Low / 2
Arundo donax	13	5 gal	Low / 2	Low / 2
Arundo donax	275	5 gal	Low / 2	Low / 2
Arundo donax	74	5 gal	Low / 2	Low / 2
Arundo donax	88	5 gal	Low / 2	Low / 2
Arundo donax	100	5 gal	Low / 2	Low / 2
Arundo donax	19	5 gal	Low / 2	Low / 2
Arundo donax	41	5 gal	Low / 2	Low / 2
Arundo donax	17	5 gal	Low / 2	Low / 2
Arundo donax	13	5 gal	Low / 2	Low / 2
Arundo donax	773	5 gal	Low / 2	Low / 2
Arundo donax	44	5 gal	Low / 2	Low / 2
Arundo donax	36	5 gal	Low / 2	Low / 2
Arundo donax	30	5 gal	Low / 2	Low / 2
Arundo donax	61	5 gal	Low / 2	Low / 2
Arundo donax	674	5 gal	Low / 2	Low / 2
Arundo donax	99	5 gal	Low / 2	Low / 2
Arundo donax	19	5 gal	Low / 2	Low / 2
Arundo donax	10	5 gal	Low / 2	Low / 2

ACCESSORIES	Quantity	Size	Plant Factor	Comments
Agave foeniculata	30	5 gal	Low / 2	Low / 2
Agave foeniculata	19	5 gal	Low / 2	Low / 2
Agave foeniculata	37	5 gal	Low / 2	Low / 2
Agave foeniculata	8	5 gal	Low / 2	Low / 2
Agave foeniculata	19	5 gal	Low / 2	Low / 2
Agave foeniculata	99	5 gal	Low / 2	Low / 2
Agave foeniculata	57	5 gal	Low / 2	Low / 2
Agave foeniculata	28	5 gal	Low / 2	Low / 2
Agave foeniculata	616	5 gal	Low / 2	Low / 2
Agave foeniculata	13	5 gal	Low / 2	Low / 2
Agave foeniculata	66	5 gal	Low / 2	Low / 2



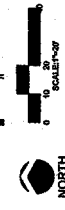
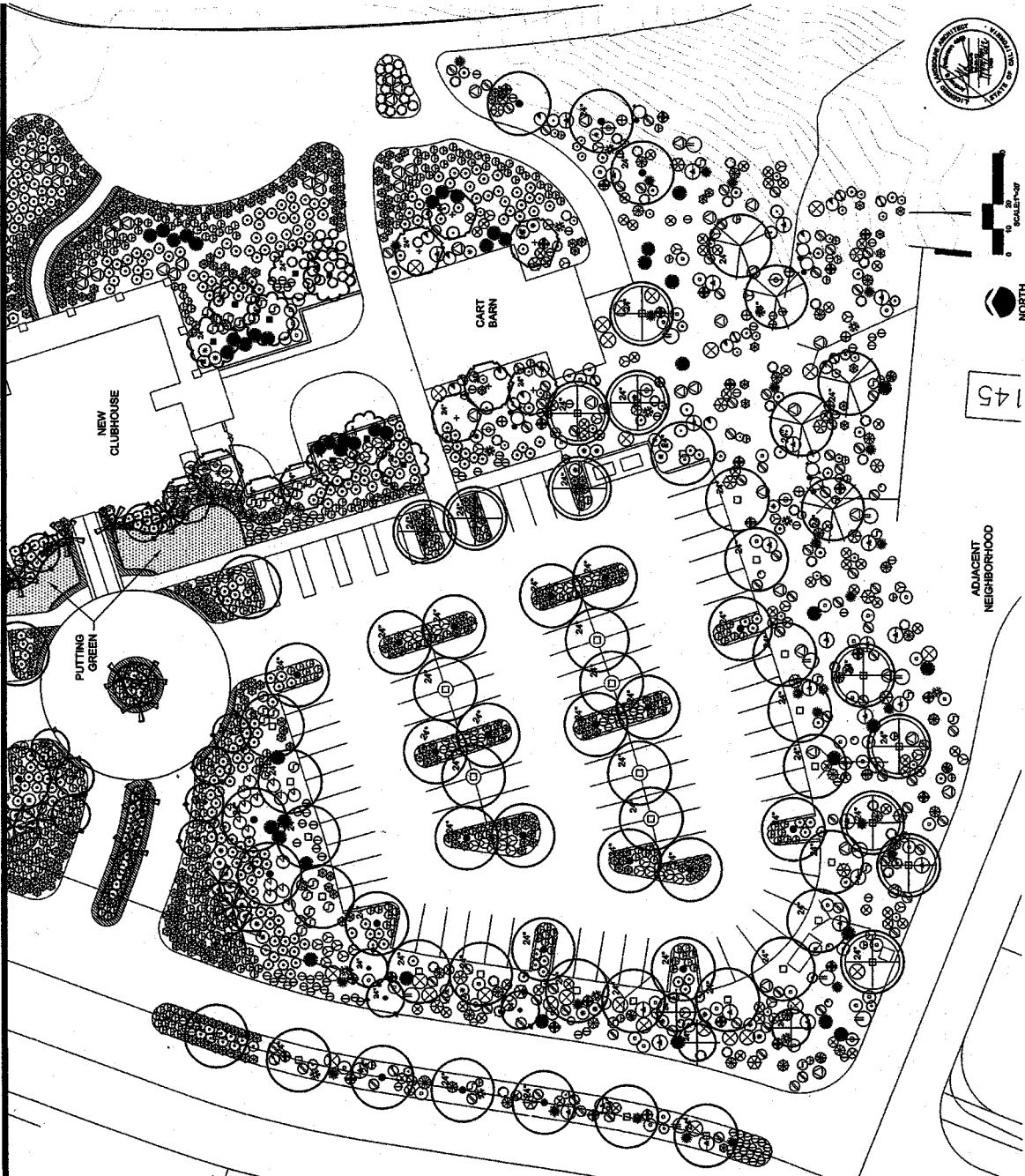
DATE: 01/23/12

DESIGN INC.

PHASE 2 LANDSCAPE PLAN (SHEET L-3)

Desert Dunes Golf Clubhouse

PULTE / DEL WEBB



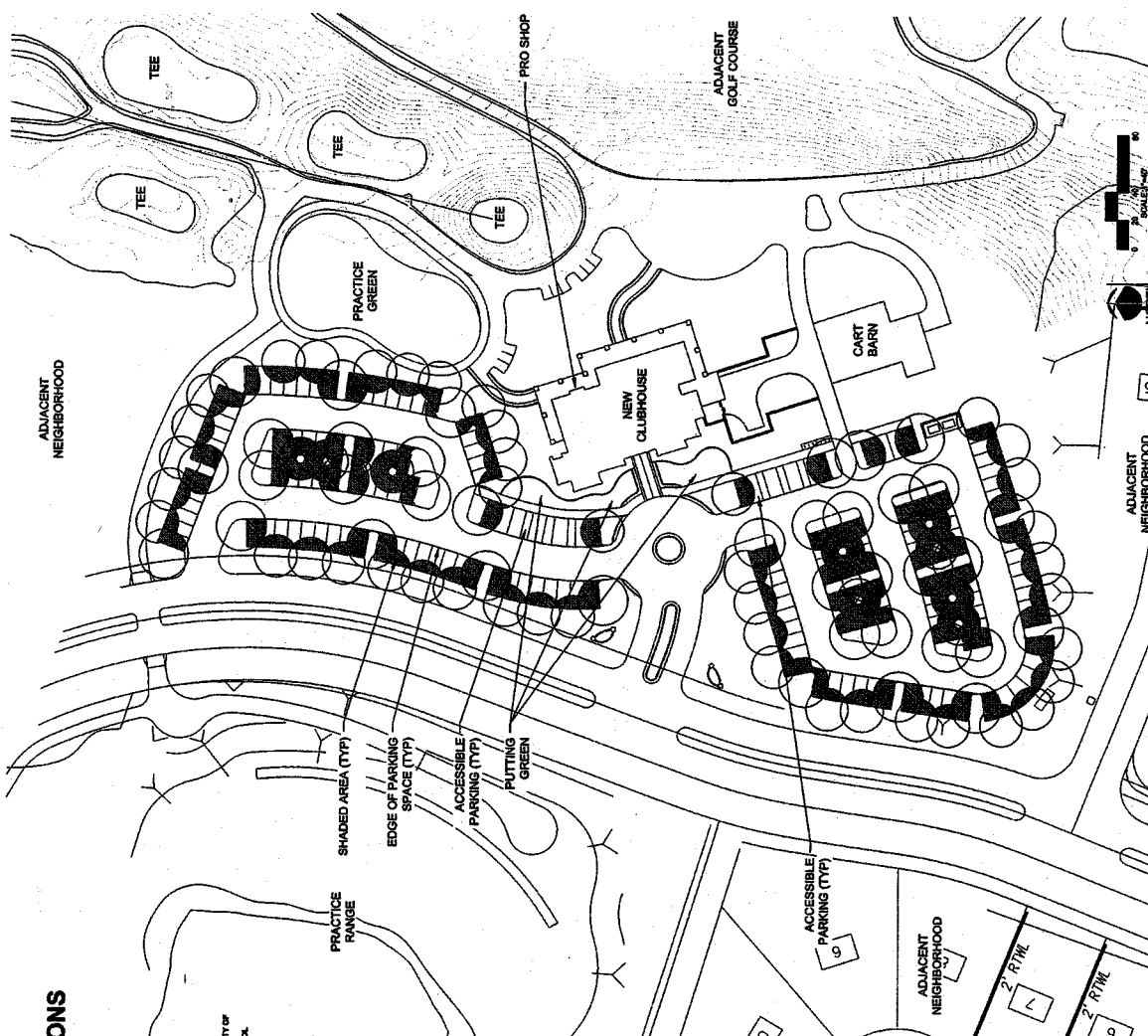
145

SHADING CALCULATIONS

Parking Spaces Area (Spaces Only): 38,000 S.F.
 Required Area (80%): 47,500 S.F.
 Provided Shade Area (80%): 45,000 S.F.

NOTES:

1. LANDSCAPE CONTRACTOR TO OBTAIN LOCAL, STATE AND COUNTY OF HAVASUDA PERMITS TO INSTALL LANDSCAPE.
2. ALL PLANTINGS TO BE INSTALLED IN ACCORDANCE WITH LOCAL, STATE AND COUNTY OF HAVASUDA PERMITS AND ALL APPLICABLE REGULATIONS AND ORDINANCES AND ALL SECTIONS AND SAFETY DESIGN CONTROL.
3. A LUMP SUM DEEP ROOT WATERING IS TO BE INSTALLED FOR THESE TREES BY FRONT-HIT FUNDING.

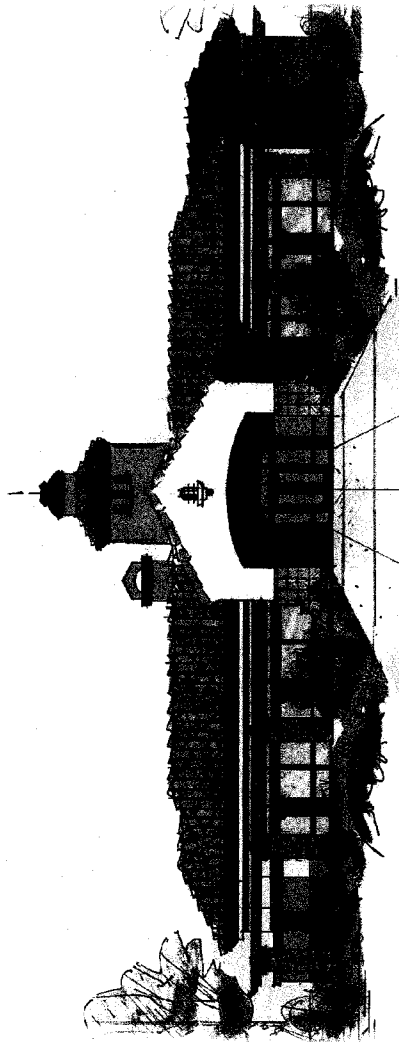


DATE: 01/23/12
W R G
 DESIGN INC.

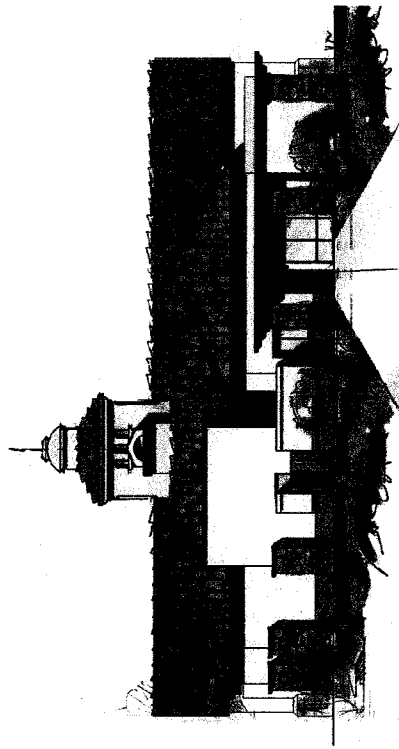
Desert Dunes Golf Clubhouse

PULTE / DEL WEBB

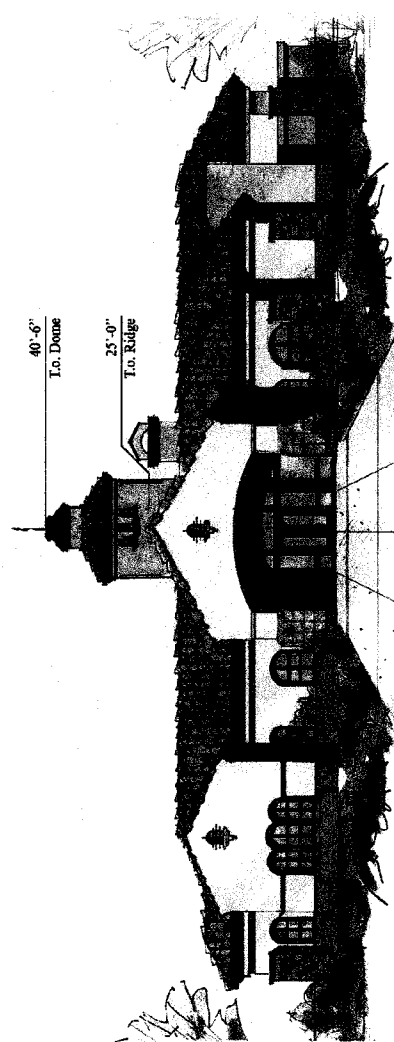
PHASE 2 SHADING CALCULATION (SHEET L-4)



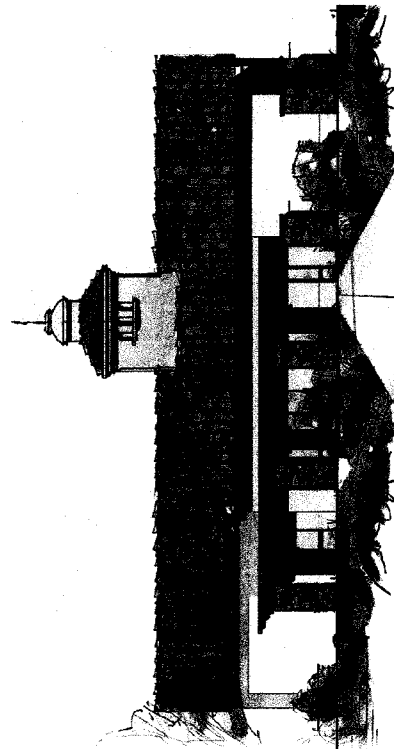
REAR ELEVATION



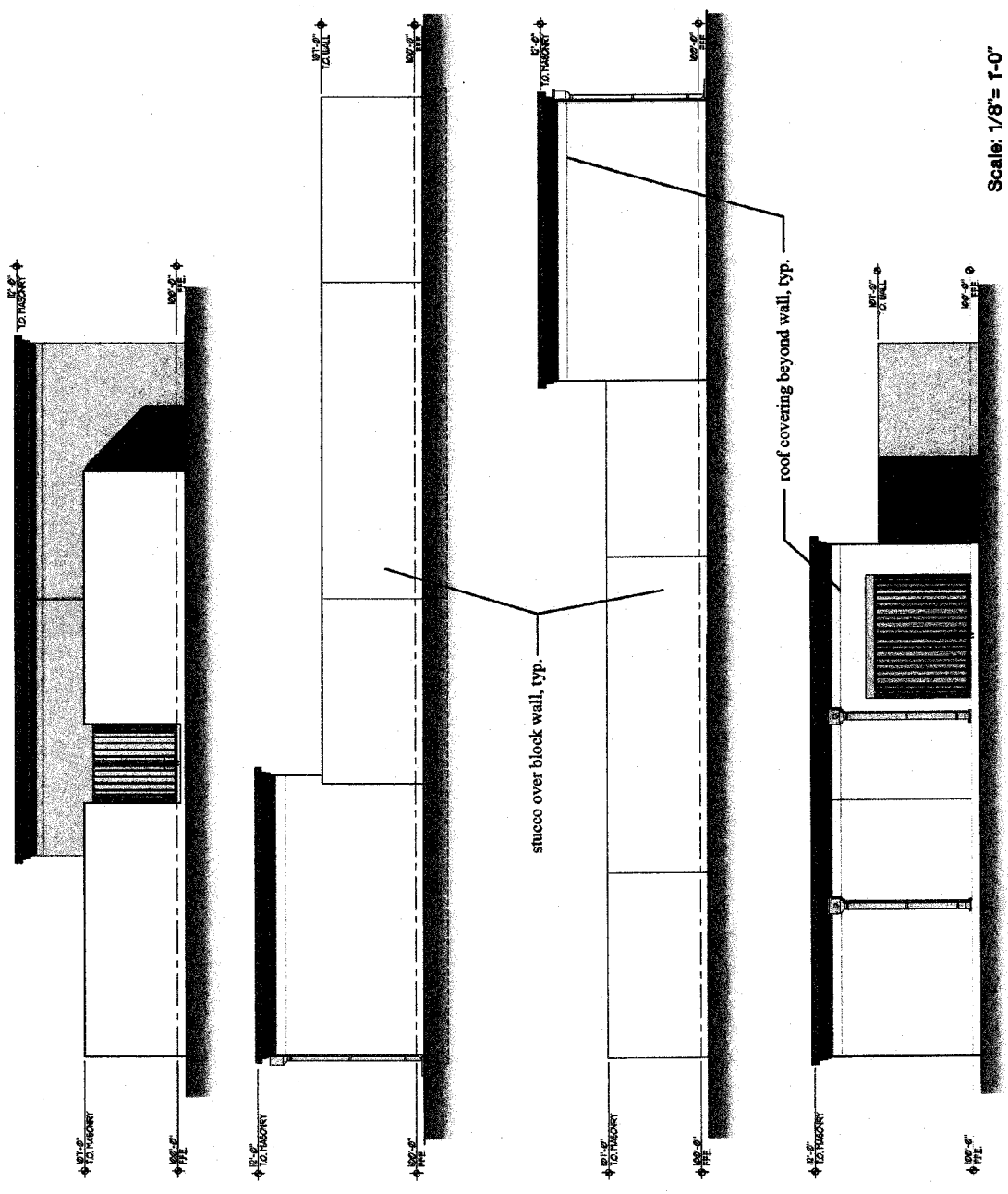
SIDE ELEVATION



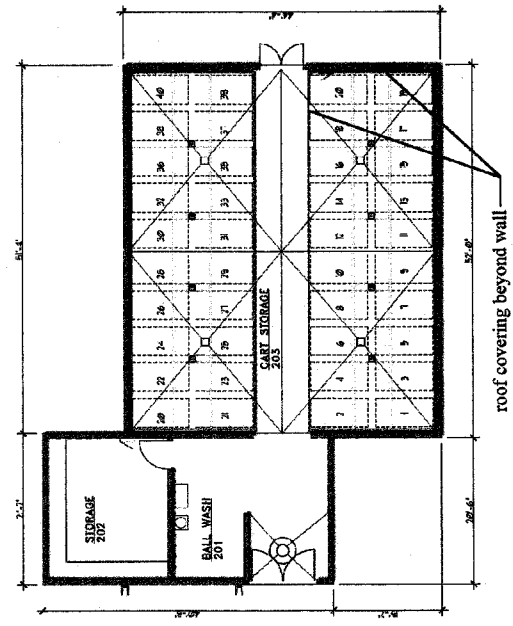
FRONT ELEVATION



SIDE ELEVATION



Scale: 1/8" = 1'-0"

