

PROJECT MAP Tract #: TR34553

Parcel: 657-460-009

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5

MAP- TRIBAL MONITOR (cont.)

RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall enter into a cooperative agreement and retain a monitor(s) designated by the Agua Caliente Band of Cahuilla Indians and the Morongo Band of Mission Indians. These groups shall be known as the Tribal Monitor for this project. The agreement shall address consultation protocols, the treatment and ultimate disposition of Native American cultural resources which may include repatriation to the tribes and/or curation in a Riverside County approved curation facility.

The Tribal Monitor(s) shall be allowed on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc., when archaeological monitoring is occurring. The Tribal Monitor(s) shall have the limited authority to facilitate tribal consultation in the event Native American cultural resources are uncovered during construction. The developer/permit holder shall submit a fully executed copy of the tribal agreement to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Project Archaeologist is responsible for implementing CEQA-required mitigation using standard professional practices for cultural resources. The Project Archaeologist shall consult with the County, developer/permit holder and tribal monitor(s) throughout the process.

2)Tribal monitoring does not replace any required Cultural Resources monitoring by the Project Archaeologist, but rather serves as a supplement for consultation and advisory purposes for the two tribal groups.

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

4)The developer/permit holder shall contact the Planning Director for consideration of this condition if after forty-five (45) days, an agreement with the two

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60.PLANNING. 5 MAP- TRIBAL MONITOR (cont.) (cont.)

RECOMMND

tribal groups has not been met. The developer/permit holder shall demonstrate a reasonable good-faith effort to secure the tribal agreement.

5)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs, and the curation facility shall be within the County of Riverside.

60.PLANNING. 17 MAP - SECTION 1601/1603 PERMIT

RECOMMND

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

60.PLANNING. 18 MAP - SECTION 404 PERMIT

RECOMMND

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

60.PLANNING. 21 MAP - FEE BALANCE

RECOMMND

Prior to issuance of grading permits, the Planning

Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 22 MAP - GRADING PLAN REVIEW

RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 26 MAP - PLANNING DEPT REVIEW

RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 28 MAP - PALEO M/M PROGRAM

RECOMMND

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with

60.PLANNING. 29 MAP - GENERIC M/M PROGRAM

RECOMMND

THIS CONDITION IMPLEMENTS CONDITION 30.PLANNING.001 OF SP00336:

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR 455 for the SPECIFIC PLAN during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 30 MAP - POST GRADING REPORT

RECOMMND

PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreements with the qualified archaeologist, paleontologist, and/or other were complied archaeologist/paleontologist/other were complied with.

60.PLANNING. 33 MAP - MITIGATION MONITORING

RECOMMND

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this TENTATIVE MAP and EIR No. 455 and the Addendum No. 1 to the EIR which must be satisfied prior to the issuance of a grading permit.

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

TRANS DEPARTMENT

60.TRANS. 1 MAP - WATER QUALITY MGMT PLANS

RECOMMND

The developer shall submit Water Quality Management Plans (WQMP) to Riverside County Flood Control & Water Conservation District and Transportation Department for review and approval.

70. PRIOR TO GRADING FINAL INSPECT

TRANS DEPARTMENT

70.TRANS. 1 MAP - EROSION CONTROL

RECOMMND

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



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80. PRIOR TO BLDG PRMT ISSUANCE

B&S DEPARTMENT

80.B&S. 1

BP - GRADING CLEARANCE REQMT

INEFFECT

Prior to the issuance of this permit, the applicant must obtain clearance from the Grading Division of the Department of Building & Safety. It may be necessary for the applicant to speak directly with a representative of the Grading Division to determine the specific requirements for their clearance.

BS GRADE DEPARTMENT

80.BS GRADE. 1

MAP - NO B/PMT W/O G/PMT

RECOMMND

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

80.BS GRADE. 2

MAP - ROUGH GRADE APPROVAL

RECOMMND

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

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

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

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2                    MAP - ROUGH GRADE APPROVAL (cont.)                    RECOMMND

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

FIRE DEPARTMENT

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

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 2                    MAP SUBMIT PLANS                    RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 4                    MAP SUBMIT FINAL WQMP                    RECOMMND

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

80.FLOOD RI. 5                    MAP SUBMIT CLOMR                    RECOMMND

Unless the District has already revised the Flood Insurance Rate Map, the developer shall obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to the issuance of building permits. See 10. FLOOD R1 26.

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1

MAP - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2) Weather based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

- 1) Landscaping plans for areas within the road right-of-way

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1 MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

80.PLANNING. 2 MAP - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2                    MAP - LC LANDSCAPE SECURITIES (cont.)                    RECOMMND

successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.PLANNING. 3                    MAP- LC LNDS CP COMMON AREA MA                    RECOMMND

[DELETE this CONDITION if there are no common area maintenance requirements, or DELETE this TEXT if there is]

Prior to building permit issuance, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:  
1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.

80.PLANNING. 4                    MAP - ROOF MOUNTED EQUIPMENT                    RECOMMND

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

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80.PLANNING. 5 MAP - UNDERGROUND UTILITIES

RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 9 MAP - CONFORM FINAL SITE PLAN

RECOMMND

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

80.PLANNING. 14 MAP - SCHOOL MITIGATION

RECOMMND

THIS CONDITION IMPLEMENTS CONDITION 30.PLANNING.033 OF SP00336:

PRIOR TO BUILDING PERMITS, impacts to the Palm Springs Unified School District shall be mitigated in accordance with state law

80.PLANNING. 15 MAP - FEE BALANCE

RECOMMND

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

80.PLANNING. 18 MAP - MODEL HOME COMPLEX

RECOMMND

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.

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80.PLANNING. 18

MAP - MODEL HOME COMPLEX (cont.)

RECOMMND

4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
7. Provide a Model Home Complex landscape and irrigation plan.

NOTES: The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements.

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

80.PLANNING. 19

MAP - BUILDING SEPARATION 2

RECOMMND

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

80.PLANNING. 20

MAP - FINAL SITE PLAN

RECOMMND

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines for the SPECIFIC PLAN.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 MAP - FINAL SITE PLAN (cont.)

RECOMMND

The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.
5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.
6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the



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80.PLANNING. 20

MAP - FINAL SITE PLAN (cont.) (cont.)

RECOMMND

application and review process.

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

80.PLANNING. 21

MAP - Walls/Fencing Plans

RECOMMND

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

C. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

D. Wood fencing shall be prohibited.

E. Fencing/wall plans shall comply with the walls and fences section of SP00336S1.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 22 MAP - ENTRY MONUMENTATION

RECOMMND

THIS CONDITION IMPLEMENTS CONDITION 30.PLANNING.031 OF SP00336:

PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

1. An entry monument shall be shown on the Exhibit L.
2. The entry monument shall be in substantial conformance to the design guidelines of the SPECIFIC PLAN as shown on pages of the landscape design guidelines.

80.PLANNING. 23 MAP - POST GRADING REPORT

RECOMMND

THIS CONDITION IMPLEMENTS CONDITION 30.PLANNING.032 OF SP00336:

PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreements with the qualified archaeologist, paleontologist, and/or other were complied with.

80.PLANNING. 24 MAP - ENTRY MONUMENT PLOT PLAN

RECOMMND

THIS CONDITION IMPLEMENTS CONDITION 30.PLANNING.031 OF SP00336:

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 24

MAP - ENTRY MONUMENT PLOT PLAN (cont.)

RECOMMND

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).
4. An entry monument shall be shown on the Exhibit L.
5. The entry monument shall be in substantial conformance to the design guidelines of the SPECIFIC PLAN as shown on pages of the landscape design guidelines.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT nd GATES PLAN condition of approval shall be cleared individually.

80.PLANNING. 25

MAP - INTERIOR NOISE STUDY

RECOMMND

PRIOR TO THE ISSUANCE OF BUILDING PERMITS, homes adjacent to Bubbling Wells Road or 18th Avenue must prove that they will be built to a standard in which interior noise will be below 45Ldn. This review shall be done by Industrial Hygiene per their letter dated 10-29-07.

80.PLANNING. 26

MAP - AGENCY CLEARANCE

RECOMMND

A clearance letter from RIVERSIDE COUNTY SHERIFF DEPARTMENT shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated 10-22-2006.

TRANS DEPARTMENT

80.TRANS. 1

MAP - TUMF

RECOMMND

Prior to the issuance of a building permit, the applicant shall pay the Transportation Uniform Mitigation Fee (TUMF)

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80.TRANS. 1                    MAP - TUMF (cont.)                    RECOMMND

in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

80.TRANS. 2                    MAP - SIG DESIGN MTN VIEW/20TH                    RECOMMND

The project proponent shall be responsible for the design of a traffic signal and the dedication of any required right-of-way at the intersection of Mountain View Drive and 20th Avenue with fee credit eligibility. Installation of the signal shall be per Condition 90. TRANS. 7 MAP - SIG INST MTN VIEW/20TH within the conditions of approval for TTR 34553.

90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

90.B&S. 1                    BP - GRADING CLEARANCE REQNT                    INEFFECT

Prior to the final inspection, the applicant must obtain clearance from the Grading Division of the Department of Building & Safety. It may be necessary to speak directly to a representative of the Grading Division to determine specific requirements for their clearance.

90.B&S. 2                    BP-FEMA FORM APPRVL REQUIRED                    INEFFECT

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

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1                   MAP - WQMP BMP INSPECTION                   RECOMMND

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

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

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

90.BS GRADE. 3                   MAP - BMP GPS COORDINATES                   RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4                   MAP - WQMP BMP REGISTRATION                   RECOMMND

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

90.BS GRADE. 5                   MAP - REQ'D GRDG INSP'S                   RECOMMND

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

1. Precise grade inspection.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5 MAP - REQ'D GRDG INSP'S (cont.)

RECOMMND

a. Precise Grade Inspection can include but is not limited to the following:

1. Installation of slope planting and permanent irrigation on required slopes.

2. Completion of drainage swales, berms and required drainage away from foundation.

b. Inspection of completed onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL

RECOMMND

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

1. Requesting and obtaining approval of all required grading inspections.

2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

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

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building

PROJECT MAP Tract #: TR34553

Parcel: 657-460-009

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7                    MAP - PRECISE GRDG APPROVAL (cont.)

RECOMMND

and Safety Department clearance.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2                    MAP BMP - EDUCATION

RECOMMND

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

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

90.FLOOD RI. 3                    MAP IMPLEMENT WQMP

RECOMMND

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

90.FLOOD RI. 4                    MAP FACILITY COMPLETION

RECOMMND

The District will not release occupancy permits for any residential lot within the map or phase within the map prior to the District's acceptance of the drainage system for operation and maintenance.

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 5 MAP SUBMIT LOMR

RECOMMND

A Letter of Map Revision (LOMR) shall be obtained from FEMA for all lots impacted by a FEMA floodplain prior to the issuance of occupancy permits. See 10. FLOOD R1 26.

PLANNING DEPARTMENT

90.PLANNING. 3 MAP - ORD 875 CVMSHCP FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider or land developer shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the ordinance. If the land division is a residential development, the amount of the fee will be based on the density of residential development as defined in the ordinance. If the land division is commercial or industrial, the fee will be calculated on the basis of "Project Area" as defined in the ordinance. In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 875 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set for in that ordinance shall be required.

90.PLANNING. 4 MAP - CULTURAL RESOURCES RPT

RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

90.PLANNING. 5 USE - LC LNDSCP INSPECT DEPOST

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of



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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5                   USE - LC LNDSCP INSPECT DEPOST (cont.)                   RECOMMND

Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 6                   MAP - LC COMPLY W/ LNDSCP/ IRR                   RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

90.PLANNING. 9                   MAP - QUIMBY FEES (2)                   RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the Desert Recreation District.

90.PLANNING. 17                  MAP - MITIGATION MONITORING                  RECOMMND

THIS CONDITION IMPLEMENTS CONDITION 30.PLANNING.001 OF SP00336:

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of

TRACT MAP Tract #: TR34553

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 17 MAP - MITIGATION MONITORING (cont.)

RECOMMND

approval and mitigation measures of this permit and  
EIR No. 455 and Addendum No. 1.

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

90.PLANNING. 20 MAP - WASTE MGNT LTR 10-19-06

RECOMMND

Prior to the building permit final inspection the applicant  
shall provide proof that the following requirements  
outlines in a letter by Waste Management dated October 19,  
2006 shall have been complied with to the satisfaction of  
the Waste Management and Planning. The Planning Director  
shall have final authority over clearing this condition of  
approval.

1. The project proponent shall make every effort and take  
every means to recycle, reuse, and/or reduce the amount of  
construction and demolition materials (i.e., concrete,  
asphalt, wood, etc.) generated by development of the  
project that would otherwise be taken to a landfill. This  
can be done either by taking these materials directly to  
recycling facilities (Riverside County Waste Management  
Department, Recycling Section, can be contacted directly at  
951.486.3200 for a list of facilities) or by making  
arrangements through the franchise hauler or a construction  
clean-up business.

2. Evidence (i.e., receipts or other type verification) to  
show that every effort has been made and every means has  
been taken to ensure compliance shall be presented by the  
project proponent to the Planning/Recycling Division of the  
Riverside County Waste Management Department in order to  
clear the project for occupancy permits.

The project proponent should implement the following  
measures, as feasible:

1. Hazardous materials are not accepted at the Riverside  
County landfills. Any hazardous wastes, including paint,  
used during construction must be properly disposed of at a  
licensed facility in accordance with local, state and  
federal regulations. Please contact the Riverside County  
Health Department for further information.

2. Use mulch and/or compost in the development and

CT MAP Tract #: TR34553

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 20

MAP - WASTE MGNT LTR 10-19-06 (cont.)

RECOMMND

maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, ie., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

3. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

TRANS DEPARTMENT

90.TRANS. 1

MAP - 80% COMPLETION

RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1                      MAP - 80% COMPLETION (cont.)

RECOMMND

elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.

- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 3                      MAP - STREET SWEEPING

RECOMMND

Street sweeping annexation or inclusion into CSA or similar mechanism as approved by the Transportation Department shall be completed.

90.TRANS. 4                      MAP - STREET LIGHTS INSTALL

RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 5                      MAP - UTILITY INSTALL

RECOMMND

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

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 MAP - CONSTR REALIGN 20TH AVE

RECOMMND

Prior to final building inspection/occupancy of the 501st unit within the project (Specific Plan No. 336) the realignment of 20th Avenue between Mountain View Drive and Bubbling Wells Road shall be constructed along the section line as described elsewhere in the conditions for Tentative Tract Map No. 34553 in accordance with Standard No. 93 modified with 32-feet of asphalt concrete pavement and as approved by the Transportation Department. All circulation changes that are necessary due to the realignment of 20th Avenue shall also be completed prior to any final building inspection.

90.TRANS. 7 MAP - SIG INST MTN VIEW/20TH

RECOMMND

Prior to the final building inspection of the first dwelling unit, the signal at the intersection of Mountain View Drive and 20th Avenue shall be installed and operational with fee credit eligibilith or as approved by the Transportation Department. The project proponent shall contact the Transportation Department and ente into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal(s). All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

90.TRANS. 8 MAP - TS/INSTALLATION

RECOMMND

Prior to the final building inspection of the first dwelling unit, the following traffic signal shall be installed and operational:

Palm Drive (NS) at West Site Access (EW)

with no fee credit given for Traffic Signal Mitigation Fees.

Palm Drive (NS) at 20th Avenue (EW)

Palm Drive (NS) at Varner Road (EW)

Mountain View Road (NS) at 20th Avenue (EW)

Mountain View Road (NS) at Varner Road (EW)

Date Palm Drive (NS) at Varner Road (EW)

with fee credit eligibility given for Traffic Signal Mitigation Fees

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 MAP - TS/INSTALLATION (cont.)

RECOMMND

or as approved by the Transportation Department.

The project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

90.TRANS. 9 MAP - TS/INTERCONNECT

RECOMMND

The project proponent shall be required to provide traffic signal interconnect between the traffic signal at Palm Drive (NS) at Project West Access Driveway (EW) to the north to the signal at Palm Drive (NS) at 18th Avenue (EW) and to the south to the signal at Palm Drive (NS) at 20th Avenue.

or as approved by the Transportation Department.

90.TRANS. 10 MAP - ANNEX L&LMD/OTHER DIST1

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461. Said annexation should include the following:

- (1) Landscaping along Bubbling Wells Road and 18th Avenue
- (2) Trails along Bubbling Wells Road and 18th Avenue
- (3) Street lights on Bubbling Wells Road and 18th Avenue
- (4) Traffic signals located on Bubbling Wells Road and 18th Avenue
- (5) Graffiti abatement of walls and other permanent structures

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11

MAP - DESIGN - 20TH AVENUE

RECOMMND

Prior to Occupancy of the 1st unit the project proponent shall design and bond for the realignment of 20th Avenue from the east project boundary to Mountain View Road (aligning with 20th Avenue east of Mountain View Road), in accordance with County Standard No. 93 (32'/60'), or as approved by the Transportation Department. Improvements shall include the design and installation of a traffic signal at the intersection of 20th Avenue and Mountain View Road.

90.TRANS. 12

MAP - DEDICATION - 20TH AVENUE

RECOMMND

Prior to Occupancy of the 251st unit within the project (Specific Plan No. 336), the project proponent shall obtain the right-of-way for improvements.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for a 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.

10. EVERY. 3

USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 09967R1 shall be henceforth defined as follows:

APPROVED EXHIBIT A-1 = Plot Plan No. 09967R1, Amended No. 4, Phase 1 Site Plan dated 2/24/12 (sheets 1 and 2)

APPROVED EXHIBIT L-1 (ILLUSTRATIVE) = Plot Plan No. 09967R1, Amended No. 4, Phase 1 Landscape Plan Illustrative dated 2/24/12

APPROVED EXHIBIT L-1 = Plot Plan No. 09967R1 Amended No. 4, Phase 1 Landscape Plan dated 2/24/12 (sheets 1-4)

APPROVED EXHIBIT A-2 = Plot Plan No. 09967R1, Amended No. 4, Phase 2 Site Plan dated 2/24/12 (sheets 1-2)

APPROVED EXHIBIT L-1 (ILLUSTRATIVE) = Plot Plan No. 09967R1, Amended No. 4, Phase 2 Landscape Plan Illustrative dated 2/24/12

APPROVED EXHIBIT L-1 = Plot Plan No. 09967R1, Amended No. 4, Phase 2 Landscape Plan dated 2/24/12 (sheets 1-4)

APPROVED EXHIBIT B-2 = Plot Plan No. 09967R1, Amended No. 4, Phase 2 Floor Plans dated 2/24/12 (sheets 1-2)

APPROVED EXHIBIT C-2 = Plot Plan No. 09967R1, Amended No.



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10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS (cont.)

RECOMMND

4, Phase 2 Elevations dated 2/24/12

(Phase 1 does not have elevations or floor plans as no changes are proposed)

10. EVERY. 4 USE - 90 DAYS TO PROTEST

RECOMMND

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

10. EVERY. 5 USE - HOLD HARMLESS

RECOMMND

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

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

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

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is

PLOT PLAN: TRANSMITTED Case #: PP09967R1

Parcel: 657-460-005

10. GENERAL CONDITIONS

10. EVERY. 5 USE - HOLD HARMLESS (cont.)

RECOMMND

ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION

RECOMMND

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

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

RECOMMND

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

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

RECOMMND

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

10.BS GRADE. 6 USE - NPDES INSPECTIONS

RECOMMND

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

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than

PLAN:TRANSMITTED Case #: PP09967R1

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## 10. GENERAL CONDITIONS

### 10.BS GRADE. 6

#### USE - NPDES INSPECTIONS (cont.)

RECOMMND

1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

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

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

### 10.BS GRADE. 7

#### USE - EROSION CNTRL PROTECT

RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

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

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

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

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

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

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

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

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

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

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

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department's Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building & Safety Department Engineer blocks, concentrates or diverts drainage flows.

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

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

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10. GENERAL CONDITIONS

10.BS GRADE. 19 USE - FAULT LOCATIONS RECOMMND

Prior to issuance of any building permit on any lot located within the "Fault Hazard Zone" and its included setback area, the applicant shall have a licensed professional, qualified to do so, clearly delineate in the field the portions of that lot which are located within the "Fault Hazard Zone." No structures or portions thereof shall be located in those areas.

10.BS GRADE. 20 USE - RETAINING WALLS RECOMMND

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

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

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

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE-CVWD SEWER AND WATER REQD RECOMMND

This project must connect to Coachella Valley Water District, CVWD, water and sewer in accordance with the "will serve" letter dated 10/26/06. The developer must ensure that all requirements to obtain water and sewer service are met with CVWD as well as all other applicable agencies.

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10. GENERAL CONDITIONS

FIRE DEPARTMENT

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

RECOMMND

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

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

RECOMMND

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type V-N construction per the 2001 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 3 USE-#20-SUPER FIRE HYDRANT

RECOMMND

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located no less than 25 feet or more than 165 feet from any portion of the building, as measured along approved vehicular travel ways.

10.FIRE. 4 USE-#31-ON/OFF NOT LOOPED HYD

RECOMMND

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

10.FIRE. 5 USE-#89-RAPID KNOX BOX

RECOMMND

Rapid entry kox box shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD RPT 10/24/12

RECOMMND

Plot Plan 9967R1 is a proposal to remodel the parking area and driveway access for an existing golf course and

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## 10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE FLOOD HAZARD RPT 10/24/12 (cont.)

RECOMMND

clubhouse in the Desert Hot Springs area. The 174 acre site is located east of Palm Drive, north of 20th Avenue, west of Bubbling Wells Road, and south of 18th Avenue. This is part of the Desert Dunes Golf Course.

The entire site is presently subject to extreme flood hazard, shown as a 100 year Zone AO floodplain delineated on Panel No. 060245-0925B of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA).

This project is part of the Desert Dunes Specific Plan (SP336). Drainage improvements proposed for the SP as outlined in the Flood Control Plan for Tract (TR) 31879, TR34552 and TR34553 would protect this project from major flood hazard.

Phase 1 proposes to construct a new clubhouse and parking area. Along with this phase, "C" Street through the clubhouse will be constructed.

Phase 2 proposed to construct "C" Street with the existing clubhouse to remain.