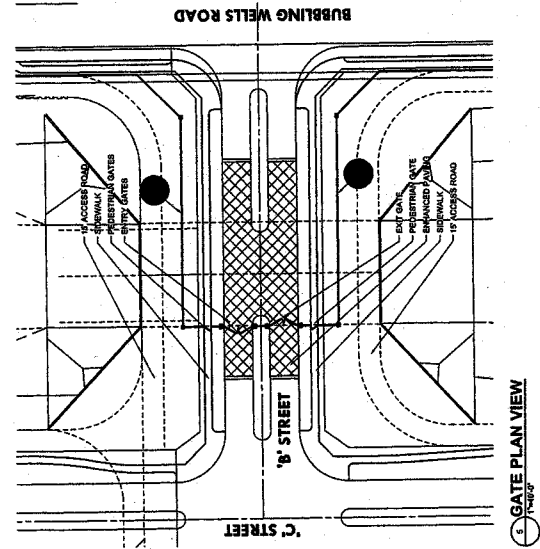
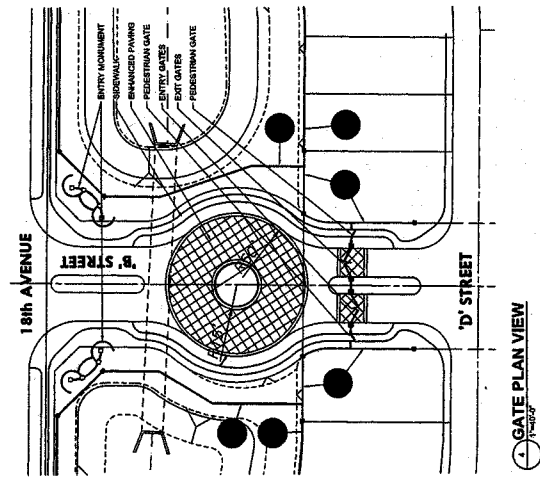
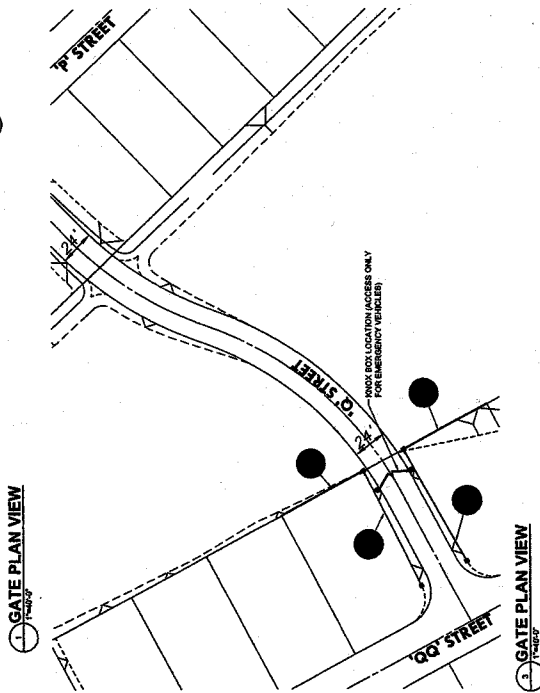
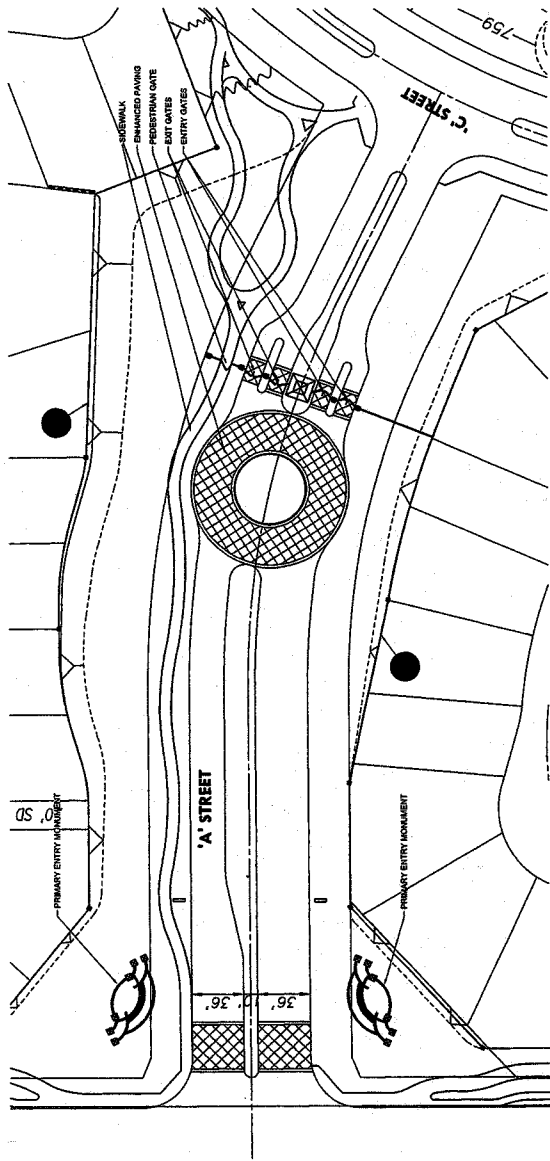
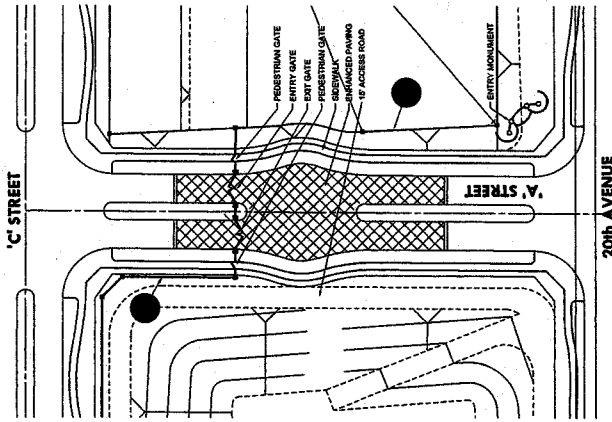


Scale: 1/8" = 1'-0"

DESERT DUNES CARTBARN : FLOOR PLAN AND ELEVATIONS
PULTE HOMES

BMG
INC. AIA

657 January 5, 2003



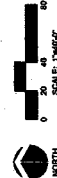
DESERT DUNES WALL PLAN

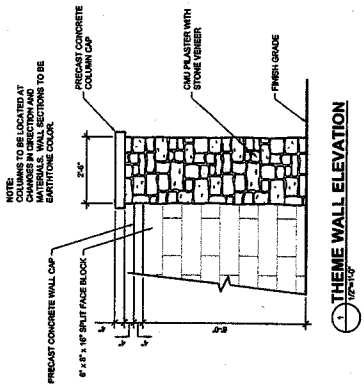
PULTE / DEL WEBB

DATE: 04/09/12

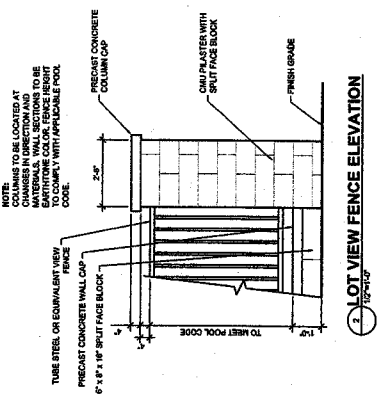


PHOENIX
877 W BIRCH ST. SUITE 300, SCOTTSDALE, AZ 85258
TEL: 480.343.7800 FAX: 480.343.7800
WWW.CARDNO.COM
PLANNING - DESIGN - LANDSCAPE ARCHITECTURE - CONSTRUCTION

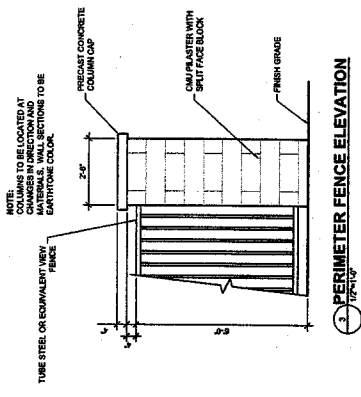




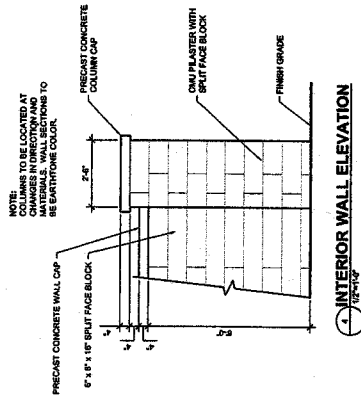
1. **THEME WALL ELEVATION**
SCALE: 1/2"=1'-0"



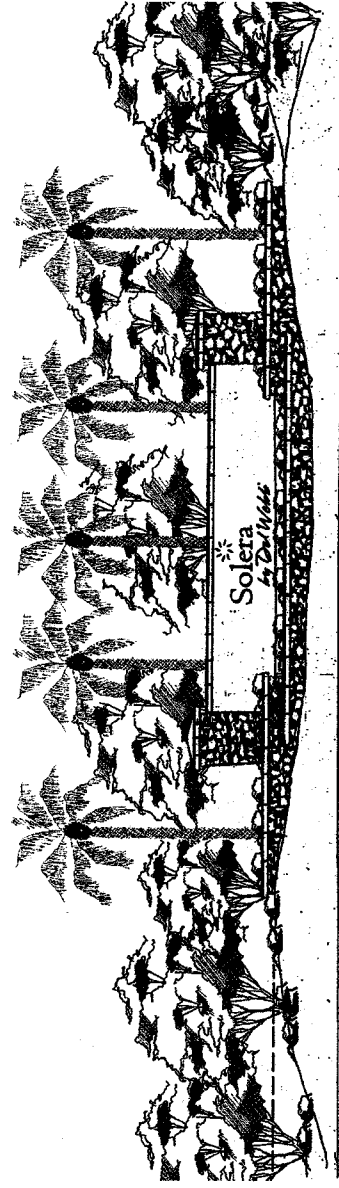
2. **LOT VIEW FENCE ELEVATION**
SCALE: 1/2"=1'-0"



3. **PERIMETER FENCE ELEVATION**
SCALE: 1/2"=1'-0"



4. **INTERIOR WALL ELEVATION**
SCALE: 1/2"=1'-0"



5. **ENTRY MONUMENT ELEVATION**
SCALE: 1/2"=1'-0"

DESERT DUNES WALL PLAN

PULTE / DEL WEBB

PHOENIX
877.618.0131 STEEL SCOTTSDALE, AZ 85268
www.delwebb.com TEL: 602.971.7300
FURNISH • INSTALL • LANDSCAPE/ARCHITECT • MAINTENANCE

DATE: 04/09/12
Cardno
WRG



LEGEND
[Symbol] 10' WIDE LOT
[Symbol] 20' WIDE LOT
[Symbol] 30' WIDE LOT

PREPARED BY:
H & A
 HUNN & ASSOCIATES, INC.
 2 TECHNOLOGY DRIVE
 IRVINE, CALIFORNIA 92618
 PHONE: (949) 633-3700
 FAX: (949) 633-3701

**SCHEMATIC "A" SUBDIVISION
 TENTATIVE TRACT
 NO. 34**

SEE SHEET

DATE: 08-15-00
 SHEET 2 OF 2

LOT SUMMARY TABLE

LOT NO.	ACRES	AREA (SQ. FT.)	AREA (SQ. METERS)	PERCENTAGE OF TOTAL AREA
1	0.01	1,360	12.5	0.01
2	0.01	1,360	12.5	0.01
3	0.01	1,360	12.5	0.01
4	0.01	1,360	12.5	0.01
5	0.01	1,360	12.5	0.01
6	0.01	1,360	12.5	0.01
7	0.01	1,360	12.5	0.01
8	0.01	1,360	12.5	0.01
9	0.01	1,360	12.5	0.01
10	0.01	1,360	12.5	0.01
11	0.01	1,360	12.5	0.01
12	0.01	1,360	12.5	0.01
13	0.01	1,360	12.5	0.01
14	0.01	1,360	12.5	0.01
15	0.01	1,360	12.5	0.01
16	0.01	1,360	12.5	0.01
17	0.01	1,360	12.5	0.01
18	0.01	1,360	12.5	0.01
19	0.01	1,360	12.5	0.01
20	0.01	1,360	12.5	0.01
21	0.01	1,360	12.5	0.01
22	0.01	1,360	12.5	0.01
23	0.01	1,360	12.5	0.01
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96	0.01	1,360	12.5	0.01
97	0.01	1,360	12.5	0.01
98	0.01	1,360	12.5	0.01
99	0.01	1,360	12.5	0.01
100	0.01	1,360	12.5	0.01



PREPARED BY:

 HUNNERS & ASSOCIATES

 2 TECHNOLOGY DRIVE

 IRVINE, CALIFORNIA 92618

 PHONE: (949) 251-1000

 FAX: (949) 423-3701

LEGEND

 [Symbol] EXISTING LOT

 [Symbol] NEW LOT

 [Symbol] EXISTING ROAD

 [Symbol] NEW ROAD

PREPARED FOR:

RALTE HOMES/

DEL WEBB

 2 TECHNOLOGY DRIVE

 IRVINE, CALIFORNIA 92618

 PHONE: (949) 251-1000

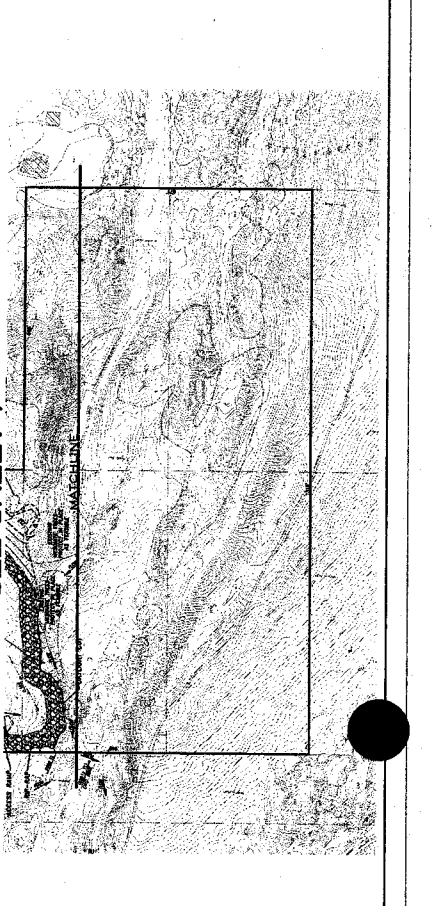
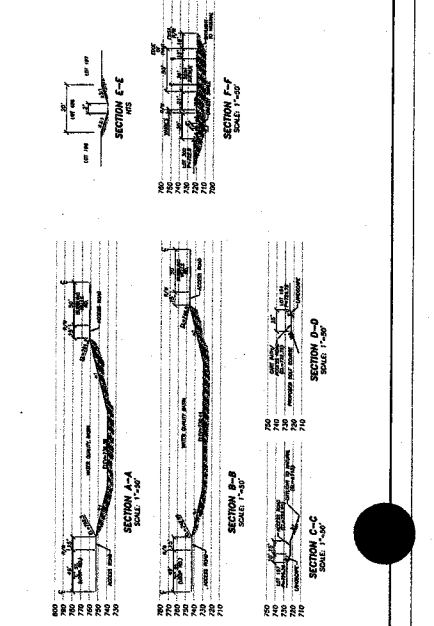
 FAX: (949) 423-3701

SCHEDULE "A" SUBDIVISION

TENTATIVE TRACT

NO. 345

SHEET 2 OF 2



NOTES

- EXISTING LAND USES
- DEVELOPMENT PLAN
- GENERAL PLAN LAND USE DESIGNATION: RURAL DENSITY RESIDENTIAL (R-1) DOWNGRADE TO RURAL DESERT (W-2)
- DESERT JAMES SPECIFIC PLAN, SP NO. 335
- PROPOSED ZONING: W-2 CONTROLLED DEVELOPMENT & SP SPECIFIC PLAN (SOLERA AT DESERT JAMES)
- WATER SERVICE PROVIDED BY CONACHELLA VALLEY WATER DISTRICT (CWVD)
- SEWER SERVICE PROVIDED BY CONACHELLA VALLEY WATER DISTRICT (CWVD)
- ELECTRIC SERVICE PROVIDED BY SOUTHERN CALIFORNIA EDISON COMPANY
- TELEPHONE SERVICE PROVIDED BY SOUTHERN CALIFORNIA EDISON COMPANY
- CABLE SERVICE PROVIDED BY SOUTHERN CALIFORNIA EDISON COMPANY
- THE PROJECT SITE IS LOCATED WITHIN PALM SPRINGS COUNCIL OF EDUCATION DISTRICT (COWED)
- PROPOSED SITE IS LOCATED WITHIN A MODERATE SEISMIC HAZARD ZONE (MSH) AND A HIGH WIND HAZARD ZONE (HWZ) AS SHOWN ON THE 1991 CALIFORNIA GEOLOGIC HAZARD MAP COMMUNITY-RISK MAPS (MMS) AND THE 1991 CALIFORNIA WIND HAZARD MAP (MWS) AS SHOWN ON THE 1991 CALIFORNIA WIND HAZARD MAP (MWS)
- ASSUMPTION: LOT AREA 776,120 SQ. FT. THE SUBJECT & TR. 34003 IS PRELIMINARY AND HAS BEEN SUBJECT TO PRELIMINARY PERMITS ONLY.

LEGAL DESCRIPTION

THE PROPERTY DESCRIBED HEREIN IS PART OF A TRACT OF LAND, TO-WIT: THE WEST HALF OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 9 EAST, SAN BERNARDINO COUNTY, CALIFORNIA, ACCORDING TO THE ORIGINAL PLAT THEREOF.