If Phase 1 is chosen, the conditions of approval for Tract 31879 shall apply which would require the construction of major flood control improvements and a Letter of Map Revision (LOMR) from FEMA. In addition, the Transportation Department has set specific criteria for the bridge for the north loop crossing with the conditions of approval for Tract 31879. This dip crossing shall be designed to the criteria detailed in 10. TRANS. 12 for Tract 31879.

If Phase 2 is chosen, the following criteria shall be met: The Transportation Department has set specific criteria for the bridge for the north loop crossing with the conditions of approval for Tract 31879. This dip crossing shall be designed to the criteria detailed in 10. TRANS. 12 for Tract 31879.

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific preliminary Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD RPT 10/24/12 (cont.) (cont.)RECOMMND

may require reconfiguration of the layout. This would apply to all land use cases (Plot Plans, Conditional Use Permits, and Public Use Permits) and subdivisions (Tracts and Parcel Maps).

10.FLOOD RI. 2 USE ROAD CROSSING CRITERIA RECOMMND

The Transportation Department has set specific criteria for the bridge for the north loop crossing with the conditions of approval for Tract 31879. This dip crossing shall be designed to the criteria detailed in 10. TRANS. 12 for Tract 31879.

10.FLOOD RI. 3 USE WQMP ESTABL MAINT ENTITY RECOMMND

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

10.FLOOD RI. 4 USE SUBMIT FINAL WQMP RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific preliminary Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the layout.

10.FLOOD RI. 5 USE BMP MAINTENANCE & INSPECT RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project



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10. GENERAL CONDITIONS

10.FLOOD RI. 5 USE BMP MAINTENANCE & INSPECT (cont.) RECOMMND

boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES RECOMMND

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

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A-1 and A-2, unless otherwise amended by these conditions of approval.

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 5 USE - PHASE BY NEW PERMIT RECOMMND

Construction of this project may be done progressively in phases provided a plan is submitted with appropriate fees to the Planning Department and approved prior to issuance of any building permits. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless so indicated by the affected agency.

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10. GENERAL CONDITIONS

10. PLANNING. 6 USE - LANDSCAPE MAINTENANCE RECOMMND

Landscape planting within ten (10) feet of an entry or exit driveway shall not be permitted to grow higher than thirty (30) inches and no trees shall be planted within 10 feet of driveways, alleys, or street intersections.

10. PLANNING. 7 USE - RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10. PLANNING. 8 USE - NO OFF-ROAD USES ALLOWED RECOMMND

Trail bikes, dune buggies, off-road vehicles and other similar powered apparatus shall not be operated for purposes such as, but not limited to, hill climbing, trail riding, scrambling, racing and riding exhibitions.

10. PLANNING. 9 USE - EXTERIOR NOISE LEVELS RECOMMND

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

10. PLANNING. 10 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be

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10. GENERAL CONDITIONS

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

approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 12 USE - VIABLE LANDSCAPING RECOMMND

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit.

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

No environmental assessment for grading within the project boundaries shall be required provided such grading substantially conforms to the grading plan submitted as APPROVED EXHIBIT A-1 and A-2

10.PLANNING. 14 USE - PREVENT DUST & BLOWSAND RECOMMND

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

10.PLANNING. 15 USE - VOID RELATED PROJECT RECOMMND

Any approval for use of or development on this property that was made pursuant to PP09967R1 shall become null and void upon final approval of PP09967R1 by the County of Riverside.

10.PLANNING. 16 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,  
a) is found to be in violation of the terms and conditions of this permit,  
b) is found to have been obtained by fraud or perjured testimony, or  
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

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10. GENERAL CONDITIONS

10.PLANNING. 17 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 18 USE - SITE MAINTENANCE RECOMMND

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification.

10.PLANNING. 19 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 20 USE - COMPLY WITH NPDES RECOMMND

Since this project is one (1) acre or more, the permit holder shall comply with all of the applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

10.PLANNING. 21 USE - LIMIT OUTDOOR STORAGE RECOMMND

No approval is granted for more than 200 square feet of outdoor storage or display of materials or merchandise; any and all outdoor storage or display of materials or merchandise shall be limited in area to 200 square feet or less within the entire premises.

10.PLANNING. 22 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at [www.rctlma.org.buslic](http://www.rctlma.org.buslic).

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10. GENERAL CONDITIONS

10.PLANNING. 24 USE - PERMIT "USED"

RECOMMND

The effective date of the issuance of this permit is the Planning Department's approval date. This permit shall be considered "used" as of the day of the effective date. The permit holder shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees, for any plan check as determined by the Building and Safety Department, in order to ensure compliance with all applicable requirements of Ordinance Nos. 348 (Land Use & Zoning) and 457 (Building Code) and the conditions of approval of this permit. The permit holder shall pursue diligently to completion all necessary permits and obtain final inspection approval thereof.

10.PLANNING. 26 USE - COORDINATE WITH SP00336

RECOMMND

This revised plot plan shall coordinate with the requirements of Specific Plan No. 336 and that specific plan's implementing projects and tentative maps.

10.PLANNING. 30 USE - ORD 875 CVMSHCP FEE (1)

RECOMMND

In accordance with Riverside County Ordinance No. 875, to assist in providing revenue to acquire and preserve open space and habitat, a local development mitigation fee shall be paid for each development project or portion of an expanded development project to be constructed in the Coachella Valley and surrounding mountains. The amount of the fee for commercial or industrial development shall be calculated on the basis of "project area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

10.PLANNING. 31 USE - IF HUMAN REMAINS FOUND

RECOMMND

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 31 USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

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

10.PLANNING. 32 USE - INADVERTANT ARCHAEO FIND

RECOMMND

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

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

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

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

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10. GENERAL CONDITIONS

10. PLANNING. 32 USE - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

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

10. PLANNING. 33 USE - LOW PALEO RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2. The applicant shall retain a qualified paleontologist approved by the County of Riverside.

3. The paleontologist shall determine the significance of the encountered fossil remains.

4. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

5. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

6. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest

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10. GENERAL CONDITIONS

10.PLANNING. 33 USE - LOW PALEO (cont.)

RECOMMND

taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum\* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

10.PLANNING. 34 USE - GEO02031

RECOM

County Geologic Report (GEO) No. 2031, submitted for this project (PP09967R1) was prepared by Hilltop Geotechnical, Inc. and is entitled: "Report of Limited Geotechnical Study, Site Evaluation of the Clubhouse and Maintenance Building, Desert Dunes Golf Course, North of 20th Avenue and East of Palm Drive, Desert Hot Springs Area, Riverside County, California, Project No.: 376-A03" dated May 18, 2005. In addition, the following reports were submitted for this GEO:

Hilltop Geotechnical, Inc., December 23, 2005, "Report of Geotechnical Study, Proposed Recreation Center, Golf Clubhouse, and Sales Center, Desert Dunes Development, North of 20th Avenue and East of Palm Drive, Desert Haven Area, Riverside County, California", Project No.: 376-A03.

Leighton and Associates, Inc., September 11, 2009, "Consultant of Record, Desert Dunes Golf course Clubhouse, 19300 Palm Drive, Desert Hot Springs Area of Unincorporated Riverside County, California, (County Geologic Report No. 2031)", Project No. 122029-003.

Leighton and Associates, Inc., July 6, 2009, "Review of the Banning, Seven Palms Ranch and Other Faults, Sun City Development, Northeastern Corner of Palm Drive and 20th



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10. GENERAL CONDITIONS

10. PLANNING. 34

USE - GEO02031 (cont.)

RECOMMND

Avenue, Desert Hot Springs Area of Unincorporated Riverside County, California, (County Geologic Report No. 2031)", Project No. 122029-004.

Leighton and Associates, Inc., September 10, 2009, "Revised Review of the Banning, Seven Palms Ranch and Other Faults, Sun City Development, Northeastern Corner of Palm Drive and 20th Avenue, Desert Hot Springs Area of Unincorporated Riverside County, California, (County Geologic Report No. 2031)", Project No. 122029-003.

Leighton and Associates, Inc., September 11, 2009, "Supplemental Geotechnical Exploration, Desert Dunes golf course Clubhouse, 19300 Palm Drive, Desert Hot Springs Area, Unincorporated Riverside County, California, (County Geologic Report No. 2031)", Project No. 122029-004.

Leighton and Associates, Inc., November 10, 2009, "Response to County of Rivereside (sic) Review Sheet, Desert Dunes golf course Clubhouse, 19300 Palm Drive, Desert Hot Springs Area, Unincorporated Riverside County, California (County Geologic Report No. 2031)", Project No. 122029-004.

These documents are herein incorporated as part of GEO02031.

GEO02031 concluded:

1. The Seven Palms Ranch fault and the queried fault mapped by Hope and Clark, are not present onsite and do not present a significant risk of surface ground rupture.

2. The potential for liquefaction at the clubhouse is considered very low.

3. The potential for settlement resulting from seismic loading within the existing subsurface artificial fill and younger alluvium is estimated to be on the order of 3 inches.

4. Seiching should not be considered a hazard in the area.

5. Tsunamis are not considered a hazard.

6. Landsliding or debris flow sources from higher elevations should not be considered to be a geologic constraint at

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10. GENERAL CONDITIONS

10. PLANNING. 34 USE - GEO02031 (cont.) (cont.)

RECOMMND

this site.

GEO02031 recommended:

1. Additional geologic and geotechnical studies, including additional subsurface investigation including fault trenches if warranted, prior to grading permit issuance.

2. Artificial fill and native soil should be overexcavated to a depth of at least 7 feet below the existing grade or 4 feet below the bottom of proposed footings, whichever is deeper.

GEO02031 satisfies the requirement for a Geologic study for Planning /CEQA purposes. GEO02031 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

Additional geologic/geotechnical investigations to include fault trenching, if warranted, are required prior to issuance of grading permits. All geologic/geotechnical investigation reports prepared in the process of obtaining grading permits for this project shall be reviewed and approved by the County Geologist prior to issuance of grading permits.

10. PLANNING. 35 USE - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

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

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

3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4) Be responsible for maintenance, viability and upkeep of

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10. GENERAL CONDITIONS

10. PLANNING. 35

USE - LC LANDSCAPE REQUIREMENT (cont.)

RECOMMND

all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

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

TRANS DEPARTMENT

10. TRANS. 1

USE-GOLF COURSE/CLUBHOUSE ACCE

RECOMMND

The existing access road to the golf course and clubhouse from Palm Drive shall remain open until the following occurs as approved by the Transportation Department:

1. The primary access road to and within Tentative Tract Map No. 31879 designated as "A" Street and that portion of the street designated as "C" Street from "A" Street southerly to the clubhouse area are constructed. At that time the existing access road becomes the secondary/emergency access to the golf course/clubhouse and shall be gated with emergency access as approved by the Fire Department.
2. The permanent secondary access road to the golf course/clubhouse shall be provided when the streets designated as "A" Street and "C" Street northerly from "A" Street to the clubhouse area in Tentative Tract Map No. 34552 are constructed. At that time the existing secondary/emergency access (originally the primary access to the golf course/clubhouse) shall be permanently closed and replaced with matching curb and gutter, sidewalk and

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10. GENERAL CONDITIONS

10.TRANS. 1 USE-GOLF COURSE/CLUBHOUSE ACCE (cont.) RECOMMND

landscaping as approved by the Transportation Department.