UTILITIES

- ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY (PH)922-4245 (WO)633-7628
- GAS: THE GAS COMPANY (PH)922-4245 (WO)633-7628
- TELEPHONE: SOUTHERN CALIFORNIA EDISON COMPANY (PH)922-4245 (WO)633-7628
- CABLE: SOUTHERN CALIFORNIA EDISON COMPANY (PH)922-4245 (WO)633-7628
- SEWER: CONACHELLA VALLEY WATER DISTRICT (PH)922-4245 (WO)633-7628
- WATER: CONACHELLA VALLEY WATER DISTRICT (PH)922-4245 (WO)633-7628

DATE	REVISION	BY



DATE: 06/19/08
 W.D.: 2917-3
 GROSS AREA: 649.6 AC.±
 CONTOUR INTERVAL: 5'

PREPARED FOR:

**PULTE HOMES/
 DEL WEBB**
 2 TECHNOLOGY DRIVE
 IRVINE, CALIFORNIA 92618
 PHONE: (949) 623-3700
 FAX: (949) 623-3701

H&A
 HUNIAKER & ASSOCIATES
 LAND SURVEYORS
 1100 S. BROADWAY, SUITE 200
 ANAHEIM, CALIFORNIA 92805
 PHONE: (714) 771-8800
 FAX: (714) 771-8801

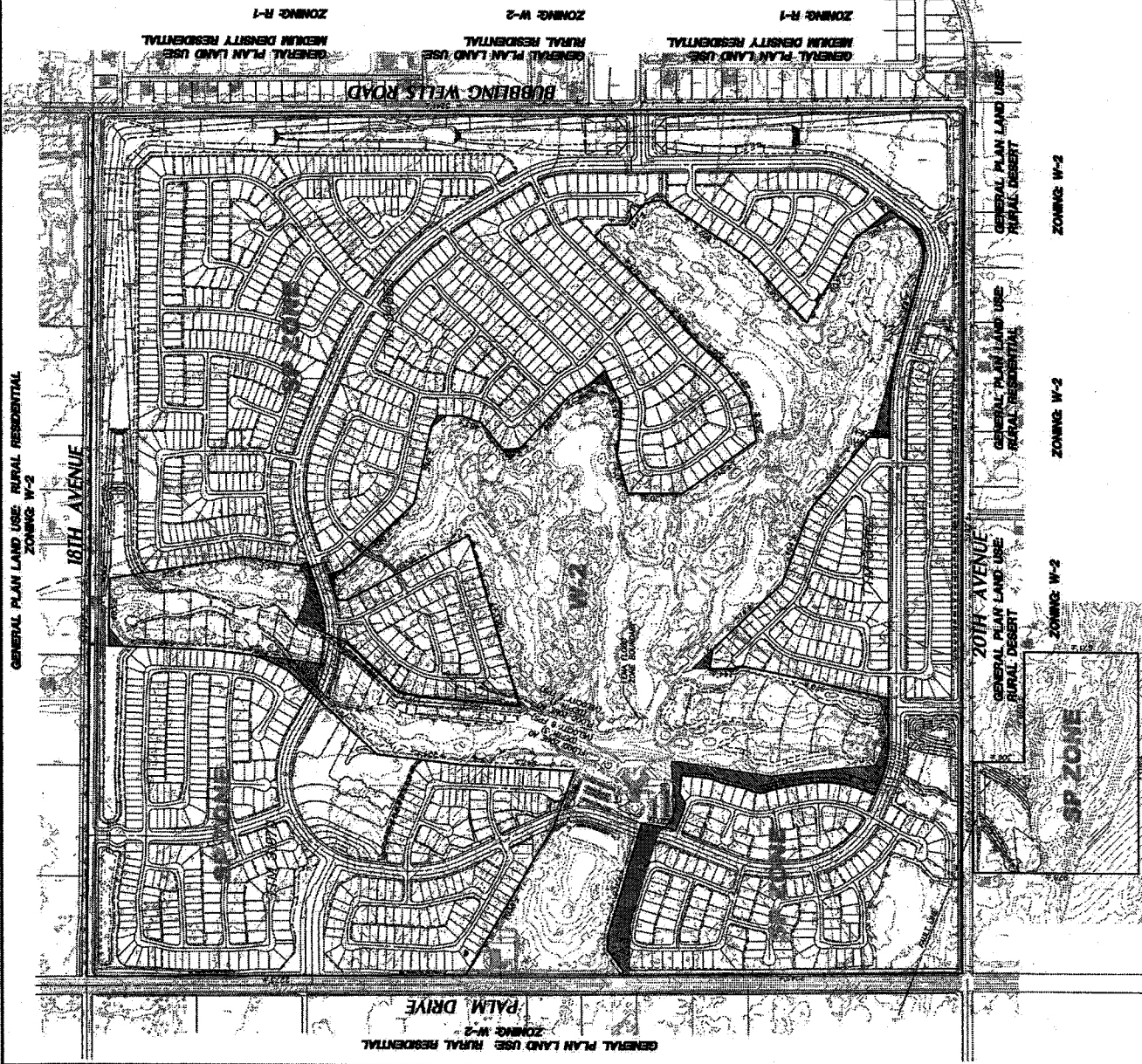
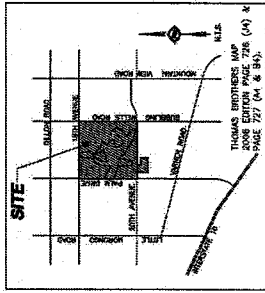
**CHANGE OF ZONE
 PRIMARY EXHIBIT
 SOLERA AT DESERT DUNES &
 DESERT DUNES GOLF COURSE**

- LEGEND**
- PROPOSED BOUNDARY (dashed line)
 - EXISTING BOUNDARY (solid line)
 - PROPOSED INCLUSION INTO SP ZONE (2.5 ACRES) (hatched area)
 - PROPOSED INCLUSION INTO W-2 ZONE (6.4 ACRES) (diagonal line area)

PROPERTY OWNERS

- PULTE HOMES CORPORATION**
 1100 S. BROADWAY, SUITE 200
 ANAHEIM, CA 92805
 (PH) 949-623-3700 & (949) 623-3701
- DEL WEBB**
 2 TECHNOLOGY DRIVE
 IRVINE, CA 92618
 (PH) 949-623-3700 & (949) 623-3701
- DESERT DUNES GOLF COURSE**
 1100 S. BROADWAY, SUITE 200
 ANAHEIM, CA 92805
 (PH) 949-623-3700 & (949) 623-3701

VICINITY MAP



The following attached documents are included
in this staff report for purposes of complying with:

Ordinance No. 460

Section 3.2.j

No Recording Fee
Required Per
Government Code
Section 27383

DOC # 2006-0073955

01/31/2006 08:00A Fee:NC

Page 1 of 5

Recorded in Official Records

County of Riverside

Larry M. Ward

Assessor, County Clerk & Recorder



RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

COACHELLA VALLEY WATER DISTRICT
Post Office.Box 1058
Coachella, California 92236

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GRANT OF EASEMENT / PIPELINE

Sewer

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

C
AJ

GUIDITTA EQUITY TRUST

do es hereby grant to COACHELLA VALLEY WATER DISTRICT , a public agency of the State of California that certain real property in the County of Riverside State of California, described as follows:

EXHIBIT "A" AND EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF
Said pipeline and every part thereof shall, where it crosses Grantor's land, be confined to lands hereinabove described, and shall be so laid that not less than thirty inches of earth, measured from the outside of the pipe collar to the ground surface, shall cover said pipeline, except fixtures and appurtenances used or useful in the operation of said pipeline, which said fixtures and appurtenances may be any distance either below or above ground surface.

The Grant of Easement herein contained shall include the right to enter said premises, to survey, construct, reconstruct, lay, relay, maintain, operate, control, use and remove said pipeline, its fixtures, appurtenances, and to remove objects interfering with the construction, operation and maintenance thereof. The Grantor reserves the right to cultivate, occupy and use said premises for any purpose not inconsistent with the rights and privileges above granted and which will not interfere with or endanger said pipeline, its fixtures and appurtenances or the use thereof. The district shall use due care in the construction, operation and maintenance of said pipeline, its fixtures and appurtenances.

GUIDITTA EQUITY TRUST

GRANTOR

Dated. 10-24-04

By K.M. Holguin, Trustee
K. M. HOLGUIN, TRUSTEE

By _____

By _____

040511-2-001
040511-3-XXX
Doc. No. 040511-4-XXX
CVWD - 581

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

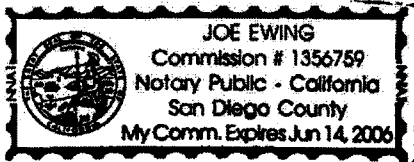
County of San Diego } ss.

On October 24, 2004 before me, Joe Ewing, Notary Public

personally appeared K. M. Holguin
Date Name and Title of Officer (e.g., Jane Doe, Notary Public)
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Joe Ewing
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant of Easement

Document Date: 10-24-2004 Number of Pages: _____

Signer(s) Other Than Named Above: NA

Capacity(ies) Claimed by Signer

Signer's Name: K.M. Holguin

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer is Representing: _____

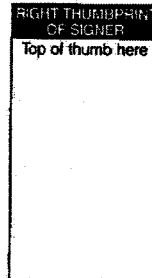


EXHIBIT "A"
LEGAL DESCRIPTION
SEWER LINE EASEMENT
SEWER EASEMENT TRACT MAP NO. 31879

STRIP "A"

THAT PORTION OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, BEING LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, INCLUDED WITHIN A STRIP OF LAND 30.00 FEET WIDE, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 11;

THENCE NORTH 00°26'28" WEST ALONG THE EASTERLY LINE OF SAID SECTION 11 A DISTANCE OF 15.00 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 15.00 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID SECTION 11, SAID POINT BEING THE TRUE POINT OF BEGINNING, OF THE HEREIN DESCRIBED CENTERLINE;

THENCE ALONG SAID PARALLEL LINE, SOUTH 89°13'15" WEST A DISTANCE OF 482.52 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 43.50 FEET NORTHEASTERLY OF THE NORTHEASTERLY LINE OF THE STATE RIGHT-OF-WAY KNOWN AS INTERSTATE 10, AS DESCRIBED IN A DOCUMENT RECORDED AUGUST 9, 1962, AS INSTRUMENT NO. 74944;

THENCE ALONG SAID PARALLEL LINE, NORTH 54°32'30" WEST A DISTANCE OF 5,877.50 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 45.00 FEET EASTERLY OF THE WESTERLY LINE OF SAID SECTION 11;

THENCE ALONG SAID PARALLEL LINE, NORTH 00°43'49" WEST A DISTANCE OF 276.94 FEET;

THENCE NORTH 54°34'44" WEST A DISTANCE OF 55.73 FEET TO THE WESTERLY LINE OF SAID SECTION 11, SAID POINT BEING THE POINT OF TERMINATION OF THE HEREIN DESCRIBED CENTERLINE, SAID POINT LYING 330.79 FEET NORTHERLY OF SAID STATE RIGHT OF WAY, AS MEASURED ALONG SAID WESTERLY LINE OF SECTION 11.



2886-0073855
01/31/2008
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EXHIBIT "A"
LEGAL DESCRIPTION
SEWER LINE EASEMENT
SEWER EASEMENT TRACT MAP NO. 31879

THE SIDELINES OF SAID 30.00 FEET WIDE STRIP OF LAND SHALL BE LENGTHENED OR SHORTENED AS TO TERMINATE EASTERLY IN SAID EASTERLY LINE AND WESTERLY IN SAID WESTERLY LINE OF SAID SECTION 11, RESPECTIVELY.

SUBJECT TO EXISTING EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

CONTAINING: 200,781 SQUARE FEET OR 4.609 ACRES, MORE OR LESS



EXHIBIT 'B'

SEWER LINE EASEMENT TRACT NO. 31879

1. 20' UTILITY EASEMENT IN FAVOR OF S.C.E., PER DEED BK. 400, PG. 253, REC. 9/12/14, O.R.

2. 10' UTILITY EASEMENT IN FAVOR OF G.T.E., PER INST. 106513, REC. 11/6/68, O.R.



SECTION 11,
T. 4 S., R. 5 E.,
S.B.M.

NW 1/4
SEC. 11

N'LY LINE OF THE
SE 1/4, SEC. 11

R/W PER INST. NO. 74944,
REC. 8/9/62

INTERSTATE NO. 10

E'LY LINE OF THE
SE 1/4, SEC. 11

SE 1/4
SEC. 11

T.P.O.B.
STRIP 'A'

P.O.C.
STRIP 'A'

S'LY LINE OF THE
SE 1/4, SEC. 11

CITY OF CATHEDRAL CITY
CITY OF RIVERSIDE
C/L VALLEY CENTRAL
BLVD (PUBLIC STREET)
P.O.T.
STRIP 'A'

TR. MAP 24616
M.B. 237/32-38

W'LY LINE OF THE
SW 1/4, SEC. 11

LINE DATA

NUMBER	DIRECTION	DISTANCE
L1	N 00°26'28" W	15.00'
L2	S 89°13'15" W	482.52'
L3	N 00°43'49" W	276.94'
L4	N 54°34'44" W	55.73'



J.N. 1652

MSA CONSULTING, INC.

MAINIERO, SMITH & ASSOCIATES, INC.
PLANNING • CIVIL ENGINEERING • LAND SURVEYING
34200 BOB HOWE DRIVE • RANCHO MESA • CA 92270
TELEPHONE (760) 320-9611 • FAX (760) 323-7893



1" = 200'



2006-0073855
01/31/2008 08:09A
5 of 5

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Section 27383

DOC # 2006-0073956

01/31/2006 08:00A Fee:NC

Page 1 of 5

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County of Riverside

Larry W. Ward

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Post Office Box 1058
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M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
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A	R	L			COPY	LONG	REFUND	NCHG	EXEM

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GRANT OF EASEMENT / PIPELINE

Sewer

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

THE ROBERT L. BOUGHTON, JR., TRUST DATED JUNE 26, 1976



do es hereby grant to COACHELLA VALLEY WATER DISTRICT, a public agency of the State of California that certain real property in the County of Riverside State of California, described as follows:

EXHIBIT "A" AND EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

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THE ROBERT L. BOUGHTON, JR., TRUST DATED JUNE 26, 1976

GRANTOR

Dated 10-26-04

By Robert L. Boughton, Jr. Trustee
ROBERT L. BOUGHTON, JR., TRUSTEE

By Robert L. Boughton, Jr. Trustee

By _____

040511-2-002
040511-3-XXX
Doc. No. 040511-4-XXX
CVWD-581

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Santa Barbara

On 10/26/04 before me, Elizabeth Mannion, Notary Public, personally

appeared ROBERT BOUGHTON

personally known to me - OR proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

[Handwritten signature]

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal of this form to another document.

Description of Attached Document

Title or Type of Document: GRANT OF EASEMENT / PIPELINE

Document Date: 10/26/04 Number of Pages: ONE

Signer(s) Other Than Named Above: SAME

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer
- Title(s): _____
- Partner - Limited General
- Attorney-in-fact
- Trustee
- Guardian or Conservator
- Other: _____

right thumbprint

Signer is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer
- Title(s): _____
- Partner - Limited General
- Attorney-in-fact
- Trustee
- Guardian or Conservator
- Other: _____

right thumbprint

Signer is Representing: _____

EXHIBIT "A"
LEGAL DESCRIPTION
SEWER LINE EASEMENT
SEWER EASEMENT TRACT MAP NO. 31879

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LEGAL DESCRIPTION
SEWER LINE EASEMENT
SEWER EASEMENT TRACT MAP NO. 31879

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SUBJECT TO EXISTING EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

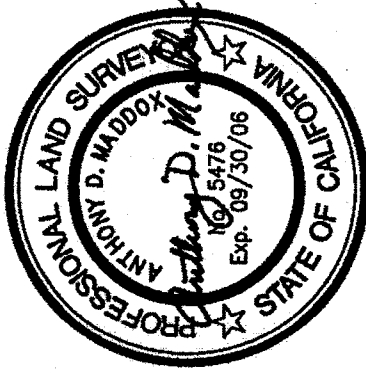
CONTAINING: 200,781 SQUARE FEET OR 4.609 ACRES, MORE OR LESS



EXHIBIT 'B'

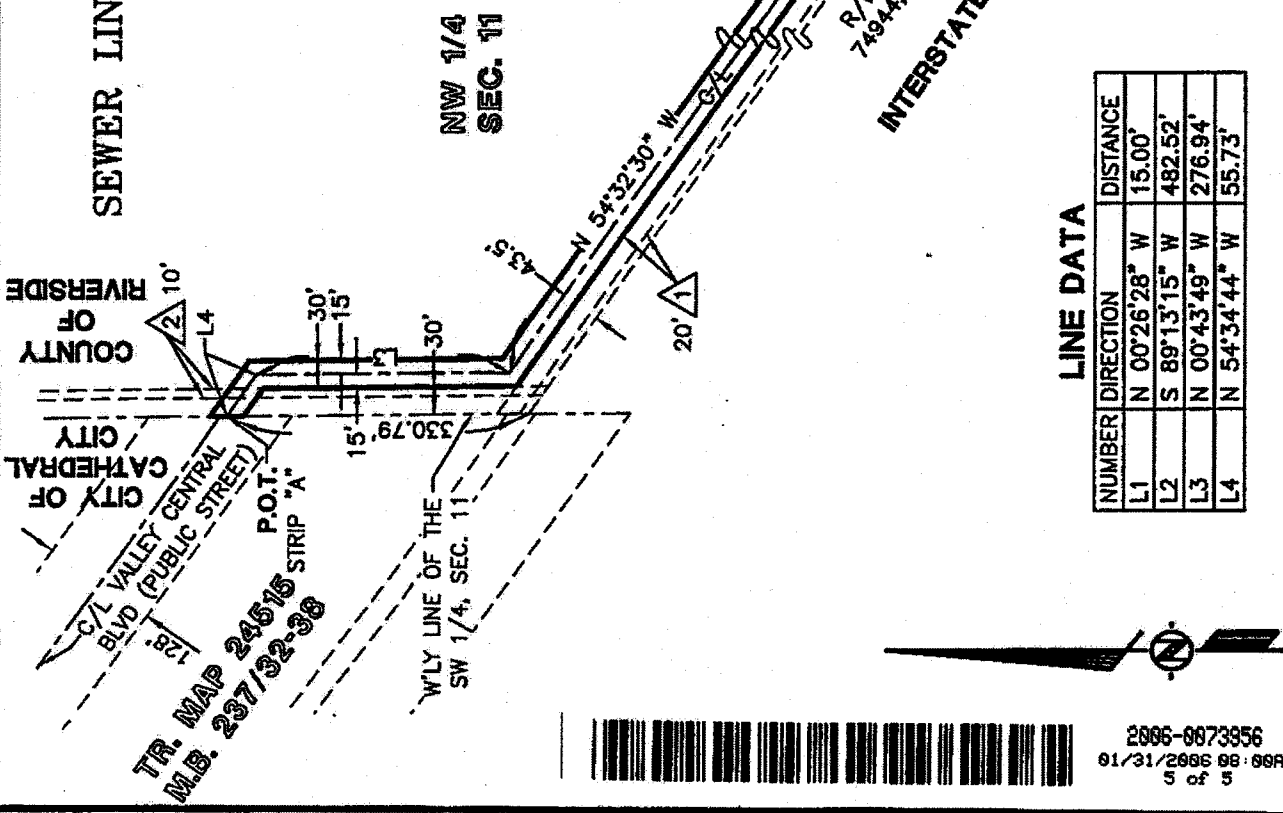
SEWER LINE EASEMENT TRACT NO. 31879

- 1 20' UTILITY EASEMENT IN FAVOR OF S.C.E., PER DEED BK. 400, PG. 253, REC. 9/12/14, O.R.
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SECTION 11,
T. 4 S., R. 5 E.,
S.B.M.

NW 1/4
SEC. 11



LINE DATA

NUMBER	DIRECTION	DISTANCE
L1	N 00°26'28" W	15.00'
L2	S 89°13'15" W	482.52'
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L4	N 54°34'44" W	55.73'



1"=200'



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01/31/2006 09:09
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J.N. 1852

MSA CONSULTING, INC.



MAINIERO, SMITH & ASSOCIATES, INC.
PLANNING & CIVIL ENGINEERING & LAND SURVEYING
34200 BOS HORN DRIVE ■ BAKERS MEADOW ■ CA 92270
TELEPHONE (760) 320-9911 ■ FAX (760) 323-7893

No Recording Fee
Required Per
Government Code
Section 27383

DOC # 2006-0073957

01/31/2006 08:00A Fee:NC

Page 1 of 3

Recorded in Official Records
County of Riverside

Larry W. Ward
Assessor, County Clerk & Recorder



RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

COACHELLA VALLEY WATER DISTRICT
Post Office Box 1058
Coachella, California 92236

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A	R	L			COPY	LONG	REFUND	WCHG	EXAM

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GRANT OF EASEMENT / PIPELINE
SEWER



FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

THE MARVIN FAMILY LIMITED PARTNERSHIP

do es hereby grant to COACHELLA VALLEY WATER DISTRICT, a public agency of the State of California that certain real property in the County of Riverside State of California, described as follows:

EXHIBIT "A" AND EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Said pipeline and every part thereof shall, where it crosses Grantor's land, be confined to lands hereinabove described, and shall be so laid that not less than thirty inches of earth, measured from the outside of the pipe collar to the ground surface, shall cover said pipeline, except fixtures and appurtenances used or useful in the operation of said pipeline, which said fixtures and appurtenances may be any distance either below or above ground surface.