10.TRANS. 2 USE - ENCROACHMENT PERMIT RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 USE - SP VALIDITY SPSC1 RECOMMND

THIS CONDITION IMPLEMENTS CONDITION 30.PLANNING.035 OF SP00336:

The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as the issuance of the 1450th building permit) The specific plan amendment will update the entire specific plan document to reflect current development requirements. Should no SPECIFIC PLAN Amendment be filed and the condition above not met, the County may begin revocation hearings to revoke the SPECIFIC PLAN.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB).

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at [www.swrcb.ca.gov](http://www.swrcb.ca.gov).

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

60.BS GRADE. 2 USE - GRADING SECURITY

RECOMMND

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

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

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

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

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

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

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

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\* \*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

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

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

60.BS GRADE. 7 USE - OFFSITE GRDG ONUS RECOMMND

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

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

A notarized letter of permission, from the affected property owners or easement holders, is required if any offsite grading is proposed as part of the grading permit application.

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

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement.

60.BS GRADE. 11 USE - APPROVED WQMP RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

60.BS GRADE. 13 USE - PM10 PLAN REQUIRED RECOMMND

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

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

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

60.BS GRADE. 15 USE - PM 10 CLASS REQUIRED RECOMMND

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 2 USE SUBMIT CLOMR (PH 1) RECOMMND

If Alternative A is chosen, the developer will be required to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to the issuance of grading permits.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 3 USE SUBMIT FINAL WQMP

RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific final Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval.

PARKS DEPARTMENT

60.PARKS. 1 PPA - TRAIL CONSTRUCTION

RECOMMND

The Western Coachella Valley Area Plan identifies a Class 1 Bike Path along Palm Drive as shown on the exhibit submitted by the applicant. The trails plan shall show the trail with all topography, grading, cross-sections, fencing, signage (if applicable), street crossings and under crossings and all landscaping. Upon completion of the constructed trail, the applicant shall arrange for an inspection of the trail with the Riverside County Regional Park and Open-Space District.

60.PARKS. 2 PPA - TRAILS PLAN

RECOMMND

Prior to the issuance of a grading permit, the applicant shall prepare a trails plan showing a 20 foot dedicated easement along Palm Drive for a Class 1 Bike Path. The trails plan shall show the trail with all topography, grading, cross-sections, fencing, signage, street crossings and under crossings and all landscaping.

Upon completion of the constructed trail, the applicant shall arrange for an inspection of the trail with the Riverside County Regional Park and Open-Space District.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - PM10 MITIGATION PLAN

RECOMMND

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



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60. PRIOR TO GRADING PRMT ISSUANCE

60. PLANNING. 1 USE - PM10 MITIGATION PLAN (cont.)

RECOMMND

project as determined by the Director of the Department of Building and Safety.

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

60. PLANNING. 2 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 09967R1, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60. PLANNING. 6 USE - CULTURAL RESOURCES PROFE

RECOMMND

As a result of past archaeological studies within the project area, archaeological monitoring of all grading and trenching is required.

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

The developer/permit holder shall submit a fully executed

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60. PRIOR TO GRADING PRMT ISSUANCE

60. PLANNING. 6 USE - CULTURAL RESOURCES PROFE (cont.)

RECOMMND

copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

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

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

60. PLANNING. 7 USE - TRIBAL MONITORING

RECOMMND

As a result of information submitted by the Agua Caliente Band of Cahuilla Indians and the Morongo Band of Mission Indians, as well the findings of several archaeological studies conducted within the Desert Dunes Specific Plan, tribal monitoring is required for this proposed project. Prior to the issuance of grading permits, the developer/permit holder shall enter into an agreement and retain a monitor(s) designated by the Agua Caliente Band of Cahuilla Indians and the Morongo Band of Mission Indians. These groups shall be known as the Tribal Monitor for this project. The agreement shall address tribal consultation protocols, the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Monitor(s) shall be allowed on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc., that are subject to archaeological monitoring. The Tribal Monitor(s) shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to facilitate tribal consultation, in coordination with the Project Archaeologist.

The developer/permit holder shall submit a fully executed

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7 USE - TRIBAL MONITORING (cont.)

RECOMMND

copy of the tribal agreement to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Project Archaeologist is responsible for implementing mitigation and standard professional practices for cultural resources that are in response to CEQA mitigation requireemnts. The Project Archaeologist shall consult with the County, developer/permit holder and consulting tribes monitor throughout the process.

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

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

4)The developer/permit holder shall contact the Planning Director for consideration of this condition if after forty-five (45) days, an agreement with the two tribes has not been met.

5)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred or required, the developer/permit holder is responsible for all costs.

60.PLANNING. 9 USE - GEOLOGIST'S COMMENTS

RECOMMND

Additional geologic/geotechnical investigations to include fault trenching, if warranted, are required prior to issuance of grading permits. All geologic/geotechnical investigation reports prepared in the process of obtaining grading permits for this project shall be reviewed and approved by the County Geologist prior to issuance of grading permits.

60.PLANNING. 10 USE - EASEMENTS REQ TO CROS SP

RECOMMND

Prior to issuance of grading permits, the applicant shall provide evidence of recordation of easements where all cart

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10 USE - EASEMENTS REQ TO CROS SP (cont.) RECOMMND

paths, pedestrian paths, and maintenance paths/ streets cross over the neighboring Specific Plan. Each location where the paths cross the Specific Plan also mark a location where the requested use (Golf) operates outside the limits of the Plot Plan Area as shown in EXHIBIT A. In order to permit the requested use (golf) outside the limits of the boundary shown on EXHIBIT A, easements shall be required. This shall include, but not be limited to:

1) The northeast corner of the Plot Plan where a cart path deviates outside the limits of the PLOT PLAN.

2) Two cart/pedestrian crossings of "A" street between the greens of hole 3 and the tee of hole 4.

A reciprocal access agreement made over the entire Specific Plan area shall suffice for purposes of this condition.

60.PLANNING. 11 USE - GENERIC M/M PROGRAM RECOMMND

THIS IMPLEMENTS 30.PLANNING.026 OF SP00336:

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR 455 for the SPECIFIC PLAN during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with.

60.PLANNING. 12 USE - POST GRADING REPORT RECOMMND

This implements 30.PLANNING.032 OF SP336:

PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreements with the qualified archaeologist, and paleontologist were complied with.

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70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70. PLANNING. 1 USE - GOLF COURSE LANDSCAPING

RECOMMND

The developer shall file seven (7) sets of a Landscaping and Irrigation Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a(1) (Plot Plans not subject to review by any governmental agency other than the Planning Department), along with the current filing fee. The plan shall be in compliance with Section 18.12, and Sections 19.300 through 19.304 of Ordinance No. 348, and the subject project's conditions of approval.

The plan shall show all areas of the subject project requiring landscaping and irrigation to be installed including, but not limited to, slope planting, common areas, fairways, greens, and roughs. Emphasis shall be placed on using plant species that are drought tolerant and low water using. The plans shall provide for the following:

1. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation, unless otherwise approved by the Planning Director. Low water use systems are encouraged.

2. All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning Director. Utilities shall be placed underground.

3. Any required landscape screening shall be designed to be opaque up to a minimum height of six (6) feet at maturity.

4. Parkway and landscaped building setbacks shall be landscaped to provide visual screening or a transition into the primary use area of the site. Landscape elements shall include earth berming, ground cover, shrubs, and specimen trees in conjunction with meandering sidewalks, benches, and other pedestrian amenities where appropriate as approved by the Planning Director.

5. Landscaping plans shall incorporate the use of specimen accent trees at key visual focal points within the project.

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 1 USE - GOLF COURSE LANDSCAPING (cont.) RECOMMND

6. Landscaping plans shall incorporate native and drought tolerant plants where appropriate.

7. All specimen trees and significant rock outcropping project intended for retention shall be shown n the project's grading plans. Replacement trees for those to be removed shall also be shown.

8. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.

70.PLANNING. 2 USE - LANDSCAPING COMPLIANCE RECOMMND

The developer's landscape architect or the party responsible for preparing the landscape and irrigation plans shall provide a Compliance Letter to the County Planning Department and the County Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL RECOMMND

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL (cont.)

RECOMMND

his/her certification of the project.

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

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

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

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - FOOD PLANS REQD

RECOMMND

A total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

80.E HEALTH. 2 USE - WATR/SEWR WILL SERVE

RECOMMND

A "will serve" letter is required from the agency/agencies serving potable water and sanitary sewers.

FIRE DEPARTMENT

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

RECOMMND

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

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

RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 USE-#4-WATER PLANS (cont.)

RECOMMND

review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 USE SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 2 USE SUBMIT CLOMR (PH. 1)

RECOMMND

If Phase 1 is chosen, the developer will be required to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to the issuance of building permits.

80.FLOOD RI. 3 USE SUBMIT FINAL WQMP

RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific final Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

80.PLANNING. 1 USE - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans



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80. PRIOR TO BLDG PRMT ISSUANCE

80. PLANNING. 1

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2) Weather based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1) Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

) When the Landscaping Plot Plan is located within a special

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1 USE - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

80.PLANNING. 2 USE - LC LANDSCAPE SECURITIES RECOM

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3

USE - CVWD REQUIREMENTS

RECOMMND

The Applicant shall provide proof that the Coachella Valley Water District Letter dated September 3, 2009 has been complied with to the satisfaction of the CVWD and Planning.

The Planning Director shall make all final determinations of compliance. The following summarizes the letter: This area shall be annexed to the stormwater unit of the District.

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

The District and Pulte Homes Corporation entered into a ten-year Domestic Water and Sanitation System Installation Agreement on March 12, 2009, which provided for regional domestic water and sanitation infrastructure to serve the subject project.

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

The project lies within the Mission Creek Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.

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

80.PLANNING. 4

USE - SCHOOL MITIGATION

RECOMMND

THIS CONDITION IMPLEMENTS CONDITION 30.PLANNING.033 OF SP00336:

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 4 USE - SCHOOL MITIGATION (cont.)

RECOMMND

PRIOR TO BUILDING PERMITS, impacts to the Palm Springs Unified School District shall be mitigated in accordance with state law.

TRANS DEPARTMENT

80.TRANS. 1 USE - TUMF

RECOMMND

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

80.TRANS. 2 USE - BIKE PATH

RECOMMND

There is a Class One Bike Path designated on the easterly side of Palm Drive. The project proponent will be required to dedicate a 20-foot wide easement for that purpose outside of the road right-of-way.

90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

90.B&S. 1 USE- FEMA FORM APPRVL REQUIRED

INEFFECT

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

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION

RECOMMND

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

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

RECOMMND

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

90.BS GRADE. 3 USE - BMP GPS COORDINATES

RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 USE - BMP REGISTRATION

RECOMMND

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

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

RECOMMND

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

- 1.Sub-grade inspection prior to base placement.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S (cont.)

RECOMMND

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

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL

RECOMMND

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

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
5. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.
6. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management

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90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

E HEALTH DEPARTMENT

90.E HEALTH. 2 USE - ABANDON OLD SEPTIC

RECOMMND

Existing septic system for the clubhouse must be properly abandoned under permit from Environmental Health Department after connection to CVWD sewer has been completed.