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THE MARVIN FAMILY LIMITED PARTNERSHIP

BY: NIVRAM CORPORATION
GRANTOR

Dated 11/15/04

By Kim Olson
KIM OLSON, PRESIDENT

By _____

040511-2-003
040511-3-XXX
Doc. No. 040511-4-XXX

CVWD - 581

(Rev. 2/98)



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Luis Obispo

On 11-15-04 before me, Belinda Troutner, Notary Public, personally appeared Kim Olson,

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Belinda Troutner
Signature of Notary

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- Individual
- Corporate Officer

Title

- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Guardian/Conservator
- Other:
- Limited
- General

DESCRIPTION OF ATTACHED DOCUMENT

Grant of Easement

Title or Type of Document

1

Number of Pages

11-15-04

Date of Document

Absent Signer (Principal) is Representing:

Signer(s) Other Than Name(s) Above



EXHIBIT "A"
LEGAL DESCRIPTION
SEWER LINE EASEMENT
SEWER EASEMENT TRACT MAP NO. 31879

STRIP "A"

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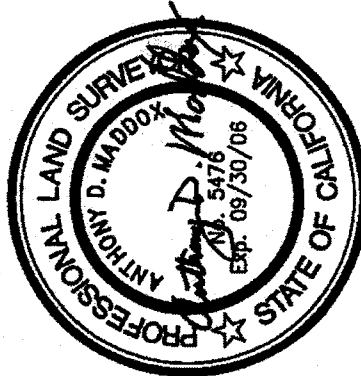
CONTAINING: 200,781 SQUARE FEET OR 4.609 ACRES, MORE OR LESS



EXHIBIT 'B'

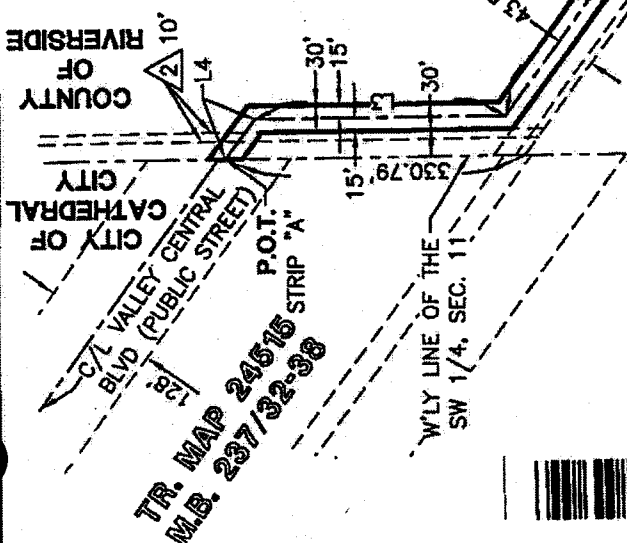
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SECTION 11,
T. 4 S., R. 5 E.,
S.B.M.

NW 1/4
SEC. 11



N'LY LINE OF THE
SE 1/4, SEC. 11

R/W PER INST. NO. 74944, REC. 8/9/62

INTERSTATE NO. 10

E'LY LINE OF THE
SE 1/4, SEC. 11

SE 1/4
SEC. 11

T.P.O.B.
STRIP 'A'

S'LY LINE OF THE
SE 1/4, SEC. 11

P.O.C.
STRIP 'A'

LINE DATA

NUMBER	DIRECTION	DISTANCE
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1"=200'

J.N. 1652

MSA CONSULTING, INC.

MAIRIBRO, SMITH & ASSOCIATES, INC.
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
34200 Bos Hove Drive ■ Rancho Mirage ■ CA 92270
TELEPHONE (760) 320-9811 ■ FAX (760) 323-7883



2898-6873957
81/31/2898 08:08A
5 of 5

PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:
COACHELLA VALLEY WATER DISTRICT
P.O. BOX 1058
COACHELLA, CA 92236

DOC # 2006-0468985

06/28/2006 08:00A Fee:NC

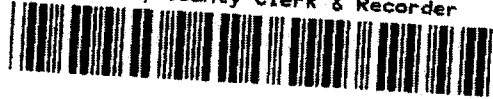
Page 1 of 7

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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					9			✓	SP
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

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TRA:

DTT:

GRANT OF EASEMENT

Title of Document



THIS AREA FOR
RECORDER'S
USE ONLY

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3:00 Additional Recording Fee Applies)

GRANT OF EASEMENT

The United States of America, acting by and through the Superintendent, Palm Springs Agency, Bureau of Indian Affairs, Department of the Interior, Palm Springs, California, hereinafter referred to as "Grantor," pursuant to the authority delegated by 209 DM 8, 230 DM 1, and 3 IAM 4 and Sacramento Redelegation Order No.1 (43 F.R. 30131, dated July 13, 1978). Pursuant to the provisions of the Act of February 5, 1948 (62 stat 17, 25 U.S.C. §§323 - 328) for valuable consideration, receipt of which is hereby acknowledged, and such consents as required by the above said Federal law having been secured, hereby grants to Coachella Valley Water District, a Public Agency of the State of California, and its successors and assigns, hereinafter referred to as "Grantee", an easement and right of way for the purposes of Public Sewer Purposes, in, over, under, across, along and upon lands located in the County of Riverside, State of California, and legally described as:

Located in Section 12, Township 4 South, Range 5 East, San Bernardino Base & Meridian in the County of Riverside, State of California, more particularly described as follows:

SEE EXHIBITS "A", "B" and ATTACHED HERETO AND BY ITS
REFERENCE MADE A PART HEREOF AND

More particularly shown and delineated on the accompanying map, EXHIBIT "B", and incorporated herein by this reference

Said easement contains approximately 820.00 square feet or .019 acres M/L. this easement is subject to:

- A. Any Valid existing right or adverse claim:
- B. The applicable terms and conditions contained in Part 169, Title 25, of the Code of Federal Regulation, including the agreement in the stipulation filed pursuant of Section 169.5 of that Part.
- C. This easement is subject to the Correspondence attached from Creosote Partners, Pulte Homes and the Coachella Valley Water District.

This easement is without limitation as to tenure and is subject to any valid existing rights or adverse claim so long as said easement shall be actually used for the purpose above specified:

PROVIDED, HOWEVER, that this easement shall be terminable in whole or in part by the Grantor for any of the following causes upon thirty (30) days written notice and failure of the within said notice period to correct the basis for termination.

040512-3-001

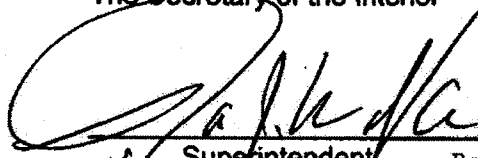


- (a) Failure to comply with any term or condition of the grant or the applicable regulations contained in Part 169, Title 25 of the Code of Federal Regulations.
- (b) A nonuse of the right-of-way for a consecutive two (2) year period for purpose for which it was granted
- (c) A non use of the right-of-way.
- (d) Failure of the Grantee, upon the completion of construction, to file with the Grantor an affidavit of completion pursuant to 25 C.F.R. 169.16.

The conditions of this easement shall extend to and be binding upon and shall inure to the benefits of the heirs, representatives, successors and assigns of the Grantee.

IN WITNESS WHEREOF, Grantor had first executed this easement on JUN 0-1 2006
_____, 2006.

THE UNITED STATES OF AMERICA
The Secretary of the Interior



for Superintendent Ron J. Walker
Bureau of Indian Affairs
Palm Springs Agency

Pursuant to the authority delegated by 209
DM 8, 230 DM 1, and 3 IAM 4 and Sacramento
Redelegation Order No. 1 (43 F.R. 30131,
Dated July 13, 1978).



Recording requested by and
when recorded return to:

Coachella Valley Water District
Post Office Box 1058
Coachella, California 92236

RESOLUTION

It was moved by Director Larson, seconded by Director Kitahara, and carried unanimously that the Secretary of this Board be and she is hereby authorized, on behalf of COACHELLA VALLEY WATER DISTRICT, to accept and consent to the recordation of all deeds or other written instruments in favor of the District, or which may be necessary or convenient to establish the record title of the District to real property, and that the Secretary is directed to make a monthly report to said Board, itemizing all such instruments accepted by her.

STATE OF CALIFORNIA)
COACHELLA VALLEY WATER DISTRICT) ss.
OFFICE OF THE SECRETARY)

I, JULIA HERNANDEZ, Secretary of the Board of Directors of the Coachella Valley Water District, DO HEREBY CERTIFY that the foregoing is a true copy of a resolution adopted by said Board at a regular meeting thereof duly held and convened at its office at Coachella, California, on the 23rd day of July, 2002, at which meeting all Directors were present and acting throughout.

I further certify that by authority of said Resolution I accept and consent to the recording of the attached Grant of Easement/Pipeline to Coachella Valley Water District, dated June 1, 2006, executed by Ron J. Walker, Bureau of Indian Affairs, concerning portion of the southwest quarter of section 12, township 4 south, range 5 east, San Bernardino Base and Meridian, for sanitation purposes.

Dated this 26th day of June, 2006.



Julia Hernandez

Julia Hernandez
Board Secretary

JH:ma\crd\06\bia

040512-3-001



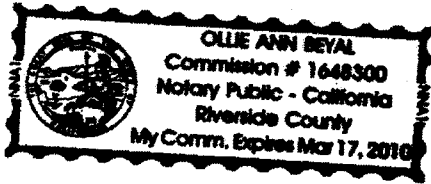
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Riverside } ss.

On June 1, 2006 before me, Ollie Ann Beyal Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Ron J. Walker
Name(s) of Signer(s)

personally known to me
 proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies) and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Ollie Ann Beyal
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant of Easement

Document Date: June 1, 2004 Number of Pages: 7

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer

Signer's Name: Ron J. Walker

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____

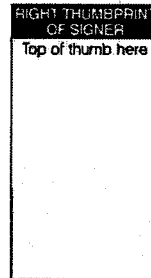


EXHIBIT "A"
LEGAL DESCRIPTION

(ALLOTTEE 26E)

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA, THAT PORTION OF THE SOUTHWEST QUARTER
OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 5 EAST, S.B.M., MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST
QUARTER OF SECTION 12;**

**THENCE NORTH 00°26'28" WEST ALONG THE WESTERLY LINE OF SAID
SOUTHWEST QUARTER, A DISTANCE OF 30.00 FEET;**

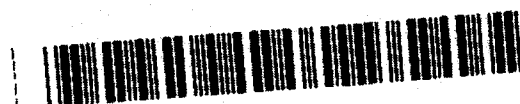
THENCE NORTH 89°12'05" EAST, A DISTANCE OF 12.24 FEET;

**THENCE SOUTH 45°47'20" EAST, A DISTANCE OF 42.42 FEET TO THE
SOUTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 12;**

**THENCE SOUTH 89°12'05" WEST ALONG SAID SOUTHERLY LINE, A
DISTANCE OF 42.42 FEET TO THE POINT OF BEGINNING.**

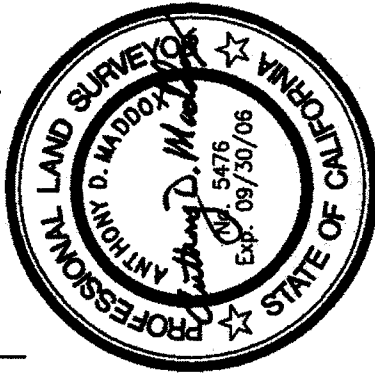
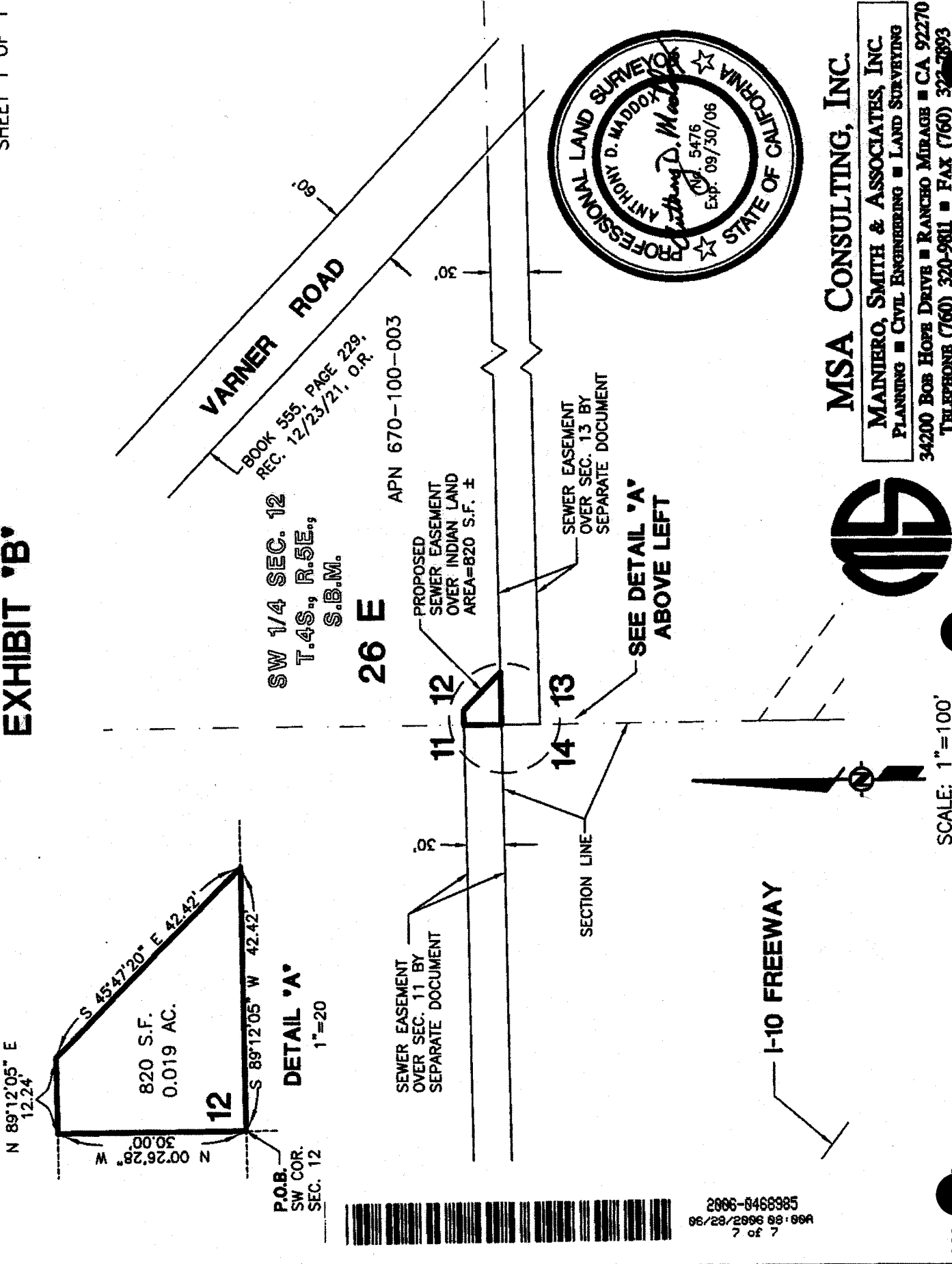
**SUBJECT TO EXISTING EASEMENTS, COVENANTS, RIGHTS AND
RIGHTS-OF-WAY OF RECORD.**

CONTAINING 820 SQUARE FEET OR 0.019 ACRES, MORE OR LESS.



2006-0468985
06/28/2006 08:00A
6 of 7

EXHIBIT 'B'



MSA CONSULTING, INC.

MAINIERO, SMITH & ASSOCIATES, INC.
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
TELEPHONE (760) 320-9811 ■ FAX (760) 327-7893



SCALE: 1"=100'



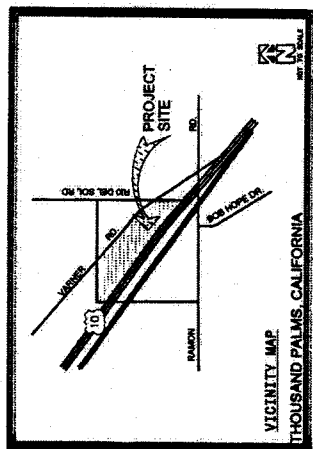
2006-0942557
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219/85

SHEET 2 OF 7 SHEETS

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP NO. 30491

BEING A SUBDIVISION OF A PORTION OF SECTION 13, T4S, R5E, S.B.B. & M.
PATRICK R. MERCADO L.S. 6382
MAY, 2005



BASIS OF BEARINGS:

THE BASIS FOR BEARINGS SHOWN ON THIS MAP ARE BASED ON THE BEARING BETWEEN N.A.G.S. STATIONS "PSAP" AND "WDC" BEING NORTH 30°31'00" EAST PER RECORDS ON FILE WITH THE NATIONAL GEODETIC SURVEY. COORDINATES SHOWN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM (NAD83) ZONE 10. 1983 NAD83/2000.35 (BOON).

"PSAP"
N 2241807.34
E 6467261.77
DISTANCES SHOWN HEREON ARE GROUND DISTANCES TO OBTAIN GRID DISTANCE CONVERSIONS TO ± 0.00045

SURVEYOR'S NOTES:

- 1) ● FOUND MONUMENT AS NOTED
- 2) ○ INDICATES SET 1" IRON PIPE 18" LONG TAGGED LS 6382, FLUSH.
- 3) () DENOTES RECORD DATA PER R.S. 34 / 34-35
- 4) [] DENOTES RECORD DATA PER CO. MAP 204 / 563
- 5) | | DENOTES RECORD DATA PER CAL. TRANS. R.O.W. MAP NO. 815300
- 6) < > DENOTES RECORD DATA PER R.S. 30 / 22
- 7) R1 INDICATES RECORD DATA PER P.A.B. 144 / 78-80
- 8) C1 INDICATES CURVE NUMBER. SEE CURVE TABLE
- 9) L1 INDICATES LINE NUMBER. SEE LINE TABLE
- 10) (RAD) INDICATES RADIAL BEARING.
- 11) DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
- 12) THIS PARCEL MAP CONTAINS 159.82 GROSS ACRES WITHIN THE DISTINCTIVE BORDER.

ALL MONUMENTS SHOWN SET SHALL BE SET IN ACCORDANCE WITH RIVERSIDE COUNTY ORDINANCE 4619
CCP's per instrument 2006-0942558, recorded 12/14/2006.

MONUMENT NOTES:

- ① FD. 1" I.P. TAGGED "ICE 9075", FLUSH PER R.S. 38 / 48. COR. SEC. 13 ACCEPTED AS N.E. COR. SEC. 13
- ② FD. 1-1/4" I.P. TAGGED "O.D. SURVEYOR W.C.", I.P. 0.4" PER R.V. CO. SURVEYOR TB 7 / 108
- ③ FD. 1" I.P. WITH COUNTY SURVEYOR TAG, DN. 1.2" PER R.S. 38 / 48 ACCEPTED AS N.E. COR. SEC. 13
- ④ FD. 1-1/4" I.P. TAGGED "O.D. SURVEYOR W.C.", I.P. 0.4" PER R.V. CO. SURVEYOR TB 7 / 108
- ⑤ FD. 1" I.P. WITH COUNTY SURVEYOR TAG, DN. 0.8" PER P.A.B. 158 / 12-18. & P.A.B. 200 / 64-67 ACCEPTED AS E. 1/4 COR. SEC. 13
- ⑥ FD. 1" I.P. TAGGED "S. 4865", FLUSH, NO REF. ACCEPTED AS POINT ON CL. WARDEN RD. PER P.A.B. 200 / 66-67
- ⑦ FD. 3/4" I.P. TAGGED "C.E. 9503", I.P. 0.6" PER P.A.B. 144 / 78-80 ACCEPTED AS E. 1/16 COR. SE. 1/4 SEC. 13
- ⑧ FD. 1" I.P. TAGGED "C.E. 9503", FLUSH PER P.A.B. 144 / 78-80
- ⑨ FD. 5/8" I.P. TAGGED "C.E. 9503", FLUSH, NO REF. ACCEPTED AS POINT ON CL. WARDEN RD. NO REF., REPLACED WITH 1" I.P. TAGGED "S. 4865"
- ⑩ FD. 2.5" BRASS DISC STAMPED "C.L. MAP RANCHO NO. 21-44-83.5 P.O.I.-C.L. S.P.A.R.", FLUSH S. 0°25'55" E 2.81' FROM SECTION LINE PER CO. MAP 204 / 563
- ⑪ FD. 2.5" BRASS DISC IN WELL STAMPED "C.L. WARDEN RD. 7408 P.I.", DN. 1.0" SECTION CORNER PER CO. MAP 204 / 563
- ⑫ FD. 1-1/4" I.P. TAGGED "S. 3564", FLUSH ACCEPTED AS S.W. COR. SEC. 14
- ⑬ FD. 1" I.P. WITH COUNTY SURVEYOR TAG, I.P. 0.6" PER R.S. 34 / 34-35 HELD FOR POINT ON LINE
- ⑭ FD. 4X4 CONC. POST WITH BRASS NAIL, I.P. 0.2" PER CAL. TRANS. R.O.W. MAP NO. 815300
- ⑮ FD. 4X4 CONC. POST WITH BRASS NAIL, I.P. 0.3" PER CAL. TRANS. R.O.W. MAP NO. 815300
- ⑯ FD. COPPER NAIL STAMPED "S. 4480", DN. 0.6" PER R.S. 110 / 1 ACCEPTED AS E. 1/4 COR. SEC. 24
- ⑰ FD. 3/4" I.P. TAGGED "S. 3242", DN. 0.6" PER R.S. 47 / 47 ACCEPTED AS A POINT ON THE SOUTH R.O.W. LINE OF WARDEN ROAD 60' WIDE
- ⑱ FD. 4X4 CONC. POST WITH BRASS NAIL, FLUSH PER CO. MAP 204 / 332

EASEMENT NOTES:

- EXISTING EASEMENTS:**
- ① AN EASEMENT FOR OTHER OR BOTH POLE LINES, CONDUITS, UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF COACHELLA VALLEY GAS AND ELECTRIC COMPANY, A CORPORATION, RECORDED JUNE 2, 1914 IN BOOK 367, PAGE 487 OF DEEDS.
 - ② AN EASEMENT FOR OTHER OR BOTH POLE LINES, CONDUITS, UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY, RECORDED JUNE 3, 1922 AS INST. NO. 64224 O.G.
 - ③ AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES IN FAVOR OF COACHELLA VALLEY WATER DISTRICT, RECORDED MAY 31, 2005 AS INST. NO. 2005-432465 O.G.
 - ④ AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES IN FAVOR OF COACHELLA VALLEY WATER DISTRICT, RECORDED JANUARY 31, 2006 AS INST. NO. 2006-007368 O.G.
 - ⑤ AN EASEMENT FOR OTHER OR BOTH POLE LINES, CONDUITS, UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA TELEPHONE COMPANY, RECORDED SEPTEMBER 15, 1953 IN BOOK 133, PAGE 436 OF DEEDS.

EASEMENTS DEDICATED HEREON:

- ① DENOTES AN EASEMENT FOR DRAINAGE, AND ACCESS PURPOSES DEDICATED HEREON TO THE COACHELLA VALLEY WATER DISTRICT.
- ② DENOTES AN EASEMENT RETAINED FOR UTILITY, ACCESS, AND MAINTENANCE PURPOSES.
- ③ DENOTES AN EASEMENT FOR SEWER, AND ACCESS PURPOSES DEDICATED HEREON TO THE COACHELLA VALLEY WATER DISTRICT.
- ④ DENOTES AN EASEMENT FOR DRAINAGE PURPOSES, ACCESS, AND MAINTENANCE PURPOSES DEDICATED HEREON TO RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT.
- ⑤ DENOTES AN EASEMENT FOR DOMESTIC WATER WELL SITE PURPOSES DEDICATED HEREON TO THE COACHELLA VALLEY WATER DISTRICT.

ENVIRONMENTAL CONSTRAINT NOTE:

ENVIRONMENTAL CONSTRAINT SHEET ATTACHED TO THIS MAP IS ON FILE IN THE COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT - SURVEY DIVISION, IN C.E.S. BOOK 318 PAGE 437.

2006-0942557
ORIGINAL
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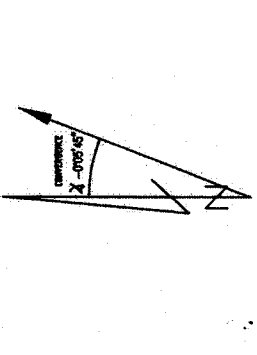
SHEET 3 OF 7 SHEETS

SEE SHEET 2 FOR BASIS OF BEARINGS, EASEMENT NOTES, MONUMENT NOTES, AND SURVEYOR'S NOTES.

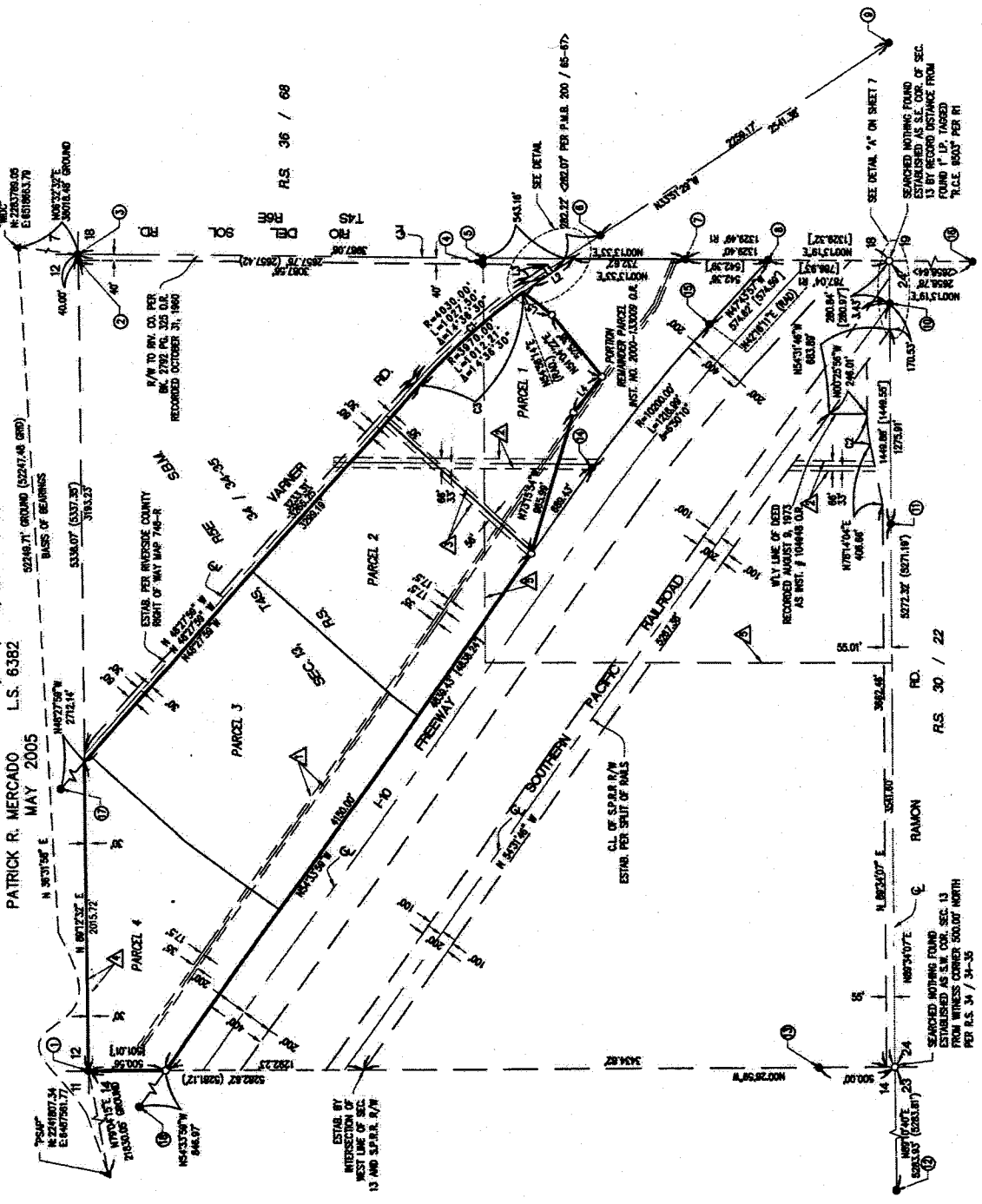
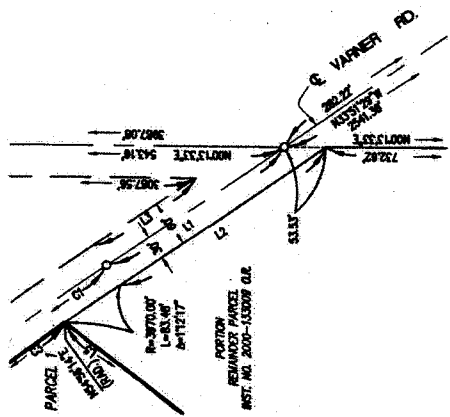
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP NO. 30491

BEING A SUBDIVISION OF A PORTION OF SECTION 13, T4S, R5E, S.B.B. & M.
PATRICK R. MERCADO
L.S. 6382
MAY 2005



SCALE: 1" = 450'



LINE	BEARING	DISTANCE
L1	N33°31'20\"/>	

CURVE	RADIUS	DELTA	LENGTH
C1	4000.00'	162°38'30\"/>	

SEARCHED NOTHING FOUND ESTABLISHED AS S.E. COR. OF SEC. 13 BY RECORD DISTANCE FROM FOUND 1\"/>

SEARCHED NOTHING FOUND ESTABLISHED AS S.W. COR. SEC. 13 FROM WITNESS CORNER 500.00' NORTH PER P.S. 34 / 34-35

2006-09142557
 219/87
 ORIGINAL

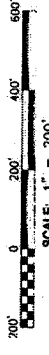
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP NO. 30491

BEING A SUBDIVISION OF A PORTION OF SECTION 13, T4S, R5E, S.B.B. & M.
 PATRICK R. MERCADO L.S. 6362

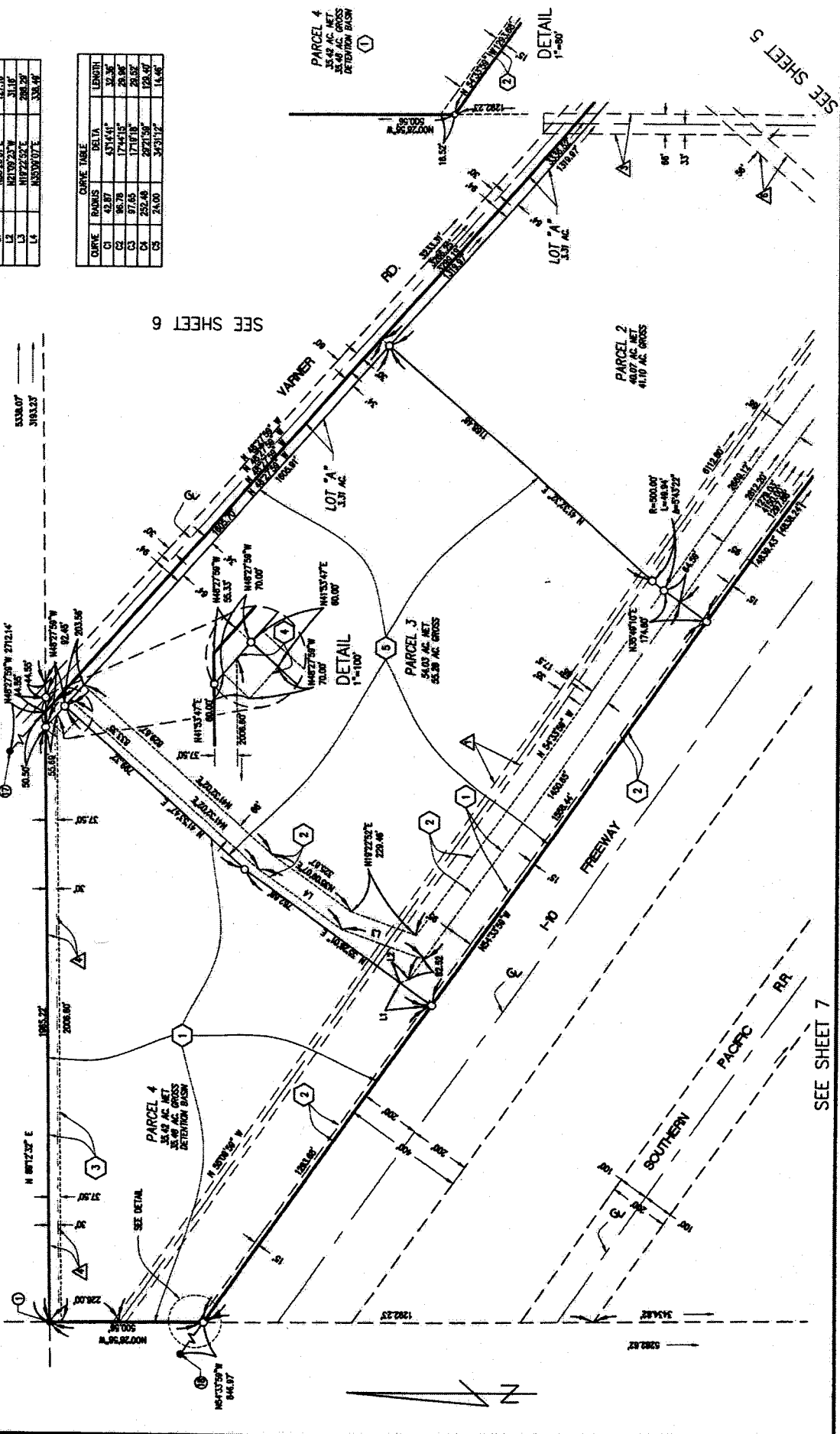
MAY 2005

SEE SHEET 2 FOR BASIS OF BEARINGS, EASEMENT NOTES,
 MONUMENT NOTES, AND SURVEYOR'S NOTES.



LINE	BEARING	DISTANCE
L1	N83°25'01\"	172.14'
L2	N71°09'23\"	51.18'
L3	N17°22'52\"	288.39'
L4	N83°09'07\"	338.44'

CURVE	RADIUS	DELTA	LENGTH
C1	42.87	43°44'41\"	52.32'
C2	96.78	17°44'15\"	20.94'
C3	97.05	171°01'05\"	20.92'
C4	292.48	292°15'50\"	129.40'
C5	24.00	243°11'27\"	14.48'



SEE SHEET 6

SEE SHEET 5

SEE SHEET 7

2006-0942557
 ORIGINAL

219
 88

SHEET 5 OF 7 SHEETS

SEE SHEET 2 FOR BASIS OF BEARINGS, EASEMENT NOTES,
 MONUMENT NOTES, AND SURVEYOR'S NOTES.

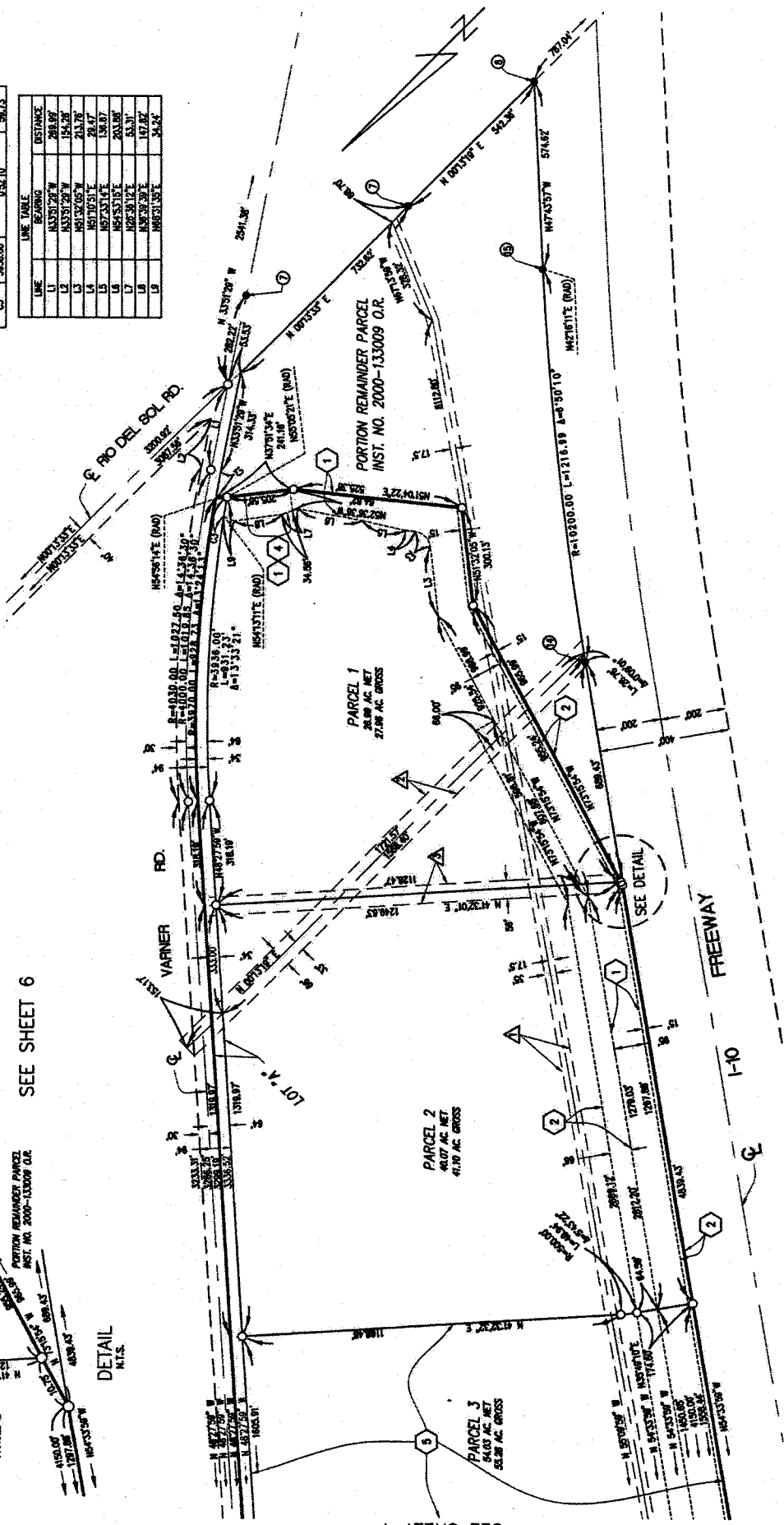
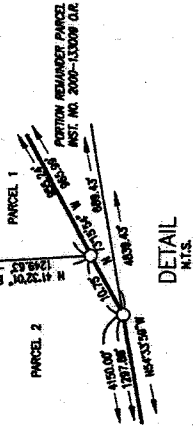


CURVE	STARTS	DELTA	LENGTH
C1	3670.00	171.71°	83.48
C2	513.00	77.77°	72.85
C3	3038.00	69.10°	96.73

LINE	BEARING	DISTANCE
L1	N 83°51'20\"	268.80'
L2	N 83°51'20\"	184.26'
L3	N 81°32'05\"	213.78'
L4	N 81°32'05\"	28.87'
L5	N 87°43'14\"	213.86'
L6	N 84°53'15\"	213.86'
L7	N 82°38'12\"	53.91'
L8	N 82°38'12\"	187.82'
L9	N 88°31'55\"	24.84'

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PARCEL MAP NO. 30491
 BEING A SUBDIVISION OF A PORTION OF SECTION 13, T4S, R5E, S.B.B. & M.
 PATRICK R. MERCADO L.S. 6382
 MAY 2005