90.E HEALTH. 3 USE - WATER SYSTEM WELL

RECOMMND

The existing well for the Transient/Non-Community water system must be abandoned under permit from Environmental Health Department or a "Declaration of Proposed Reuse of a Water Well" must be submitted and approved by Environmental Health.

90.E HEALTH. 4 USE - HAZMAT REVIEW

RECOMMND

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

90.E HEALTH. 5 USE - HAZMAT CONTACT

RECOMMND

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

FIRE DEPARTMENT

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

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM

RECOMMND

Install a complete fire sprinkler system per NFPA 13 1999 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

90.FIRE. 3 USE-#83-AUTO/MAN FIRE ALARM

RECOMMND

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

90.FIRE. 4 USE-#27-EXTINGUISHERS

RECOMMND

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

90.FIRE. 5 USE-#36-HOOD DUCTS

RECOMMND

A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical components and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current



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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 5 USE-#36-HOOD DUCTS (cont.)

RECOMMND

fee to the Fire Department for review and approval prior to installation.

NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (\* separate fire alarm plans must be submitted for connection)

FLOOD RI DEPARTMENT

90.FLOOD RI. 1 USE SUBMIT LOMR (PH 1)

RECOMMND

If Phase 1 is chosen, a Letter of Map Revision (LOMR) shall be obtained from FEMA for the portions of the project impacted by a FEMA floodplain prior to the issuance of occupancy permits.

90.FLOOD RI. 2 USE BMP - EDUCATION

RECOMMND

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

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

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal, by mail or in person in order to clear the appropriate condition. Placing a copy of the affidavit in the WQMP without submitting the original will not guarantee clearance of the condition.

PLOT PLAN:TRANSMITTED Case #: PP09967R1

Parcel: 657-460-005

90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3 USE IMPLEMENT WQMP

RECOMMND

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

90.FLOOD RI. 4 USE CERTIFY BMP IMPLEMENTAION

RECOMMND

The developer must provide to the District documentation signed by a registered engineer, under the state of California, stating that the BMPs are implemented and constructed as shown on the plan.

PLANNING DEPARTMENT

90.PLANNING. 1 USE - ORD 875 CVMSHCP FEE (2)

RECOMMND

Prior to a certificate of occupancy or upon building permit final inspection, whichever comes first, the permit holder shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the ordinance. The amount of the fee will be based on the "Project Area" as defined in the ordinance and the aforementioned condition of approval. The Project Area for Plot Plan No. 09967R1 is calculated to be 177.88 acres. In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable, However, in the event Riverside County Ordinance No. 875 is rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 2 USE - CULTURAL RESOURCES RPT

RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the

PLAN: TRANSMITTED Case #: PP09967R1

Parcel: 657-460-005

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2                   USE - CULTURAL RESOURCES RPT (cont.)                   RECOMMND

required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

90.PLANNING. 3                   USE - LC LNDS CP INSPECT DEPOST                   RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 4                   USE - LC COMPLY W/ LNDS CP/ IRR                   RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

TRANS DEPARTMENT

90.TRANS. 1                   USE - BIKE PATH                   RECOMMND

There is a Class One Bike Path designated on the easterly side of Palm Drive. The project proponent will be required to dedicate a 20-foot wide easement for that purpose

01/03/13  
10:10

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 45

PLOT PLAN: TRANSMITTED Case #: PP09967R1

Parcel: 657-460-005

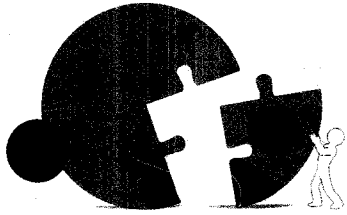
90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1

USE - BIKE PATH (cont.)

RECOMMND

outside of the road right-of-way.



*Carolyn Syms Luna*  
*Director*

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

## Memorandum

**DATE:** December 19, 2012  
**TO:** Planning Commission  
**FROM:** Matt Straite  
**RE:** **Additional Information for Agenda Item 3.4**

The attached email is being submitted for your consideration.

Y:\Planning Case Files-Riverside office\SP00336S1\PC Hearings\Memo\Memo to PC.docx

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

## **Straite, Matt**

---

**From:** Colleen Edwards [Cedwards@palmcommunities.com]  
**Sent:** Tuesday, December 18, 2012 4:35 PM  
**To:** Straite, Matt  
**Subject:** EIR 455/Specific Pplan 336

**Categories:** Blue Category

Good afternoon Matt,

I had hoped to attend the public hearing tomorrow about the Pulte Homes project between 18<sup>th</sup> & 20<sup>th</sup> and Palm and Bubbling Wells in Riverside County south of Desert Hot Springs. I am a resident of nearby B-Bar-H Ranch. However, I just had a meeting scheduled for tomorrow and I will not be able to make it.

In general the project appears to be acceptable, although there will be significant change in the area including inconvenience from the construction. The wind is terrible at that location in the valley and I'm sure the nearby homes will be showered with construction dust and debris for years. One specific concern is the site planning – whether the development is inward looking separated from the neighborhood with an inexpensive unattractive fence.

My top concerns at this time are:

- 1) Availability of utilities to nearby homes as a benefit from the development since we will certainly be impacted and inconvenienced during construction.
- 2) Consideration of the relationship of the development to the surrounding community – fencing and connectivity.
- 3) Design of the homes and pricing. We don't need any more inexpensive housing in the area. And the 2006-era design of the homes looks dated.

I look forward to hearing more about the progress of the development. Please be sure to contact me if you have any questions.

Best regards,  
Colleen



Colleen Edwards  
Senior Project Manager  
LEED AP / MRED

*Quality for Generations*

**Please note my new contact information below revised on 10/17/2012:**

73-111 El Paseo, Suite 200, Palm Desert, CA 92260  
15635 Alton Parkway, Suite-375, Irvine, CA 92618  
(D) 949.878.9370 (C) 323.590.0233 (F) 949.878.9370  
[cedwards@palmcommunities.com](mailto:cedwards@palmcommunities.com) [www.palmcommunities.com](http://www.palmcommunities.com)

# LAND DEVELOPMENT COMMITTEE

## INITIAL CASE TRANSMITTAL

RIVERSIDE COUNTY PLANNING DEPARTMENT - DESERT OFFICE

38-686 El Cerrito Road  
Palm Desert, CA 92211

DATE: April 22, 2010

**TO:**

Transportation Dept.  
Environmental Health Dept.  
Fire Department  
Riv. Co. Dept. of Bldg. & Safety - Grading  
Riv. Co. Flood Control District  
Riv. Co. Landscape Programs Dept.  
Riv. Co. Environmental Programs Dept.

Regional Parks & Open Space District  
P.D. Geology/Paleontology Section - D. Jones  
P.D. Archaeologist Section - L. Mouriquand  
P.D. Trails Coordinator - J. Jolliffe  
D.H.S.P. Municipal Advisory Council (3)  
5<sup>th</sup> District Supervisor Ashley  
5<sup>th</sup> District Planning Commissioner Zuppardo

City of Desert Hot Springs  
Palm Springs Unified School District  
Coachella Valley Water District  
Southern California Edison Co.  
Desert File / Central Files

**SPECIFIC PLAN NO. 336, SUBSTANTIAL CONFORMANCE NO. 1** – No New Environmental Documentation Required – Applicant: Pulte Homes Corporation – Engineer/Representative: Hunsaker & Associates Irvine, Inc. - Fifth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: Community Development: Medium Density Residential (CD: MDR) (2 – 5 du/ac) and Rural: Rural Desert (10 acre min.) – 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:** 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) assign densities to each Planning Area within a range of the originally approved 5-8 du/ac, with a maximum density of 7.4 du/ac; 3) 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; 4) 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; 5) reduce total project acreage from 478 acres to 471.9 acres; 6) adjust the acreage and boundaries of Planning Area Nos. 1-16, and maintain the 1,850 dwelling unit count approved under SP336; 7) 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; 8) construct and maintain a flood control outlet facility on a portion of a 24.6 acre parcel south of Avenue 20, reserving the remainder in open-space conservation for the Coachella Valley Multi-Species Habitat Plan (CVMSHCP); 9) 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; 10) modify the Pedestrian Circulation Plan to match changes to internal streets; and 11) 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. - APN: 657-480-001; 660-040-003; 657-460-007; 657-470-008 - Concurrent Cases: PM36257, EA42216, CFG05568, TR34552, CZ07115, EA40920, CFG04332, GEO01728, TR34553, EA41060, CFG04458, GEO01767, PP09967R1, EA41598, CFG04943, GEO02031 & PAR01261 - Related Cases: SP00336, EIR00455, CZ06876, PM31880, CFG02743, GEO01276, LLA05335, PP09967, TR36249, CPM01827 & CPM01828

Please review the case described above, along with the attached map(s) and/or exhibit(s): This case is scheduled for a **LDC meeting agenda on May 6, 2010**. All LDC Members please have draft conditions in the Land Management System (LMS) on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case. Should you have any questions regarding this project, please do not hesitate to contact **Judy Deertrack, Project Planner**, at (760) 863-8277 or email at [jdeertra@rcplma.org](mailto:jdeertra@rcplma.org) / MAILSTOP# 4035.

**COMMENTS:**

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*

Y:\Planning Case Files-Riverside office\SP00336s1\LDC Transmittal Forms\SP00336S1. tml.docx

TML: C.M.

LAND DEVELOPMENT COMMITTEE  
INITIAL CASE TRANSMITTAL

RIVERSIDE COUNTY PLANNING DEPARTMENT - DESERT OFFICE  
38-686 El Cerrito Road  
Palm Desert, CA 92211

DATE: October 8, 2009

TO:

Transportation Dept.  
Environmental Health Dept.  
Fire Department  
Riv. Co. Dept. of Bldg. & Safety – Grading  
Riv. Co. Environmental Programs Dept.  
Riv. Co. Landscape Programs Dept.

Riv. Co. Flood Control District  
Regional Parks & Open Space District.  
P.D. Geology / Paleontology - D. Jones  
P.D. Archaeology Section - L. Mouriquand  
Riv. Co. Office of Industrial Hygiene: S. Hinde  
Riverside County Counsel – T. North

Fifth District Supervisor  
Desert Edge Community Council  
City of Desert Hot Springs  
Agua Caliente Band of Cahuilla Indians  
Morongo Band of Mission Indians  
Desert File / Central Files

**TENTATIVE TRACT MAP NO. 34552, AMENDED NO. 4 – EA40920 – Applicant: Pulte Homes Corporation – Engineer/Representative: Hunsaker & Associates - Fifth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Community Area Plan: Community Development: Medium Density Residential (CD: MDR) (2 - 5 DU/AC) – Location: Northerly Avenue 20, southerly of Avenue 18, easterly of Palm Drive, westerly of Bubbling Wells Road – 165.4 Gross Acres – Zoning: Controlled Development Areas (W-2) – REQUEST: 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. – APN(s): 657-470-006, 657-470-007, 657-460-007 – Concurrent Cases: EA40920, CFG04332, GEO01728, PP09967R1, EA41598, GEO02023, TR34553, EA41060, CFG04458, GEO01767, PM36257, EA42216, CFG05568, CZ07715, LLA05335, CPM01827, CPM01828 – Related Cases: SP00336, PM31880, TR31879, CZ06876, PP09967, TR31879, EIR00455, LLA04873, GEO01276**

***NOTE: Please reference the attached cover letter, which indicates the scope of revisions between Amended No. 4 (Sheets 1-2) and the earlier Amended No. 3 Site Plan. This matter has been set for LDC on October 22, 2009, with applicant, owner and engineer in attendance, and will be on the full agenda, and will not be restricted to the comment agenda. Thank you.***

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **October 22, 2009 LDC Meeting Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Judy Deertrack**, (760) 863-8277, or e-mail at [jdeertra@rctlma.org](mailto:jdeertra@rctlma.org) / MAILSTOP #4035

**COMMENTS:**

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*

TML: CM



# LAND DEVELOPMENT COMMITTEE

## INITIAL CASE TRANSMITTAL

RIVERSIDE COUNTY PLANNING DEPARTMENT - DESERT OFFICE

38-686 El Cerrito Road

Palm Desert, CA 92211

DATE: October 8, 2009

**TO:**

Transportation Dept.  
Environmental Health Dept.  
Fire Department  
Riv. Co. Dept. of Bldg. & Safety – Grading  
Riv. Co. Environmental Programs Dept.  
Riv. Co. Landscape Programs Dept.