SEE SHEET 6



SEE SHEET 4

SEE SHEET 7

2006-0942557
 ORIGINAL
 219 / 89

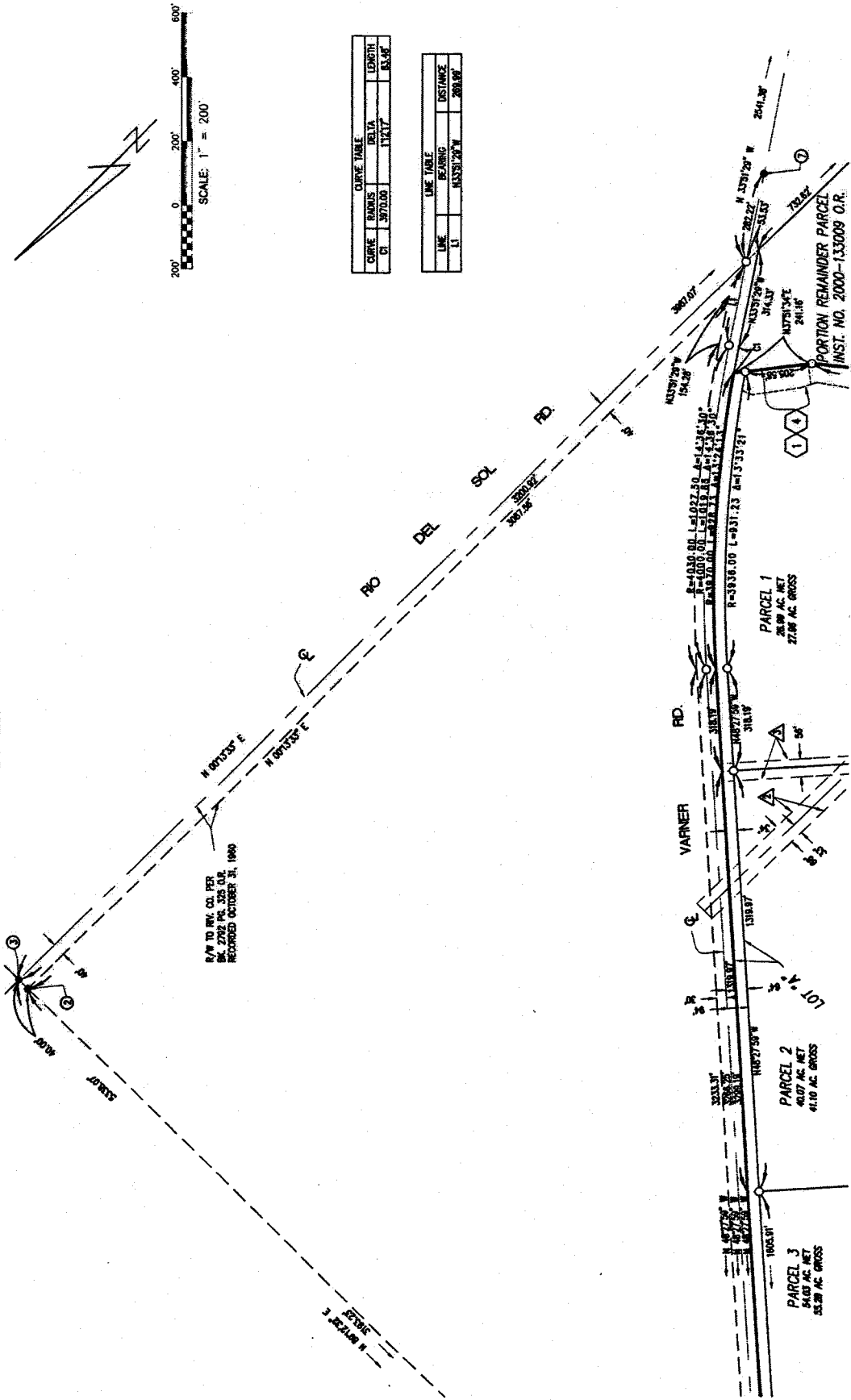
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP NO. 30491

BEING A SUBDIVISION OF A PORTION OF SECTION 13, T4S, R5E, S.B.B. & M.
 PATRICK R. MERCADO
 L.S. 6382
 MAY 2005

SHEET 6 OF 7 SHEETS

SEE SHEET 2 FOR BASIS OF BEARINGS, EASEMENT NOTES,
 MONUMENT NOTES, AND SURVEYOR'S NOTES.



CURVE TABLE		
CURVE	RADIUS	DELTA
C1	3070.00	174.17
		LENGTH
		83.48

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 83°51'24" W	289.97

SEE SHEET 4

SEE SHEET 5

219
90
20060942557
ORIGINAL

SHEET 7 OF 7 SHEETS

SEE SHEET 2 FOR BASIS OF BEARINGS, EASEMENT NOTES,
MONUMENT NOTES, AND SURVEYOR'S NOTES.



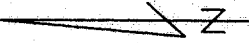
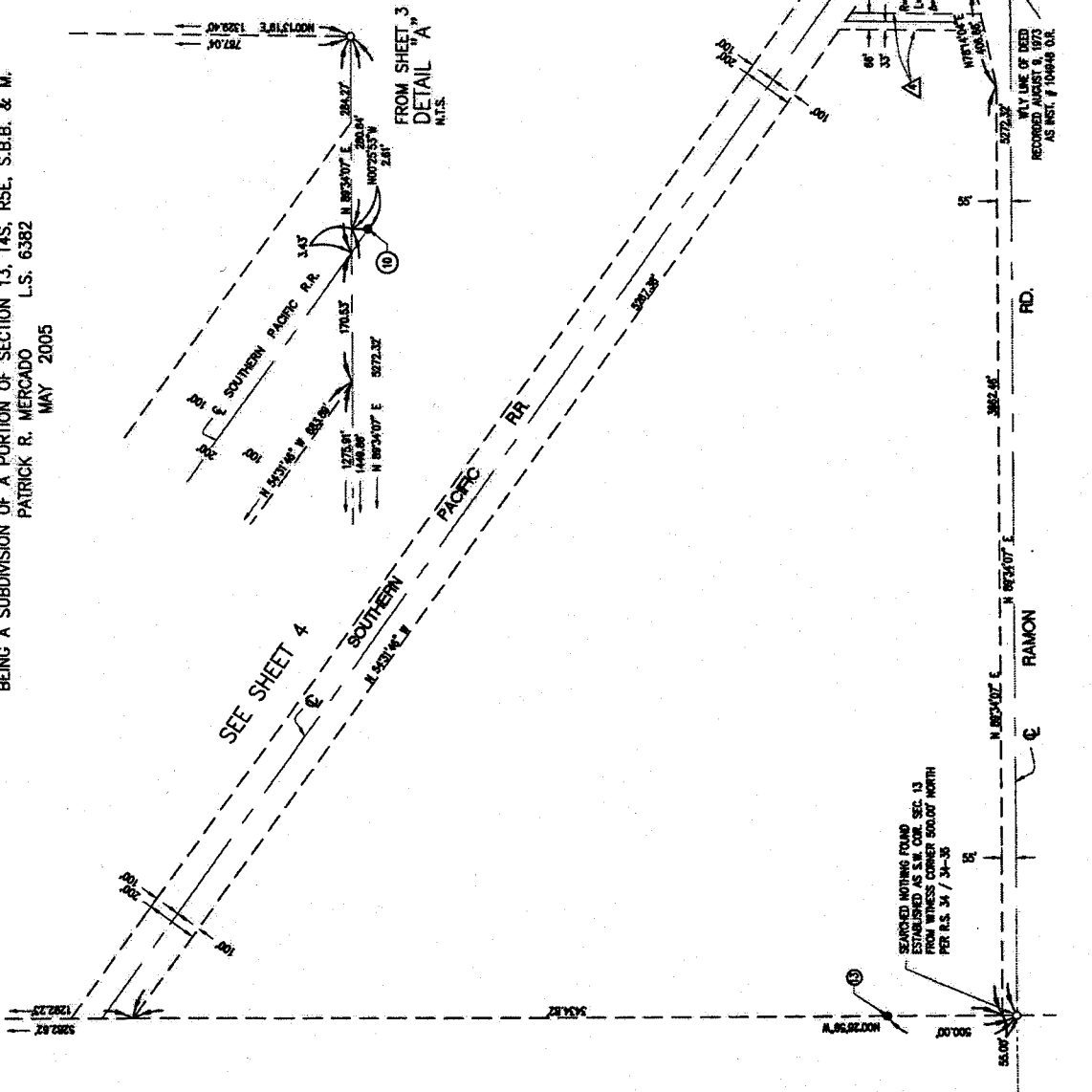
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP NO. 30491

BEING A SUBDIVISION OF A PORTION OF SECTION 13, T4S, R5E, S.B.B. & M.

PATRICK R. MERCADO L.S. 6382

MAY 2005



No Recording Fees
Required Per
Government Code
Section 27383

DOC # 2006-0073958

01/31/2006 08:00A Fee:NC

Page 1 of 4

Recorded in Official Records

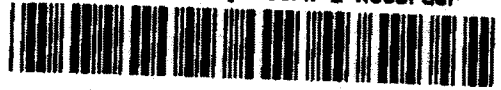
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

COACHELLA VALLEY WATER DISTRICT
Post Office Box 1058
Coachella, California 92236



M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
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A	R	L			COPY	LONG	REFUND	NCHG	EXEM

(Space above)

GRANT OF EASEMENT/PIPELINE

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged,

Seymour Lazar and Alyce J. Lazar, as Trustees of the Lazar Family Trust.

do hereby grant to the COACHELLA VALLEY WATER DISTRICT, a public agency of the State of California, and its successors and assigns, an easement to build and maintain an underground pipeline, and necessary devices and appurtenances, over, under, along and across that certain real property in the County of Riverside, State of California, described as follows:

A strip of land 30.00 feet in width as described in Exhibit "A" and shown on Exhibit "B", attached hereto and by reference made a part hereof.

Said pipeline and every part thereof shall, where it crosses Grantor's land, be confined to lands hereinabove-described, and shall be so laid that not less than thirty inches of earth, measured from the outside of the pipe collar to the ground surface, shall cover said pipeline, except fixtures and appurtenances used or useful in the operation of said pipeline, which said fixtures and appurtenances may be any distance either below or above ground surface.

The Grant of Easement herein contained shall include the right to enter said premises, to survey, construct, reconstruct, lay, relay, maintain, operate, control, use and remove said pipeline, its fixtures, appurtenances, and to remove objects interfering with the construction, operation and maintenance thereof. The Grantor reserves the right to cultivate, occupy and use said premises for any purpose not inconsistent with the rights and privileges above granted and which will not interfere with or endanger said pipeline, its fixtures and appurtenances or the use thereof. The District shall use due care in the construction, operation and maintenance of said pipeline, its fixtures and appurtenances.

GRANTOR(S) Seymour Lazar and Alyce J. Lazar
As Trustees of the Lazar Family Trust

Date 12/29/05

By Seymour Lazar
Seymour Lazar

Date 12/29/05

By Alyce J. Lazar
Alyce J. Lazar

334 Hermosa Place
(mailing address)

Palm Springs, CA 92262
(city) (state) (zip code)

Doc. No. 040513-2-001

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Riverside } ss.

On 12/29/05,
Date

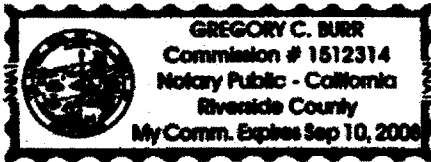
before me, GREGORY C. BURR, NOTARY PUBLIC
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

Seymour Lazar and Alyce J. Lazar
Name(s) of Signer(s)

personally known to me

~~proved to me on the basis of satisfactory evidence~~ to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Place Notary Seal Above

Gregory C. Burr
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: GRANT OF EASEMENT/ PIPELINE

Document Date: 12/29/05

Number of Pages: 1 + EXHIBITS (3 TOTAL)

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer is Representing: _____



EXHIBIT "A"
LEGAL DESCRIPTION
SEWER EASEMENT TRACT MAP NO. 31879

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA, THAT PORTION OF THE NORTHWEST QUARTER
OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 5 EAST, S.B.M., MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHERLY 30.00 FEET OF SAID NORTHWEST
QUARTER LYING WESTERLY OF THE CENTER LINE OF VARNER ROAD
AS DESCRIBED IN DEED TO THE STATE OF CALIFORNIA RECORDED
DECEMBER 23, 1921 IN BOOK 555, AT PAGE 229 OF OFFICIAL RECORDS
OF SAID RIVERSIDE COUNTY, CALIFORNIA.

SUBJECT TO EXISTING EASEMENTS, COVENANTS, RIGHTS AND
RIGHTS-OF-WAY OF RECORD.

CONTAINING 62,274 SQUARE FEET OR 1.4296 ACRES, MORE OR LESS.



EXHIBIT 'B'

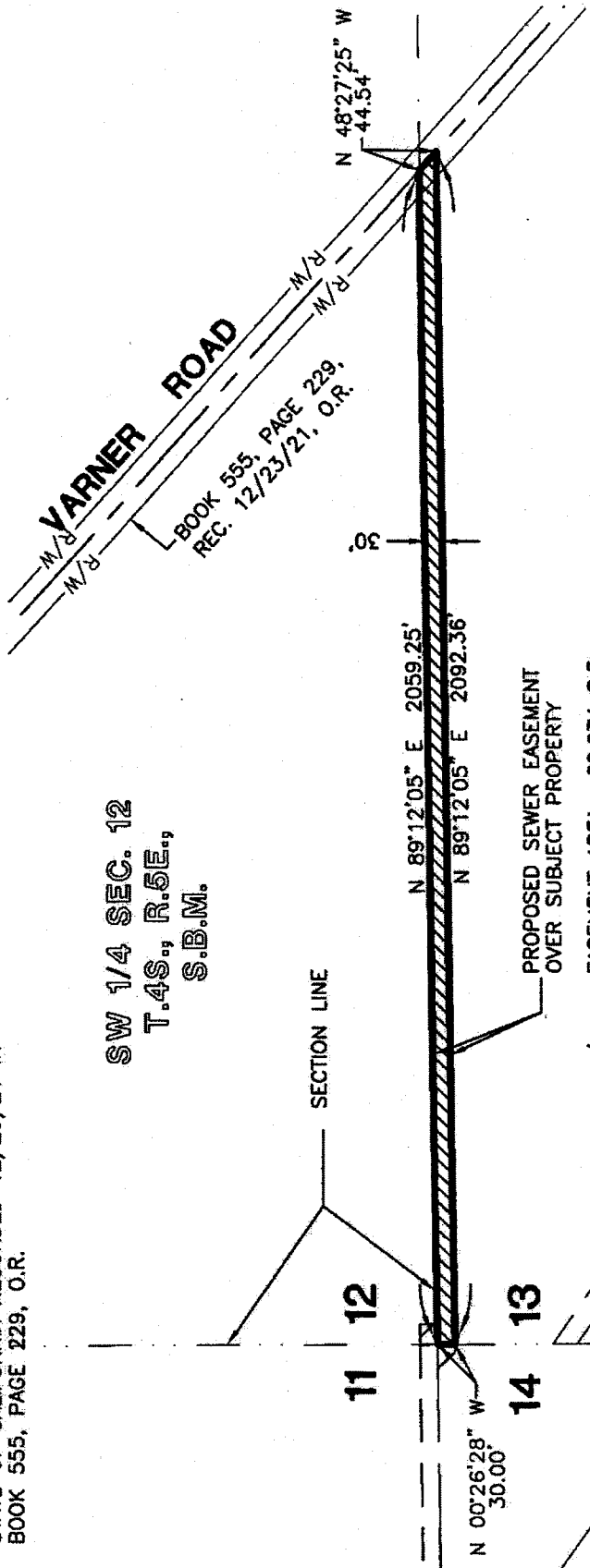
SEWER EASEMENT TRACT NO. 31879

LEGAL DESCRIPTION: THAT PORTION OF THE N'LY 30.00 FEET OF SEC. 13, T.4S., R.5E., S.B.M., LYING W'LY OF THE CENTER LINE OF VARNER ROAD AS DESCRIBED IN DEED TO THE STATE OF CALIFORNIA RECORDED 12/23/21 IN BOOK 555, PAGE 229, O.R.

SW 1/4 SEC. 12
T.4S., R.5E.,
S.B.M.

NW 1/4 SEC. 13
T.4S., R.5E.,
S.B.M.

NE 1/4 SEC. 14
T.4S., R.5E.,
S.B.M.



PROPOSED SEWER EASEMENT
OVER SUBJECT PROPERTY
EASEMENT AREA = 62,274 S.F.
1.4296 AC.



MSA CONSULTING, INC.

MAINIERO, SMITH & ASSOCIATES, INC.
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893

SCALE: 1"=300'



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**Addendum No. 2 to the
Desert Dunes Specific Plan
Final Environmental Impact Report**

SCH #2003121164

Prepared for:

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

Prepared by:

Impact Sciences, Inc.
803 Camarillo Springs Road, Suite C
Camarillo, California 93012

October 2012

Introduction

On October 31, 2006, County of Riverside certified an Environmental Impact Report (EIR 445) prepared for the proposed Desert Dunes Specific Plan (Specific Plan 336). The Desert Dunes Specific Plan proposes a single-family residential development that encompasses approximately 478.1 acres of undeveloped land surrounding the Desert Dunes golf course, located approximately 1 mile south/southeast of the City of Desert Hot Springs. The Specific Plan evaluated in the certified EIR consisted of three major components: a residential site, a reservoir site, and a lift station and sewer extension. The residential component included 2,250 single-family units and an approximately 30,000-square-foot private recreational facility. The remaining components consisted of a 6 million-gallon (now 5 million gallon) reservoir to the east of the Specific Plan area and a lift station along with a 9.5-mile sewer extension to the south.

In May 2007 the County of Riverside considered an Addendum to the previously certified EIR for the Desert Dunes Specific Plan that analyzed the environmental impacts associated with the approval of Tentative Tract Map No. 31879, which provided for the subdivision of 98.8 acres into 386 residential lots and related common area lots.

This document is a second Addendum to the previously certified Desert Dunes Specific Plan EIR that assesses the environmental impacts associated with several remaining approvals required to implement the specific plan. These remaining approvals include (1) a Plot Plan Amendment to the Desert Dunes Golf Course (PP09967R1) to accommodate the proposed residential development; (2) approval of Tentative Tract Map No. 34552 (TR34552) to subdivide the southerly portion (165.5 acres) of the Specific Plan area to create 437 single-family lots; (3) approval of Tentative Tract Map No. 34553 (TR34553) to subdivide the northeasterly portion (207.6 acres) of the Specific Plan area to create 896 single-family lots; (4) a change of zone (CZ07715) to reconfigure Specific Plan zone designation from the existing record property lines to the ultimate proposed development boundary; and (5) approval of a Substantial Conformance Specific Plan (SP00336S1) to reconfigure maximum dwelling unit counts for the proposed Planning Areas consistent with the current design of the tentative maps (without any increase in total permitted units) and incorporate the current alignment of the off-site sewer extension to the south and the current location of the sewer lift station.

Under Section 15164 of the *State CEQA Guidelines*, when an EIR has been prepared and certified, and new information becomes available, it is appropriate to prepare an Addendum to the EIR when only minor technical additions or changes to an EIR are required. The changes to the EIR are considered minor if the new information being addressed does not result in the identification of any new significant impacts or a substantial increase in the severity of significant impacts identified in the EIR.

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COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (EA) Number: 40920

Project Case Type (s) and Number(s): PP09967R1, TR34552, TR34553, CZ07715, SP00336S1

Lead Agency Name: County of Riverside Planning Department

Address: 4080 Lemon Street, 12th Floor, Riverside, California 92501

Contact Person: Matt Straite

Telephone Number: (951) 955-8631

Applicant's Name: Pulte Homes/Del Webb

Applicant's Address: 27101 Puerta Real, Suite 300, Mission Viejo, California 92691

I. PROJECT INFORMATION

A. Project Description:

1. Background

The Desert Dunes Specific Plan originally proposed a single-family residential development that encompassed a total of 478.1± acres of undeveloped land. The project included three major components: a residential site, a reservoir site, and a lift station and sewer extension.