Riv. Co. Flood Control District  
Regional Parks & Open Space District.  
P.D. Geology / Paleontology - D. Jones  
P.D. Archaeology Section - L. Mouriquand  
Riv. Co. Office of Industrial Hygiene: S. Hinde  
Riverside County Counsel – T. North

Fifth District Supervisor  
Desert Edge Community Council  
City of Desert Hot Springs  
Agua Caliente Band of Cahuilla Indians  
Morongo Band of Mission Indians  
Desert File / Central Files

**TENTATIVE TRACT MAP NO. 34553, AMENDED NO. 4 – EA41060 – Applicant:** Pulte Homes Corporation – Engineer/Representative: Hunsaker & Associates - Fifth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Community Area Plan: Community Development: Medium Density Residential (CD: MDR) (2 - 5 DU/AC) – Location: Easterly of Palm Drive, southerly of Avenue 18 – 193 Gross Acres – Zoning: Controlled Development Areas (W-2) – REQUEST: The project is 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. – APN: 657-460-009 – Concurrent Cases: EA41060, CFG04458, GEO01767, PP09967R1, EA41598, GEO02023, TR34552, EA40920, CFG04332, GEO01728, PM36257, EA42216, CFG05568, CZ07715, LLA05335, CPM01827, CPM01828 – Related Cases: SP00336, PM31880, TR31879, CZ06876, PP09967, TR31879, EIR00455, LLA04873, GEO01276

**NOTE:** Please reference the attached cover letter, which indicates the scope of revisions between Amended No. 4 (Sheets 1-2) and the earlier Amended No. 3 Site Plan. This matter has been set for LDC on October 22, 2009, with applicant, owner and engineer in attendance, and will be on the full agenda, and will not be restricted to the comment agenda. Thank you.

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **October 22, 2009 LDC Meeting Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Judy Deertrack**, (760) 863-8277, or e-mail at [jdeertra@rctlma.org](mailto:jdeertra@rctlma.org) / MAILSTOP #4035

**COMMENTS:**

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*

TML: CM

LAND DEVELOPMENT COMMITTEE  
INITIAL CASE TRANSMITTAL

RIVERSIDE COUNTY PLANNING DEPARTMENT - DESERT OFFICE  
38-686 El Cerrito Road  
Palm Desert, CA 92211

DATE: October 8, 2009

TO:

Environmental Health Dept.  
Fire Department  
Desert File / Central Files

**PLOT PLAN NO. 09967, REVISED PERMIT NO. 1, AMENDED NO. 4 – EA41598 – Applicant:** Pulte Homes Corporation – Engineer/Representative: Hunsaker & Associates - Fifth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Community Area Plan: Open Space: Recreation (OS: R) – Location: Easterly of Palm Drive, northerly of Avenue 20, located at 19300 Palm Drive, Desert Hot Springs, CA. – 174 Gross Acres – Zoning: Controlled Development Areas (W-2) – REQUEST: The project proposes to remodel the parking area and driveway access for an existing golf course and clubhouse due to construction of street. – APN(s): 660-040-003, 657-470-004, 657-470-005, 657-470-006, 657-470-007, 657-460-005, 657-460-006, 657-460-007 & 657-460-009 – Concurrent Cases: PP09967R1, EA41598, GEO02023, TR34552, EA40920, CFG04332, GEO01728, TR34553, EA41060, CFG04458, GEO01767, PM36257, EA42216, CFG05568, LLA05335, CPM01827, CPM01828 – Related Cases: SP00336, PM31880, TR31879, CZ06876, PP09967, TR31879, EIR00455, LLA04873, GEO01276

**NOTE: Attached are the following exhibits: Exhibit B, Amended No. 3, Exhibit C-1, Amended No. 3 and Exhibit C-2, Amended No. 3**

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **October 22, 2009 LDC Meeting Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Judy Deertrack, (760) 863-8277**, or e-mail at [jdeertra@rctlma.org](mailto:jdeertra@rctlma.org) / MAILSTOP #4035

**COMMENTS:**

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*

TML: CM

J.D

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

**REQUEST FOR DETERMINATION OF SUBSTANTIAL  
 CONFORMANCE WITH A SPECIFIC PLAN**

**RECEIVED**

MAR 23 2010

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: SP0033651

DATE SUBMITTED: 3/23/10

Riverside County  
 Transportation & Land  
 Management Agency  
 GRADING - INDIO

**APPLICATION INFORMATION**

Applicant's Name: Pulte Homes Corporation E-Mail: darren.warren@pulte.com

Mailing Address: 27101 Puerta Real, Suite 300

Mission Viejo Street CA 92691  
City State ZIP

Daytime Phone No: (949) 330-8544 Fax No: (949) 330-8601

Engineer/Representative's Name: Hunsaker & Associates Irvine, Inc. E-Mail: tfrattone@hunsaker.com

Mailing Address: 3 Hughes

Irvine Street CA 92618  
City State ZIP

Daytime Phone No: (949) 768-2541 Fax No: (949) 465-1241

Property Owner's Name: See Attachment E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City State ZIP

Daytime Phone No: ( ) Fax No: ( )

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

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary.

**REQUEST FOR DETERMINATION OF SUBSTANTIAL CONFORMANCE WITH A SPECIFIC PLAN**

Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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

DARREN WARREN, PLUTE HOMES  
PRINTED NAME OF APPLICANT

[Signature]  
SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

CHRIS YENCH, QUAIL STREET PARTNERS  
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]  
SIGNATURE OF PROPERTY OWNER(S)

DARREN WARREN PLUTE HOMES  
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]  
SIGNATURE OF PROPERTY OWNER(S)

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

**PROJECT INFORMATION:**

Description of Substantial Conformance Request (Reference the existing Planning Area(s), and/or Policies, and/or Conditions that are proposed to be modified, and clearly state the proposed modifications) (if lengthy, extra pages may be attached):

The substantial conformance request proposes to make modifications to certain exhibits, texts and tables within adopted Specific Plan No. 336. The proposed modifications are being requested for consistency with the project's

associated tentative maps (TR31879, TR34552 and TR34553). The proposed modifications include adjustments to the maximum unit counts for Planning Areas 1-16 (within the approved land use density of 5-8 du/ac as

approved in SP0036) and updates to the proposed sewer system per the current project design. Please see attached cover letter for further descriptions of the requested modifications.



**REQUEST FOR DETERMINATION OF SUBSTANTIAL CONFORMANCE WITH A SPECIFIC PLAN**

Related cases filed in advance of, or concurrently with, this request:

PM36257, LLA05335, CPM01828, CPM01827, SP00336, EIR00455, TR31879, TR34552, TR34553, PP0996761 and CZ07715

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 657-460-007, 657-470-008, 660-040-003, 657-460-009, 657-470-005

Section: 17,18,19 Township: 3S Range: 5E

Approximate Gross Acreage: 471.9

General location (nearby or cross streets): North of 20th Avenue, South of 18th Avenue, East of Palm Drive, West of Bubbling Wells Road

Thomas Brothers map, edition year, page number, and coordinates: 727-A4 & B4

Have there been any prior requests for substantial conformance? Yes  No

If yes, of what nature? \_\_\_\_\_



45-305 Oasis Street  
Indio, CA 92201

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

www.cvrpd.org

**Stan Ford**  
General Manager

**Serving the  
Communities of:**

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

December 18, 2006

**RECEIVED**

DEC 28 2006

RIVERSIDE COUNTY  
PLANNING DEPARTMENT  
INDIO OFFICE

Maurice Burrows, Project Planner  
County of Riverside Planning Department – Indio Office  
82-675 Hwy. 111, 2<sup>nd</sup> Floor  
Indio, CA 92201  
VIA FACSIMILE: (760) 863-7555

Re: TTM No. 34552 - Pulte Homes

Dear Mr. Borrows:

Thank you for providing the Coachella Valley Recreation and Park District (the "District") with a copy of the notice regarding this project to create 512 lots for the future development of 454 single family homes.

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

1. Developer will enter into the attached/enclosed agreement to pay fees pursuant to the Quimby Act, as adopted by Riverside County Ordinance No. 460. Such fees shall be computed by the Coachella Valley Recreation and Park District under that ordinance, as it may be amended from time to time, and shall be paid to the District at the time of recordation of the tentative map.

2. In order to provide for public park and recreational facilities and/or the maintenance or operation of current and/or future public park and recreational facilities and programs, prior to the issuance of building permits, Developer shall petition for and complete formation of or annexation to Coachella Valley Recreation and Park District's Landscaping and Lighting Assessment District, and shall pay the costs of such formation and or annexation, not to exceed \$5,000.



We look forward to working with you on this project. The undersigned or Delia Granados will be the contact persons for this project. ([dgranados@cwrpd.org](mailto:dgranados@cwrpd.org) or [sford@cwrpd.org](mailto:sford@cwrpd.org)). Thank you for your assistance.

Very truly yours,

A handwritten signature in black ink, appearing to be "St" followed by a flourish.

Stan Ford, General Manager

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

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

**WITNESSETH:**

**WHEREAS, DEVELOPER** presently is seeking approval from the County of Riverside of Tentative Tract Map No. 34552 (the "project"); and

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

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

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

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

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



## I. RESPONSIBILITIES OF DEVELOPER

- A. **DEVELOPER** shall pay to **DISTRICT**, prior to issuance of any building permits for lots in Tentative Tract Map No. 34552, the amount of Quimby fees determined under County Ordinance No. 460 at the time of issuance of a building permit for each residential unit constructed. .
- B. **DEVELOPER** shall, concurrent with requesting any necessary written assurance from **DISTRICT**, request in writing that the County of Riverside include in its approval of **DEVELOPER'S** tentative map a condition that **DEVELOPER**, his successors or assigns, provide evidence of compliance with the terms of this Agreement prior to issuance of any building permit by the County of Riverside, or its successor, for lots in the approved tract.
- C. **DEVELOPER** shall notify any successors or assigns that this Agreement has been executed and is in effect. In addition, in the event this property is annexed into a city within our jurisdiction, Coachella Valley Recreation & Park District will continue to receive the same amount as the Quimby fees identified in this Agreement, which fees shall mitigate the continuing impacts of such growth.