Residential Site

The 475.6±-acre residential portion of the project identified in the original Desert Dunes Specific Plan included 450.6± acres of residential development and 24.0± acres of open space conservation, immediately south of the residential development. The residential development analyzed in the Final EIR included up to 2,250 single-family units and a 30,000±-square-foot private recreational facility that was to be developed in phases. Development of the site also included roadway improvements, installation of traffic signals and modifications to the Desert Dunes golf course to convey storm flow from the Desert Hot Spring Wash. The project proposed an overall maximum density of five dwelling units per acre with a density range of five to eight dwelling units per acre within each planning area. However, the overall density of the Specific Plan area ranged from two to five dwelling units, which was consistent with the General Plan designation of Medium Density Residential for the Specific Plan area.

A portion of the project was to have been developed on a part of the golf course greens/fairways, and would have required a reconfiguration of the existing 18-hole golf course. Upon completion of the project, the reconfigured golf course would have remained as an 18-hole golf course. The golf course would have been temporarily closed or would have been opened for reduced/limited play during the development of the project and reconfiguration of the golf course.

Reservoir Site

The 6 million gallon (now 5 million gallon) reservoir identified in the original Desert Dunes Specific Plan was proposed on 2.5± acre portion of a 5-acre parcel, located approximately 660 feet west of the

intersection of Dillon Road and Long Canyon Road, and south of Dillon Road. The reservoir was designed to only serve the proposed project. The residential portion of the project would have been connected to the reservoir through water lines located in the rights-of-way of 18th Avenue, Bubbling Wells Road, and Dillon Road. The reservoir would have been served by seven wells – three planned on the northern half of the project site, a fourth planned north of 18th Avenue and east of Palm Drive, and the final three at an undetermined location off-site.

Lift Station and Sewer Extension

The 1.0±-acre lift station site identified in the original Desert Dunes Specific Plan was located immediately south of the residential project site (south of 20th Avenue) on a 25.0±-acre parcel of which the balance of 24.0± acres would remain as undisturbed open space.

A 9.5±-mile sewer line was also proposed to connect the lift station to an existing stub out located near the intersection of Varner Road and Rio Del Sol. Originally a force main from the sewer lift station was to be constructed along 20th Avenue eastward to Mountain View Drive then south along Varner Road to Date Palm Drive. From this point the project was to extend a 24-inch gravity sewer main along Varner Road to from Date Palm Drive to Manufacturing way.

2. Detailed Descriptions

Since the adoption of the Specific Plan several minor modifications to the project have been proposed by the applicant. The project site now encompasses a total of 477.2 acres of undeveloped land. Changes to each of the project's components are provided below.

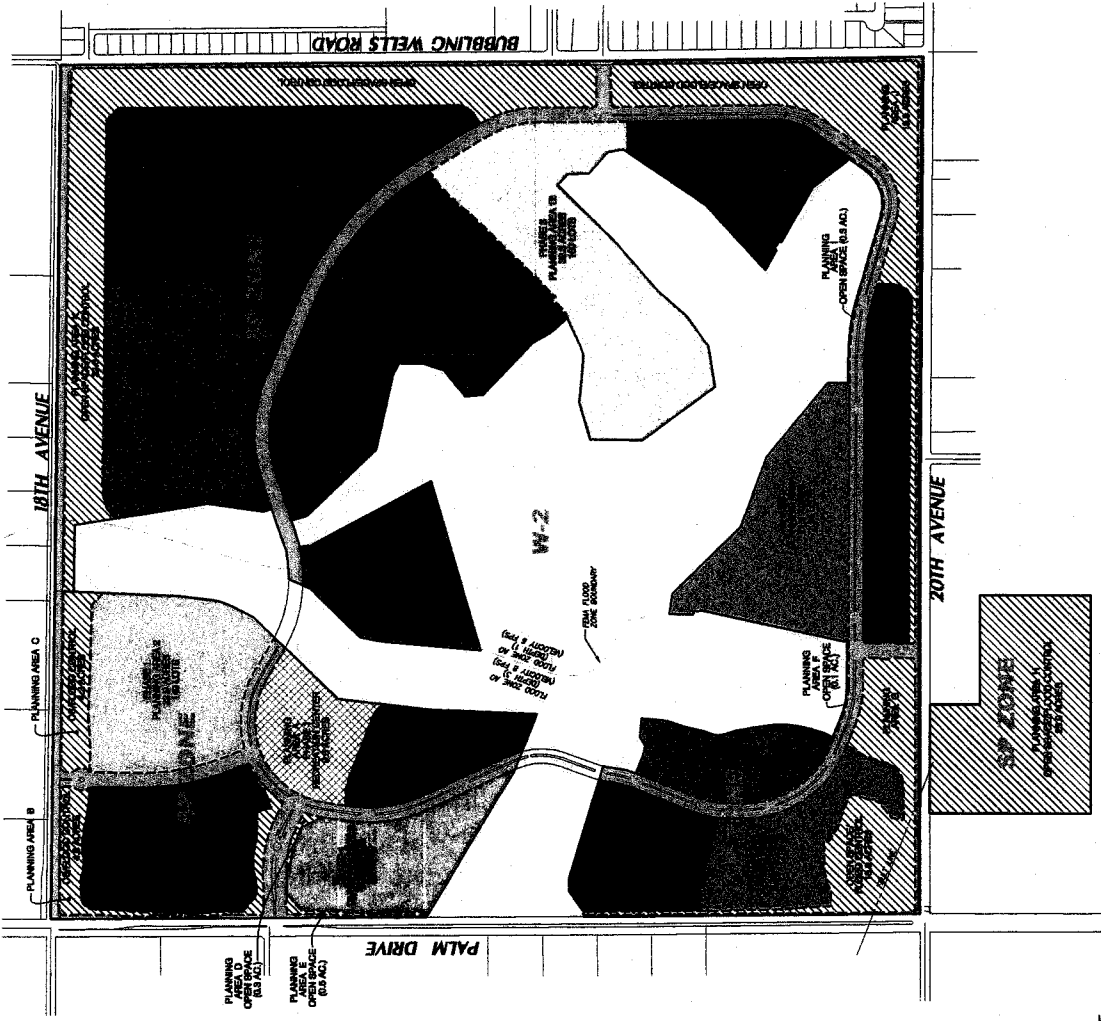
Residential Site

The residential portion of the project will now comprise 471.9 acres. The main project site is approximately 446.9 acres with a small site (approximately 25.0 acres including 0.4 acre of ultimate right-of-way dedication area for 20th Avenue) located south of 20th Avenue. The site located on the south side of 20th Avenue will remain natural open space for conservation and will not be disturbed with the exception of the construction of a flood control channel outlet facility (approximately 4.6 acres) in the northwest corner. Of the 471.9 +/- gross acres, approximately 314.2 acres will be developed for residential use. Of the remaining 157.7 acres, approximately 111.1 acres will consist of open space areas for passive and active recreational use as well as providing flood control facilities and approximately 46.6 acres of backbone and perimeter roads to serve the community.

Phasing for the proposed residential component has been altered from the original phasing plan. Originally, Phase I, located at the southeast corner of Palm Drive and 18th Avenue was to consist of 88 acres of land. Now Phase I will consist of approximately 66.7 acres of land. Phase II, located along the north side of 20th Avenue from Palm Drive to Bubbling Wells Road extending north approximately 2,000 feet excluding the golf course, was originally approximately 89 acres in area. Now Phase II is approximately 85.9 acres in area. Finally, Phase III, located at the southwest corner of 18th Avenue and Bubbling Wells Road, was originally 142 acres in area. Now Phase III is approximately 161.6 acres in area. The new phasing plan is provided in **Figure 1, Planning Area Summary**.

MHDR PLANNING AREA SUMMARY

PHASE 1			
PLANNING AREA	ACREAGE	NO. OF DWELLING UNITS	DENSITY (DU/AC)
1	18.9 ACRES	111	5.9
2	22.9 ACRES	149	6.5
3	14.3 ACRES	82	5.7
4	10.6 ACRES	63	5.9
TOTAL	66.7 ACRES	405	6.1
PHASE 2			
PLANNING AREA	ACREAGE	NO. OF DWELLING UNITS	DENSITY (DU/AC)
6	12.6 ACRES	67	5.3
7	13.1 ACRES	71	5.4
8	10.2 ACRES	54	5.3
9	21.4 ACRES	124	5.8
10	13.7 ACRES	101	7.4
11	14.9 ACRES	75	5.0
TOTAL	85.9 ACRES	492	5.7
PHASE 3			
PLANNING AREA	ACREAGE	NO. OF DWELLING UNITS	DENSITY (DU/AC)
5	15.5 ACRES	83	5.4
12	32.3 ACRES	160	5.0
13	40.3 ACRES	232	5.8
14	13.3 ACRES	93	7.0
15	29.0 ACRES	175	6.0
16	31.2 ACRES	210	6.7
TOTAL	161.6 ACRES	953	5.9



LEGEND

- PROPOSED BOUNDARY
- PLANNING AREA BOUNDARY
- BACKBONE CIRCULATION (46.6 ACRES)*
- OPEN SPACE/FLOOD CONTROL (PLANNING AREAS B-K - 101.3 ACRES)
- RECREATION CENTER (PLANNING AREA A - 9.8 ACRES)
- * INCLUDES 13.4 AC. OF PERIMETER ROADS & 33.2 AC. OF ENTRY & LOOP ROADS.

NOT TO SCALE

SOURCE: Hummel & Associates - July 2012

The original Desert Dunes Specific Plan EIR analyzed the development of up to 2,250 single-family units, and the approved Desert Dunes Specific Plan provided for the development of up to 1,850 units. With the approval of Tentative Tract Map No. 31879 in May 2007 which authorized the development of 386 single-family lots, and the proposed approval of Tentative Tract Map No. 34552 and Tentative Tract Map No. 34553, a total of 1,719 single-family units will now be developed within the Specific Plan area. In addition to single-family lots, each proposed tentative tract map will create sites for associated water quality/flood control facilities and open space areas.

The original Desert Dunes Specific Plan included two well sites. Now only one well site will be provided within the Specific Plan area, located in Tentative Tract Map No. 34553

The original Desert Dunes Specific Plan divided the Specific Plan area into 16 planning areas and assigned maximum dwelling unit counts to each area. The substantial conformance request to update the Desert Dunes Specific Plan now reconfigures the maximum dwelling unit counts for the proposed Planning areas to be consistent with the current design of the tentative maps. The reallocation of the dwelling unit maximums for each planning area will remain within the five to eight dwelling units per acre (DU/AC) density range established by the approved Specific Plan, and will not increase the maximum total unit count established in the approved Specific Plan.

The golf course includes an existing clubhouse. The proposed plot plan amendment to the golf course (described in more detail below) would incorporate modifications to the 177.9-acre existing golf course and clubhouse facility based on two development phases. The modification would provide flood control improvements, construct access roads associated with the surrounding Solera at Desert Dunes residential development and reconfigure the golf course parking lot, driving range, and clubhouse facility. Phase 1 of the proposed plot plan amendment would include constructing all of the necessary modifications to the existing golf course and renovations to the clubhouse facility to accommodate the Solera at Desert Dunes development while retaining the existing golf course clubhouse facility with a modified entry and parking areas. Phase 2 of the proposed plot plan amendment would consist of demolition of the existing clubhouse facility and constructing a new golf course clubhouse. Completion of Phase 2 would be implemented if economic/financial conditions permit and will be at the discretion of the developer. Phase 2 is not a requirement of the project.

Reservoir Site

The project will now construct a 5 million gallon water reservoir on a portion of the 5.0-acre site located at the northeast corner of Dillon Road and Rancho Road. According to the agreement between the project applicant and the Coachella Valley Water District, the proposed project would only require 3 million gallons of the reservoir's capacity with the remaining 2 million gallons of capacity reserved for future uses. The reservoir will still only serve the proposed project and will still connect with the residential portion of the project through water lines located in the rights-of-way of 18th Avenue, Bubbling Wells Road, and Dillon Road. The reservoir will also now be served by five wells – one well on the project site (to be upgraded and turned over to Coachella Valley Water District [CVWD] for ownership and maintenance) and four wells in an off-site well field located approximately 3,300 feet west of the intersection of 18th Avenue and Palm Drive (to be owned and maintained by the CVWD). The well site would connect to the project's planned water supply infrastructure at the intersection of 18th Avenue and Palm Drive via an 18-inch water line constructed

in 18th Avenue. The CVWD would be responsible for appropriate environmental review when the well field is designed.

Lift Station and Sewer Extension

Instead of being constructed immediately south of the residential site on the 25-acre parcel, the sewer lift station will now be constructed on a vacant 0.28-acre parcel (APN 660-200-029) located just west of the intersection of Varner Road and Bubbling Wells Road in Cathedral City.

In addition, the project will now construct and connect to a 24-inch sewer main off-site at the intersection of Palm Drive and 20th Avenue. This 24-inch sewer main will run along Palm Drive, then easterly on Varner Road to the sewer lift station. A 12-inch force main from this station will connect to a 24-inch sewer main in Varner Road and run easterly to the nearest point of connection at Varner Road and Manufacturing Way. The route of the sewer main is provided in **Figure 2, Off-Site Sewer Plan**.

3. Project Applications

The following are project applications that are required to implement the revised project:

- **Plot Plan Amendment – Desert Dunes Golf Course (PP09967R1):** Plot Plan amendment to incorporate modifications (access road crossings and grading for flood control improvements) to the 177.9-acre existing Desert Dunes golf course to accommodate the proposed residential development. In addition, the Plot Plan will provide for two phases to either renovate the existing clubhouse facility or demolish and construct a new clubhouse facility in conjunction with the proposed residential development.
- **Tentative Tract Map 34552 (TR34552):** Subdivision of the southerly portion (165.5 acres) of Desert Dunes Specific Plan area to create 437 single-family lots and associated water quality/flood control facilities and open space areas.
- **Tentative Tract Map 34553 (TR34553):** Subdivision of the northeasterly portion (207.6 acres) of Desert Dunes Specific Plan area to create 896 single-family lots, well site, and associated water quality/flood control facilities and open space areas.
- **Change of Zone (CZ07715):** Zoning clean-up to reconfigure Specific Plan zone designation from the existing record property lines to the ultimate proposed development boundary (to be consistent with the new property lines that were approved by the County of Riverside and recorded on May 3, 2012 per Lot Line Adjustment No. 05335 (Document No. 2012-0202028) and establish development standards for open space/flood control areas as well as the recreation center.

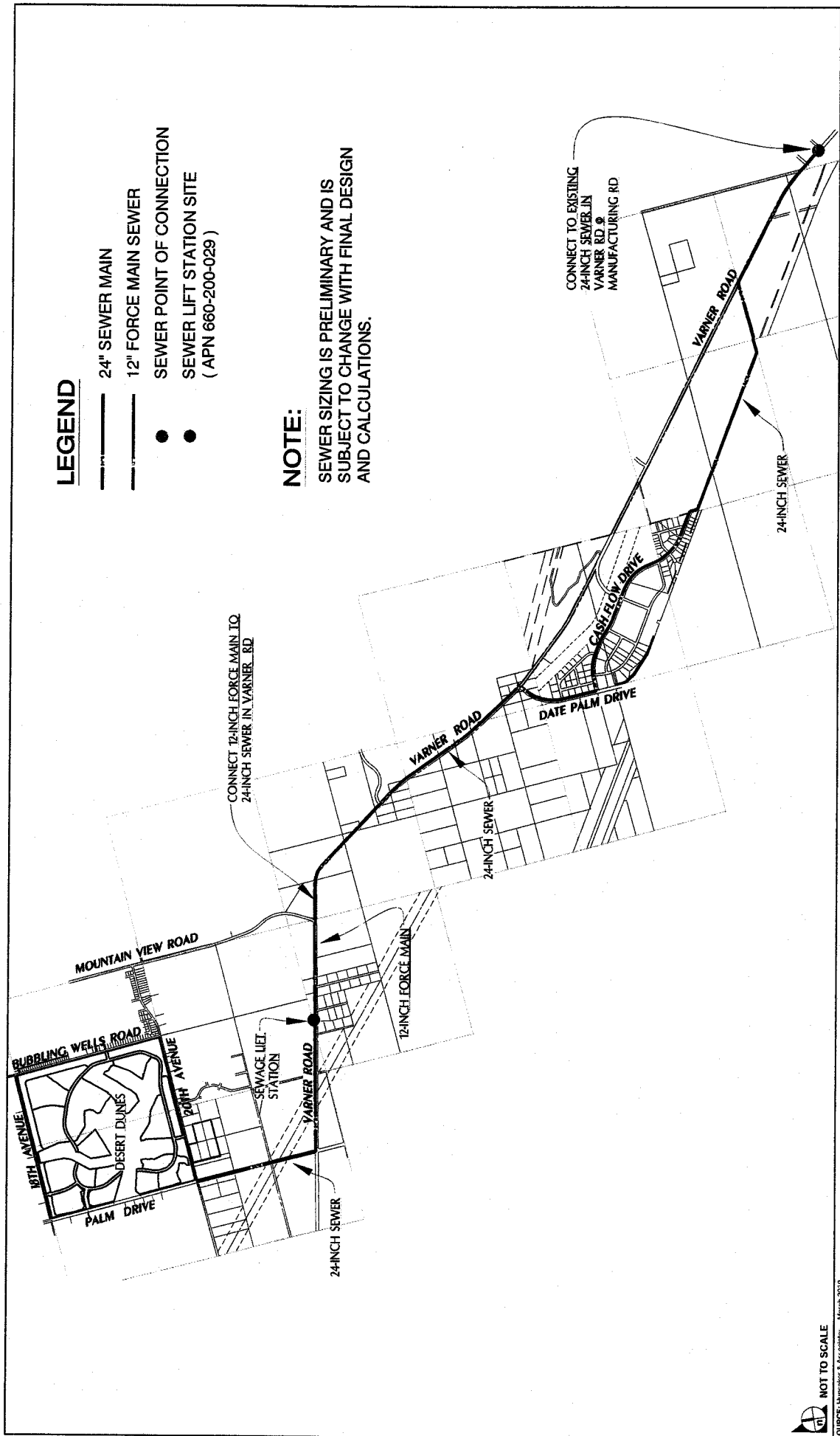


FIGURE 2

Off-Site Sewer Plan

NOT TO SCALE
 SOURCE: Hunsaker & Associates - March 2010

1117-001-10711

- **Substantial Conformance Specific Plan (SP00336S1):** Substantial Conformance request to update Specific Plan SP00336 to reconfigure maximum dwelling unit counts for the proposed Planning Areas consistent with the current design of the tentative maps. The reallocation of the dwelling unit maximums for each Planning Area will remain within the five to eight DU/AC density range established by the approved Specific Plan. Additionally, the SP00336S1 will incorporate the current alignment of the off-site sewer extension to the south as well as the current location of the project's sewer lift station. The update also provides minor corrections to the Specific Plan text for consistency with the current project design as shown on the tentative maps.

B. Type of Project: Site Specific Countywide Community Policy

C. Type of Project: Site Specific Countywide Community Policy

D. Total Project Area:

Residential Acres: 471.9 total in SP; 98.8 in TR 31879; 165.5 in TR34552; 207.6 in TR34553	Lots: 1,786	Units: 1,850 total in SP; 386 in TR31879; 437 in TR34552; 896 in TR34553	Projected No. of Residents: 3,330 (at 1.8 residents per DU) in SP; 695 in TR31879; 787 in TR34552; 1,613 in TR34553
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

E. Assessor's Parcel No(s):

- Residential Site – 657-460-007, 657-470-008, 657-480-001, and 660-040-003 (open space conservation)
- Reservoir Site – 656-380-015
- Sewer Lift Station Site – 660-200-029

F. Street References:

- The residential site is located south of 18th Avenue, north of 20th Avenue, west of Bubbling Wells Road, and east of Palm Drive. The channel outlet and conservation area are located south of 20th Avenue, and east of Palm Drive.
- The reservoir site is located southwest corner of the intersection of Dillon Road and Rancho Road.
- The sewer lift station site is located off of Varner Road just west of the intersection of Varner Road and Bubbling Wells Road.