## II. RESPONSIBILITIES OF DISTRICT

- A. Monies paid to **DISTRICT** under this Agreement will be deposited by **DISTRICT** in a separate account for such type of fees. Disbursements from that account shall be solely for the procurement of public park facilities determined by **DISTRICT** to benefit residents of Tentative Tract Map No. 34552.
- B. The fees specified herein were calculated and are levied in accordance with and shall be collected, administered and disbursed in accordance with Coachella Valley Recreation & Park District Master Plan, Section 10.35 of Riverside County Ordinance No. 460, Government Code Section 66477, and any and all other applicable laws, rules and regulations as they now exist and as they may from time to time be amended.

## III. MISCELLANEOUS

- A. It is expressly understood and agreed by the **DEVELOPER** and **DISTRICT** that the law of the State of California shall govern them and the interpretation of the Agreement and that any litigation brought because of, or involving this Agreement shall be initiated exclusively in the Superior Court, Riverside County, Indio Division.

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

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

**DEVELOPER:**

PULTE HOMES

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

**DISTRICT:**

COACHELLA VALLEY RECREATION  
& PARK DISTRICT OF RIVERSIDE  
COUNTY, CALIFORNIA

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

ATTEST:

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

RP

MUST GO ON TUESDAY, December 19, 2006 – NEED TO ATTACH AGREEMENT

December 18, 2006

Maurice Burrows, Project Planner  
County of Riverside Planning Department – Indio Office  
82-675 Hwy. 111, 2<sup>nd</sup> Floor  
Indio, CA  
VIA FACSIMILE: (760) 863-7555

Re: TTM No. 34552 - Pulte Homes

Dear Mr. Borrows:

Thank you for providing the Coachella Valley Recreation and Park District (the "District") with a copy of the notice regarding this project to create 512 lots for the future development of 454 single family homes.

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

1. Developer will enter into the attached/enclosed agreement to pay fees pursuant to the Quimby Act, as adopted by Riverside County Ordinance No. 460. Such fees shall be computed by the Coachella Valley Recreation and Park District under that ordinance, as it may be amended from time to time, and shall be paid to the District at the time of recordation of the tentative map.

2. In order to provide for public park and recreational facilities and/or the maintenance or operation of current and/or future public park and recreational facilities and programs, prior to the issuance of building permits, Developer shall petition for and complete formation of or annexation to Coachella Valley Recreation and Park District's Landscaping and Lighting Assessment District, and shall pay the costs of such formation and or annexation, not to exceed \$5,000.

We look forward to working with you on this project. The undersigned or Delia Granados will be the contact persons for this project. ([dgranados@cvrpd.org](mailto:dgranados@cvrpd.org) or [sford@cvrpd.org](mailto:sford@cvrpd.org)). Thank you for your assistance.

Very truly yours,

Stan Ford, General Manager

**RECEIVED**

OCT 22 2007

Riverside County  
Planning Department  
Desert Office



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

**Date:** August 30, 2007

**To:** Robert Powell  
Riverside County Planning Department  
82-675 Hwy. 111, Room 209  
Indio, California 92201  
Fax: (760) 863-7555

**From:** Steven T. Uhlman, REHS, CIH, JD  
Public Health Program Chief  
Department of Public Health  
Office of Industrial Hygiene  
P.O. BOX 7600  
Riverside, California 92513-7600  
Phone: (951) 358-5050  
Fax: (951) 358-5443

**Report written by:** Steven D. Hinde, REHS, CIH  
Senior Industrial Hygienist

**Project Reviewed:** Tentative Tract No. 34552

**Reference Number:** 96006

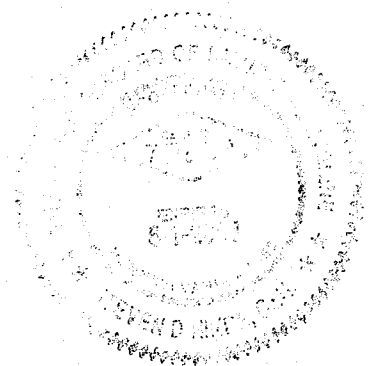
**Applicant:** Doug Snyder  
Hunsaker & Associates.  
3 Hughes Street  
Irvine, CA 92618

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

**Review Stage:** First Review

**Information  
Provided:**

"Desert Dunes Tentative Tract 34552 Preliminary Noise Study,  
County of Riverside, California" dated Jan. 4, 2006 JN: 04438-  
02



**Noise Standards:**

1. The "Noise Element" section of the Riverside County General Plan states "to avoid future noise hazard, the maximum capacity design standard (average daily trips) for highways and major roads" (including airports) "shall be used for determining the maximum future noise level" or, in the case of freeways and airports, the projected conditions for 20 years in the future may be used.
2. The interior noise levels in residential dwellings shall not exceed 45 Ldn (CNEL).
3. The exterior noise level shall not exceed 65 Ldn.

**Highway Prediction Model:**

Using FHWA RD 77-108 Highway Traffic Prediction Model, the noise consultant shall estimate noise impacts (Ldn) from the Highways (design capacity "C" Level of Service).

**Acoustical Parameters for County Highways:**

1. Average daily traffic (ADT) design capacity of 28,700 assumed Palm Drive (the County General Plan classifies Palm Drive as a "Arterial" highway). ADT design capacity of 27,300 assumed for 20<sup>th</sup> Ave. (the County General Plan classifies 20<sup>th</sup> Ave. as a "Major" highway). ADT design capacity of 20,700 assumes Bubbling Wells Road (the County General Plan classifies Bubbling Wells Road as "Secondary" roadways) quoted from the "Western Coachella Valley Area Plan Circulation, Figure 7, dated 10/7/03".
2. Truck/Auto Mix as follows (Riverside Co. Road Department):

**For Arterial and Major Highways**

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	92	69.5	12.9	9.6
Med. Truck	3	1.44	0.06	1.5
Heavy Truck	5	2.4	0.1	2.5

**For Secondary Highways**

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	97.2	73.6	13.6	10.22
Med. Truck	1.87	0.9	0.04	0.9
Heavy Truck	0.74	0.35	0.04	0.35

3. Traffic Speed of 40 MPH.

4. The distance from the center of 20<sup>th</sup> Ave., Palm Drive and Bubbling Wells Road the nearest building face is estimated to be 95, 94 and 405 feet respectively.
5. Modeling for 20<sup>th</sup> Ave. and Palm Drive done using a "hard site" assumption for exterior.
6. Modeling for Bubbling Wells Road done using a "soft site" assumption for exterior.
7. The standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
8. Barrier calculations based on receptor at 10 feet from the barrier and at a 5 foot elevation for wall barrier height at or less than six feet. However, a receptor placement of 3-foot elevation is required when a wall barrier height is greater than six feet.
9. Interior calculations based on receptor at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.

**Findings:**

With minor changes the consultant's report is adequate. Based on our calculations the wall heights recommended should provide sufficient attenuation to reduce exterior roadway noise levels to below 65 Ldn.

**Recommendations:**

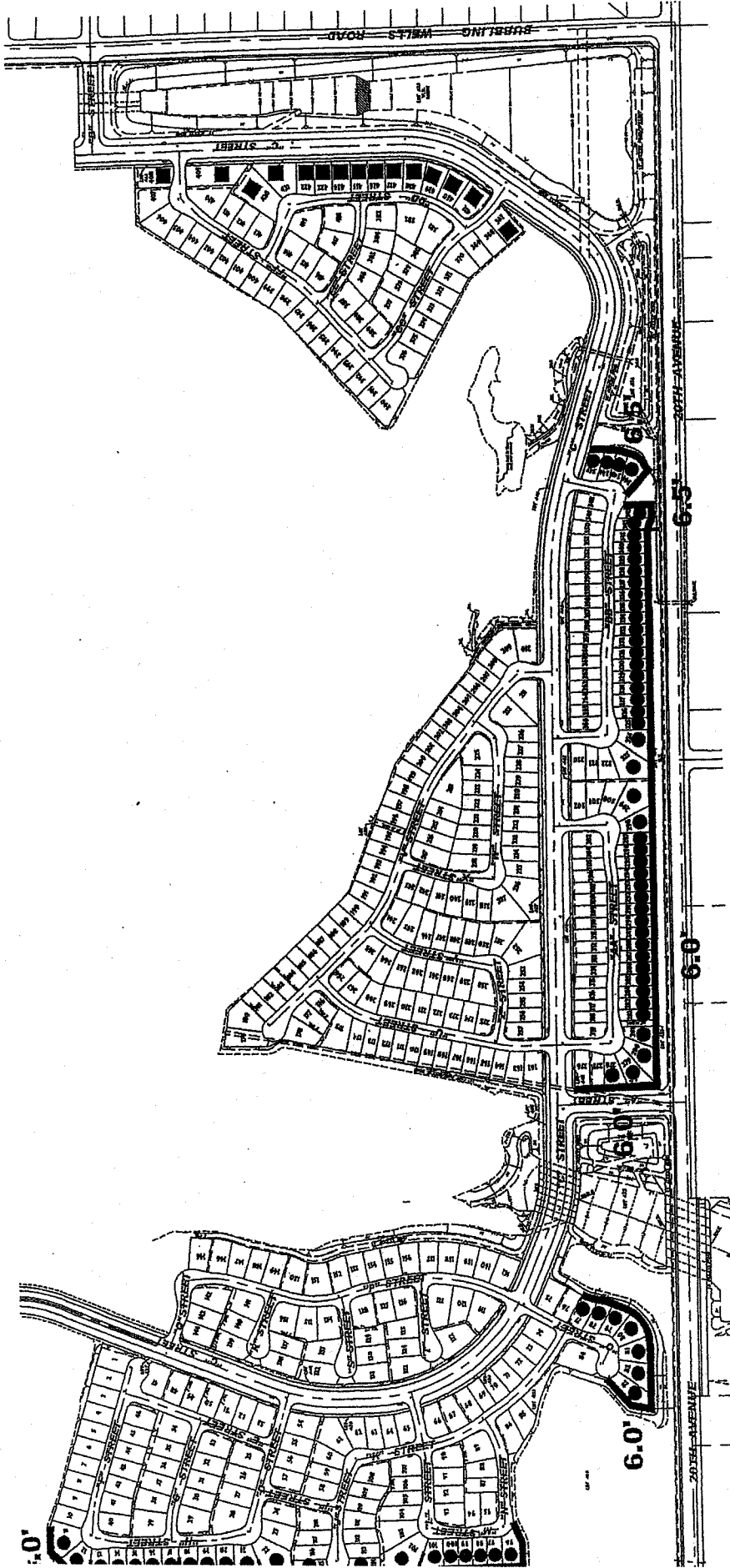
1. The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

Location	Street	Minimum Height Required
Lots 370 - 375	20 <sup>th</sup> Ave.	6.5 Feet*
Lots 101 – 120, 304 – 327 & 351 - 369	20 <sup>th</sup> Ave.	6 Feet*
Lots 130, 142, 143 & 22	Palm Drive	6.5 Feet*
Lots 13 - 21	Palm Drive	6.0 Feet*
Lots 11 & 12	Palm Drive	5.0 Feet

\* All walls 6 feet or higher shall have masonry block walls or combination berm and block wall.