G. Section, Township & Range Description or reference/attach a Legal Description:

- The residential site and conservation area are located within Township 3 South, Range 5 East, Sections 18 and 19, San Bernardino Baseline and Meridian.
- The reservoir site is located within Township 3 South, Range 5 East, Section 9, San Bernardino Baseline and Meridian.
- The sewer lift station site is located within Township 3 South, Range 5 East, Section 29, San Bernardino Baseline and Meridian.

H. Brief description of the existing environmental setting of the project site and its surroundings:

The residential development portion of the residential site consists of undeveloped vacant desert land with scattered vegetation on a total of 446.9± acres, which does not include the adjacent 174± acre Desert Dunes Golf Course, which includes an 18-hole golf course, a clubhouse, parking lots, and a maintenance building. The residential development portion of the residential site has been fenced in since 1989, providing limited access and disturbance of the site. The fenced-in area of the site currently supports a variety of plant and wildlife species. The channel outlet/open space conservation portion of the residential site also consists of undeveloped vacant desert land totaling 25.0 acres and currently supports a variety of plant and wildlife species. The off-site reservoir site and sewer lift station site also consist of undeveloped vacant desert land.

The lands surrounding the project site are largely vacant desert lands, with scattered single-family residential development. Development within 0.5 mile to the north of the residential site is approximately 17 single-family homes. The corporate limits of the City of Desert Hot Springs occur adjacent to the western and northern borders of the Specific Plan site, with the more densely developed areas of the City about 2 miles north of the subject property. Development immediately to the east includes the B-Bar-H Ranch subdivision with approximately 70 single-family homes all located within 0.5 mile of the planning area. About 70 percent of the lots in the B-Bar-H Ranch subdivision are vacant.

Development immediately to the south of the residential site, including the channel outlet/open space conservation area, is approximately eight single-family dwellings, with the remainder being vacant desert lands. Approximately 1 mile south of the residential site is the corporate limits of the City of Cathedral City, followed by I-10 and the Union Pacific Railroad about 2 miles to the south. Development to the west is approximately 3 single-family homes and vacant desert land. The Big Morongo wash roughly parallels the western section line of Section 18, 0.5 mile west of the residential site.

The lands surrounding the reservoir site are largely vacant desert lands with some scattered single-family residential development and the Desert Crest Country Club residential development located approximately 0.25 mile to the northeast.

The lands surrounding the sewer lift station site are vacant desert lands. The nearest residential development is approximately 1 mile to the north.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed residential site meets the requirements for the Medium Density Residential land use designation and all applicable land use policies as the overall density of the Specific Plan area will range from two to five dwelling units while the channel outlet/open space conservation area meets the requirements for the Rural Desert land use designation and all applicable land use policies as that designation allows utility uses. The proposed reservoir site meets the requirements for the Rural Residential land use designation and all applicable land use policies as the designation allows utility uses. The sewer lift station site meets the requirements of the Open Space-Public land use designation and all applicable land use policies as the sewer lift station would not interfere with the protection of natural resources.
2. **Circulation:** Implementation of the project would conflict with Circulation element policies as traffic generated by the proposed project would contribute to nearby intersections exceeding County Level of Service standards. The County adopted all feasible mitigation measures to substantially reduce these impacts, and deemed the remaining unavoidable impacts to be acceptable by adopting a Statement of Overriding Considerations after certifying the Final EIR. However, none of the present applications will increase traffic or traffic impacts beyond what was analyzed in the previously certified EIR.
3. **Multipurpose Open Space:** The parcel located south of 20th Avenue (APN 660-04-0003) is located with the Willow Hole Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan. Implementation of the project would not conflict with Multipurpose Open Space element policies governing multi species habitat conservation plans as the project will set aside a majority of this parcel for conservation and an additional TAKE allocation has been approved for the remaining portion of the parcel dedicated to flood control. In addition, implementation of the project would not conflict with Multipurpose Open Space element policies governing floodplain management as the drainages passing through the Specific Plan area have been designed to reduce adverse environmental effects to the maximum extent feasible.
4. **Safety:** As previously analyzed in the EIR, a portion of the Specific Plan area is located within a fault zone and would be subject to strong groundshaking and seismically induced settlement during an earthquake. In addition, portions of the Specific Plan area may be susceptible to a liquefaction hazard. Implementation of the project would not conflict with Safety element policies governing seismic hazards as no development will occur in the fault zone and all structures will be constructed in conformance with the most recent version of the California Building Code. In addition, portions of the Specific Plan area are located within a 100-year flood plain. Implementation of the project would not conflict with Safety element policies governing flood and inundation hazards as drainage facilities in the Specific Plan area will be designed to accommodate 100-year flood flows.

5. **Noise:** Construction and operation of the proposed Specific Plan will generate noise. However, implementation of the project would not conflict with Noise element policies governing construction noise as all construction activities will be conducted in compliance with the County Municipal Code. Similarly, implementation of the project would not conflict with Noise element policies governing stationary and mobile sources of noise as limits will be placed on landscape maintenance activities, masonry walls along the perimeter will act as noise barriers, and sound barriers will be placed around public facilities generating noise.
6. **Housing:** Implementation of the project would not result in the displacement of existing housing as all parcels associated with the proposed Specific Plan are currently vacant. In addition, the proposed project would not create a need for new housing but would instead meet an existing housing need. For these reasons, the proposed project would not conflict with General Plan Housing element policies.
7. **Air Quality:** Development proposed by the proposed Specific Plan will result in the generation and emission of air pollutants during construction and operation. The project will comply with all applicable regulatory requirements to control emissions during construction and operation and is thus consistent with applicable Air Quality element policies.

B. General Plan Area Plan(s):

The residential and reservoir sites are located within the Western Coachella Valley Area Plan (WCVAP). The sewer lift station site is located within the City of Cathedral City and thus is subject to the City of Cathedral City General Plan.

C. Foundation Component(s):

- The residential site is located within the Community Development Foundation Component while the open space conservation parcel is located within the Rural Foundation Component.
- The reservoir site is located within the Rural Foundation Component.
- Sewer lift station site - Not applicable.

D. Land Use Designation(s):

- The residential site has a General Plan land use designation of Medium Density Residential, which allows two to five dwelling units per acre and the open space conservation parcel has a General Plan land use designation of Rural Desert, which has a 10 acre minimum lot size.

- The reservoir site has a General Plan designation of Rural Residential, which allows one dwelling unit per 5 acres.
- The sewer lift station site has a City of Cathedral City General Plan designation of Open Space-Public.

E. Overlay(s), if any:

The proposed project is not in a General Plan Policy Overlay or Zoning Overlay Area, including the Community Development Overlay.

F. Policy Area(s), if any:

None

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:

1. Residential Site

Area Plans	North	Western Coachella Valley Area Plan
	East	Western Coachella Valley Area Plan
	West	Western Coachella Valley Area Plan
	South	Western Coachella Valley Area Plan
Foundation Components	North	Rural
	East	Community Development; Rural
	West	Rural; Open Space
	South	Rural
Land Use Designations	North	Rural Residential
	East	Medium Density Residential, Rural Residential
	West	Rural Residential; Open Space – Water
	South	Rural Desert; Rural Residential
Overlays	There are no zoning or general plan policy overlays in the vicinity of the project site.	
Policy Areas	There are no Policy Areas in the vicinity of the project site.	

2. Reservoir Site

Area Plans	North	Western Coachella Valley Area Plan
	East	Western Coachella Valley Area Plan
	West	Western Coachella Valley Area Plan
	South	Western Coachella Valley Area Plan
Foundation Components	North	Rural
	East	Rural
	West	Rural
	South	Rural
Land Use Designations	North	Rural Residential
	East	Rural Residential
	West	Rural Residential
	South	Rural Residential
Overlays	There are no zoning or general plan policy overlays in the vicinity of the project site.	
Policy Areas	There are no Policy Areas in the vicinity of the project site.	

3. Sewer Lift Station Site

Area Plans	North	Western Coachella Valley Area Plan
	East	Not Applicable
	West	Not Applicable
	South	Not Applicable
Foundation Components	North	Rural
	East	Not Applicable
	West	Not Applicable
	South	Not Applicable
Land Use Designations	North	Rural Desert
	East	Not Applicable
	West	Not Applicable
	South	Not Applicable
Overlays	There are no zoning or general plan policy overlays in the vicinity of the project site.	
Policy Areas	There are no Policy Areas in the vicinity of the project site.	

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any:

The Desert Dunes Specific Plan No. 336

2. Specific Plan Planning Area, and Policies, if any:

Not Applicable

I. Existing Zoning:

- The residential site and open space conservation parcel have a zoning designation of SP Zone (Specific Plan)
- The reservoir site has a zoning designation of W-2 Zone (Controlled Development)
- The sewer lift station site has a City of Cathedral City zoning designation of Open Space

J. Proposed Zoning, if any:

The boundary of the SP area is slightly being changed with 6.4 acres of residential land currently zoned SP added to the golf course and rezoned W-2 and 2.5 acres of golf course land currently zoned W-2 added to the residential area and rezoned SP.

K. Adjacent and Surrounding Zoning:

1. Residential Site

North	W-2 (Controlled Development)
East	R-1 (One Family Dwellings) W-2 (Controlled Development)
South	W-2 (Controlled Development)
West	W-2 (Controlled Development)

2. Reservoir Site

North	W-2 (Controlled Development)
East	W-2 (Controlled Development)
South	W-2 (Controlled Development)
West	W-2 (Controlled Development)

3. Sewer Lift Station Site

North	W-2 (Controlled Development)
East	Not Applicable
South	Not Applicable
West	Not Applicable

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

IV. DETERMINATION

On the basis of this initial evaluation:

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.

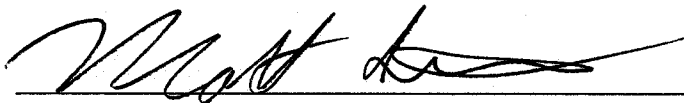
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- 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.



Signature

12/3/12

Date

Matt Straite

Printed Name

Project Planner

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Sections 21000-21178.1), this Initial Study has been prepared for 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, an Environmental Impact Report, or any further documentation 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	No new significant, or substantially more severe impacts
AESTHETICS Would the project					
1. Scenic Resources					
a) Have a substantial effect upon a scenic highway corridor within which it is located?					X
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?					X

Source: Riverside County General Plan Figure C-9 "Scenic Highways"; Riverside County EIR 455

Findings of Fact:

a) Impacts related to scenic highways were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that no scenic highway corridors would be affected by the Specific Plan. With the exception of minor boundary changes to the residential site, the residential and reservoir sites would remain largely the same under the revised project as before and the distance of the sites to the nearest scenic highway would remain the same. As a result, impacts related to scenic highways with relation to the residential and reservoir sites would remain the same as those under the approved project. While a new site for the sewer lift station is proposed under the revised project, impacts with regard to scenic highways would be less than significant as the closest designated state scenic highway to the new sewer lift station site is

Route 62, which is located approximately 5 miles west of the lift station site. In addition, infrastructure to be constructed along the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would not adversely affect scenic highways as all improvements would be placed underground. No new or substantially increased significant effects would result from the revised project with respect to scenic highway corridors as the revised project is substantially consistent with the previously analyzed project.

b) Impacts related to visual resources were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The Final EIR indicated that development of land uses allowed by the Specific Plan would result in less than significant impacts to visual resources with the incorporation of mitigation measures. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As a result, impacts to visual resources on the residential and reservoir sites would remain the same as those under the approved project as the same viewsheds would be affected. While a new site for the sewer lift station is proposed under the revised project, impacts related to visual resources would be less than significant as no trees, rock outcroppings and unique or landmark features are located on the new sewer lift station site, and the site would not 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. In addition, infrastructure to be constructed along the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would not result in impacts to visual resources as all improvements would be placed underground. Finally, all development under the revised project would adhere to the same mitigation measures listed in the Final EIR to reduce impacts to visual resources. The revised project would not cause any new or more significant impacts related to visual resources than would occur under the approved Specific Plan as the revised project is substantially consistent with the previously analyzed project.

Mitigation: Compliance with previously certified Riverside County EIR 455 mitigation measures.

Monitoring: The previously certified Riverside County EIR 455 monitoring requirements will be followed.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
2. Mt. Palomar Observatory					X
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); WCVAP Figure 6 "Mt. Palomar Nighttime Lighting Policy"

Findings of Fact:

a) Impacts related to the nighttime use of the Mt. Palomar Observatory were not specifically addressed in the Final EIR prepared for the Desert Dunes Specific Plan. According to Western Coachella Valley Area Plan (WCVAP) Figure 6, the project sites and the routes of the off-site infrastructure are located within Zone B of the Mt. Palomar Nighttime lighting policy area. Therefore, the revised project will be required to incorporate, through the standard plan check process, the requirements for Zone B developments as set forth in Riverside County Ordinance No. 655. Therefore, no impact would occur. No new or substantially increased significant effects would result from the revised project with respect to the nighttime use of the observatory.

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	No new significant, or substantially more severe impacts
3. Other Lighting Issues					
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?					X
b) Expose residential property to unacceptable light levels?					X

Source: Project Application Description; Riverside County EIR 455

Findings of Fact:

a-b) Impacts related to light and glare were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The Final EIR indicated that development of land uses allowed by the Specific Plan would result in less than significant impacts with regards to light and glare with the incorporation of mitigation measures. Impacts related to light and glare under the revised project would be similar to those under the approved project as the type and amount of lighting proposed on the residential and reservoir sites under the revised project would remain the same as under the approved project. While a new site for the sewer lift station is proposed under the revised project, impacts with regard to light and glare would be less than significant as the sewer lift station would only require minimal lighting for security. In addition, infrastructure to be constructed along the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would not result in light and glare impacts as these proposed improvements would not require lighting. Finally, all development under the revised project would adhere to the same mitigation measures listed in the

Final EIR to reduce impacts related to light and glare. The revised project would not cause any new or more significant impacts related to light and glare than would occur under the approved Specific Plan as the revised project is substantially consistent with the previously analyzed project.

Mitigation: Compliance with previously certified Riverside County EIR 455 mitigation measures.

Monitoring: The previously certified Riverside County EIR 455 monitoring requirements will be followed.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
AGRICULTURE & FOREST RESOURCES Would the project					
4. Agriculture					
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?					X
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?					X
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?					X
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?					X

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," Project Application Materials

Findings of Fact:

a-d) Impacts related to agricultural resources were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that no agricultural lands would be affected by the Specific Plan as no agricultural land is located within the Specific Plan area. With the exception of minor boundary changes to the residential site, the development footprint of the

residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As a result, impacts to agricultural lands from the development of the residential and reservoir sites would be the same as those under the approved project. While a new site for the sewer lift station is proposed under the revised project, impacts to agricultural lands would not occur as the site is located in a rural desert area of the County and has not been previously utilized for agricultural uses. In addition, the new sewer lift station site is designated Other Lands on the State Important Farmland Map prepared by the State Department of Conservation, is not presently zoned for agricultural use and is not located within 300 feet of agriculturally zoned property. The new sewer lift station site is also not under a Williamson Act contract. Finally, the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field are also not located on agricultural land as these routes are presently developed as roadways. No new or substantially increased significant effects would result from the revised project with respect to agriculture resources as the revised project is substantially consistent with the previously analyzed project.

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	No new significant, or substantially more severe impacts
5. Forest				X	
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?					
b) Result in the loss of forest land or conversion of forest land to non-forest use?				X	
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?				X	

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

Findings of Fact:

a-c) Impacts related to forest resources were not specifically addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The project sites consist of vacant desert land and do not include areas of forest land. In addition, the project sites are not presently zoned for use as forest land. Finally, the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field are also not located on forest land as these routes are presently developed as roadways. Therefore, no impacts would occur. No new or substantially increased significant effects would result from the revised project with respect to forest resources.

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	No new significant, or substantially more severe impacts
AIR QUALITY Would the project					
6. Air Quality Impacts					
a) Conflict with or obstruct implementation of the applicable air quality plan?					X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?					X
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)?					X
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?					X
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?					X
f) Create objectionable odors affecting a substantial number of people?					X

Source: South Coast Air Quality Management District (SCAQMD) CEQA Air Quality Handbook Table 6-2; Riverside County EIR 455

Findings of Fact:

a-e) Impacts related to air quality were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The EIR indicated that pollutant emissions generated by construction activities and operational emissions associated with land uses allowed by the Specific Plan would exceed South Coast Air Quality Management District's thresholds of significance. The EIR recommended mitigation measures that reduce these emissions, but not to insignificant levels. As a result, implementation of the approved project would result in significant and unavoidable air quality impacts. The revised project would result in the construction of fewer residential units (400 units) than authorized under the approved project. As a result, emissions of criteria pollutants from vehicular traffic and area sources under the revised project would be lower than under the approved project. The reservoir site, relocated sewer lift station, and infrastructure to be constructed along the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would not generate any operational emissions. In addition, all development under the revised project would implement the same mitigation measures as the approved project. The revised project would not cause any new or more significant air quality impacts than would occur under the approved Specific Plan as lower emissions would be generated by the revised project during construction and operation.

f) Impacts related to objectionable odors were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that the types of uses proposed under the approved project were not expected to generate any objectionable odors. The types of land uses planned for the residential and reservoir sites have not changed since certification of the Final EIR. Therefore, impacts related to objectionable odors under the revised project for the residential and reservoir sites would be similar to those under the approved project. While a new site for the sewer lift station is proposed under the revised project, the new sewer lift station would not result in objectionable odors as the facility would be fully enclosed and would not emit odors under normal operating conditions. Finally, no odors would be generated by infrastructure to be constructed along the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field as the proposed improvements would be placed underground. No new or substantially increased significant effects would result from the revised project with respect to objectionable odors as the revised project is substantially consistent with the previously analyzed project.

Mitigation: Compliance with previously certified Riverside County EIR 455 mitigation measures.

Monitoring: The previously certified Riverside County EIR 455 monitoring requirements will be followed.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
BIOLOGICAL RESOURCES Would the project					
7. Wildlife & Vegetation					X
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?					X
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)?					X
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?					X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?					X
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?					X

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
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?					X
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?					X

Source: CV-MSHCP, Riverside County EIR 455

Findings of Fact:

a, g) Consistency with the Coachella Valley Multi-Species Habitat Conservation Plan (MSHCP) was addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The Final EIR indicated that the Specific Plan would be consistent with the Coachella Valley MSHCP. The 25.0-acre parcel located south of 20th Avenue is located within the Willow Hole Conservation Area of the Coachella Valley MSHCP. Although a sewer lift station was previously proposed in this area, that is no longer proposed here and a majority of this parcel will remain natural open space for conservation and will remain undisturbed with the exception of temporary grading for the construction of a flood control channel outlet facility (approximately 4.6 acres) in the northwest corner. An additional TAKE allocation has been approved for impacts in Willow Hole Conservation area from the construction of the project's channel outlet. Therefore, with the approved additional TAKE authorization, development on the residential site under the revised project is consistent with the Coachella Valley MSHCP. The development footprint of the reservoir site would remain the same under the revised project. Because the site is outside the area covered by the MSHCP, there would be no impact related to conflict with the HCP. While a new site for the sewer lift station is proposed under the revised project, the new site is not located in a conservation area. Finally, infrastructure to be constructed along the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would be consistent with the MSHCP as all improvements would be placed underground and within an existing road right-of-way through the conservation areas. The revised project would not cause any new or more significant impacts with regards to consistency with the MSHCP than would occur under the approved Specific Plan as the revised project is substantially consistent with the previously analyzed project.

b-c) Impacts related to special-status species were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The EIR indicated that implementation of the approved project would impact