2. Our Department must receive, review and approve an acoustical report addressing indoor noise impacts. The exterior unmitigated impact 20<sup>th</sup> Ave. and Palm Drive is 73 Ldn and for Bubbling Wells Road is 60 Ldn. Home design must be shown to reduce interior noise to at or below 45 Ldn for those houses along 20<sup>th</sup> Ave., Palm Drive and Bubbling Wells Road.
3. The applicant shall pay review fees (prior to pulling your building permits) to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists.

# SUMMARY OF RECOMMENDATIONS



**LEGEND:**

— = NOISE BARRIER LOCATION

5.0' = NOISE BARRIER HEIGHT

● = LOTS REQUIRING UPGRADED DUAL-GLAZED WINDOWS WITH A MINIMUM STC OF 29.

■ = LOTS REQUIRING STANDARD DUAL-GLAZED WINDOWS WITH A MINIMUM STC OF 26.

PROVIDE MECHANICAL VENTILATION FOR ALL LOTS FACING PALM DRIVE, 20TH AVENUE AND BUBBLING WELLS ROAD.







August 8, 2006

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

RECEIVED

AUG -9 2006

RIVERSIDE COUNTY  
PLANNING DEPARTMENT  
INDIO OFFICE

ATTN: Robert Powell, Project Planner  
RE: Tentative Track Map No. 34552

Thank you for the opportunity to comment on the attached Tentative Track Map for the area northerly of 20<sup>th</sup> Avenue, easterly of Palm Drive, westerly of Bubbling Wells and southerly of 18<sup>th</sup> Avenue, Desert Hot Springs.

**\*Current Planned Design:** I respectfully request copies of the completed floor, elevation, landscaping, and lighting plans for the above project so that I may provide you with additional Crime Prevention through Environmental Design (CPTED) recommendations.

**PRE-CONSTRUCTION PHASE:**

On August 8, 2006, about 7:30 P.M., I conducted a site inspection. Based on the site inspection and the plan you provided me, I make the following recommendations.

Prior to construction on the site, a 6' temporary chain-linked fence should be erected around the perimeter of the property. This will help prevent theft of and vandalism to construction materials and equipment on the site. Security lighting should be placed in areas where equipment and materials are stored.

I also recommend that a list of the serial and/or license numbers of the equipment and vehicles stored at the site be maintained in the construction trailer. This will allow Sheriff's personnel to obtain the serial or license number(s) of stolen equipment or vehicles immediately for reporting and recovery purposes. Keys should not be left with or on equipment or vehicles to help prevent theft and/or destruction.

Tentative Track Map No. 34552

The builder's name, address, and emergency telephone number should be conspicuously posted at the construction site for emergency notification.

Construction equipment and supplies should be stored on the site in such a manner as not to block natural surveillance from the surrounding streets.

A licensed and bonded security company should be hired to provide an on-site security officer for after hours, weekends and holiday security. This would help prevent thefts from the construction site.

If you have any questions regarding these recommendations, please call me at my office 760-836-1600. If the developers have any questions, I will consult with you and you can provide them with the information.

Respectfully,



Officer Ron Dortch  
Riverside County Sheriff's Department

Attachment

CC: Lieutenant Charlie Branscum  
Ramona Marquis, Administrative Secretary / Palm Desert Sheriff's Station

*We Shape Our Buildings, Therefore; They Shape Us... Sir Winston Churchill*



Riverside County  
**Waste Management Department**

Hans W. Kernkamp, General Manager-Chief Engineer

August 24, 2006

Robert Powell, Project Planner  
Riverside County Planning Department  
Indio Office  
82-675 Hwy 111, 2<sup>nd</sup> Floor  
Room 209  
Indio, California 92201

**RECEIVED**

AUG 30 2006

RIVERSIDE COUNTY  
PLANNING DEPARTMENT  
INDIO OFFICE

**RE: Tentative Tract Map (TR) No. 34552**  
**Proposal: Divide 165.4 acres into 512 lots vesting map**  
**APN: 657-470-007**

Dear Mr. Powell:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located north of Avenue 20, south of Avenue 18, east of Palm Drive, west of Bubbling Wells Road, in the Pass and Desert Zoning District. The project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project proponent shall do the following **prior to the issuance of occupancy permits**:

1. The project proponent shall make every effort and take every means to recycle, reuse, and/or reduce the amount of construction and demolition materials (i.e., concrete, asphalt, wood, etc.) generated by development of the project that would otherwise be taken to a landfill. This can be done either by taking these materials directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities) or by making arrangements through the franchise hauler or a construction clean-up business.
2. Evidence (i.e., receipts or other type verification) to show that every effort has been made and every means has been taken to ensure compliance shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

The project proponent should implement the following measures, as feasible:

1. Hazardous materials **are not** accepted at the Riverside County landfills. Any hazardous wastes, including paint, used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal

regulations. Please contact the Riverside County Health Department for further information.

2. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
3. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3284.

Sincerely,



Mirtha Liedl, Planner

*Enclosure: Initial Case Transmittal*

*PD #46762*



# RIVERSIDE COUNTY SHERIFF'S DEPARTMENT

Palm Desert Station

*Stanley Sniff, Sheriff - Coroner*

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November 29, 2007

County of Riverside  
Planning Department  
4080 Lemon Street, 9<sup>th</sup> floor  
Riverside, California 92502

ATTN: Ron Goldman; Planning Director  
RE: Plot Plan No. 09967R1 (APN: 657-460-005)

Thank you for the opportunity to comment on the precise plan to remodel the parking area and driveway access for an existing golf course and clubhouse. The project is located on the northeast corner of Palm Dr. and 20<sup>th</sup> Avenue in south Desert Hot Springs.

### **Pre-Construction & Construction Phases:**

Concerning the construction on the parcel there should be a temporary chain link fence around the entire construction site. The valuable material and equipment at the construction site should be protected from theft and vandalism. I recommend a 6 foot high temporary chain link fence be erected around those areas. I would also recommend that a list of serial or license numbers of equipment and vehicles stored at this site be maintained at the builder's nearest office. This will allow Sheriff Department personnel to obtain these numbers immediately for reporting and recovery purposes. The builder's name, address, and telephone number should be conspicuously posted at the construction site. Visibility into the construction site should not be blocked. Temporary lighting of sufficient wattage to illuminate the presence of any person on the site during the hours of darkness should be provided. A trespassing authorization letter should be completed by the builder and kept on file with the Sheriff's Department for possible future prosecution of trespassers.

### **Addressing:**

Addressing numbers should be a minimum height of 12 inches and illuminated during the hours of darkness. I also recommend the address numbers be painted on the roof of the building with 3' to 4' black or contrasting colors. This will assist law enforcement observer or air ambulance crewmembers in identifying the locations quicker in the event

of an emergency. The addressing numbers should also be very visible from the main streets of the buildings for a quicker response of assistance.

### **Alarm Service:**

An alarm service is recommended for the buildings constructed on these parcels. An emergency contact record should be on file with the alarm company and the Riverside County Sheriff's Department, identifying persons who are available to respond to the buildings in the event of an emergency.

### **Private Security:**

A private security company should be utilized during the hours of darkness to patrol the fenced in construction site. The patrol could start at 10:00 PM at night and end at about 5:00 AM when construction begins. That patrol would help in deterring people from entering the construction site without permission and reduce the occurrences of theft and vandalism.

### **Doors:**

I recommend adequate security hardware, such as single cylinder dead-bolt locks, should be installed. Glass doors should have decorative wrought iron or metal backing to prevent burglars from breaking the glass and entering the buildings. Overhead roll-up doors should be secured from the inside by a cylinder lock or padlock, which cannot be defeated from outside the door.

### **Windows:**

I recommend windows and glass doors contain rated burglary-resistant glazing or its equivalent be installed. The window type that attached to the frame is recommended. Absent any fire or building codes that require windows on the side or rear of the buildings, I recommend that windows only be constructed in the front of the buildings.

### **Roof Access:**

The design for access to the roof should not have exterior ladders, equipment, or landscaping (i.e. trees) that can be used by unauthorized persons to climb up on the roof. Additionally any roof top vents should be reinforced with burglary resistant material in accordance with current fire and building codes.

### **Post Construction & Project Completion:**

#### **Lighting:**

In the interest of the property owners, public safety and Sheriff's Department, I make the following recommendations. The monument signs should be well lighted during the hours of darkness. The parking lot area, driveway, sides of the buildings, recesses and grounds contiguous to buildings should be provided with lighting of sufficient wattage.

They should provide illumination to make clearly visible the presence of any person on or around the property during the hours of darkness. All exterior doors should have their own light source that will adequately illuminate entry/exit areas at all hours in order to make any person near the door clearly visible. Provide adequate illumination for persons entering and exiting the buildings.

### **Parking Lot:**

I would recommend the installation of handicapped parking stalls in accordance with prevailing Riverside County and California State Building Codes. Also, specifically marked parking spaces for company officials should be eliminated. This reduces the ability of potential robbers or kidnappers identifying high profile executives. Pay phones could be installed throughout the location with illuminating light to help individuals that don't use or have access to a cellular phone.

### **Graffiti Prevention:**

The surface of walls, buildings, logo monument, etc. should be covered with graffiti resistant surface composition, applied paint and/or shielding by defensive landscaping or plants. For example, plants with thorns or stickers.

### **Landscaping:**

Landscaping should be of the type and situated in locations to maximize natural surveillance of the property while providing the desired degree of aesthetics.

### **CCTV Surveillance:**

A digital CCTV surveillance system should be utilized to monitor areas on the property where cash or credit card transactions occur. I would recommend the CCTV system be of such quality that persons may be identified through direct viewing or later review of the recording system.

### **Trash Bins:**

I recommend trash bins be enclosed and locked to prevent entry by unauthorized persons. Employees can access a key to open locked enclosures and bins.


### **Fencing/Barriers:**

Whenever possible, open fencing design such as wrought iron, tubular steel, or densely linked and heavy-posted chain-link should be utilized in order to maximize natural surveillance while establishing territoriality. Other barrier considerations include decorative cement planters, access control to high valued storage areas, locked cages, rooms and safes to store valuables. Fencing that will conceal any part of the buildings could be a location that an intruder might want to use as a possible staging area for crime.

**Emergency Notification:**

As these developments are completed and prior to the County of Riverside Planning Department granting occupancy, we respectfully request the occupants provide the Riverside County Sheriff's Department and Fire Department information regarding emergency notification. If you have any questions regarding this report and my recommendations, please call me at the office (760) 836-1600. If the developers or builders have any questions, I will consult with you so you can provide them with the answers.

Respectfully submitted

 #1174  
Lieutenant James D. Navarro  
Riverside County Sheriff's Department





**Riverside County**  
**Waste Management Department**

*Hans W. Kernkamp, General Manager-Chief Engineer*

October 19, 2006 **RECEIVED**

**OCT 23 2006**

RIVERSIDE COUNTY  
PLANNING DEPARTMENT  
INDIO OFFICE

Robert Powell, Project Planner  
Riverside County Planning Department  
82-675 Hwy 111, Room 209  
Indio, CA 92201

**RE: Tentative Tract Map No. 34553 — Divide 193 Acres into 825 Residential Lots**

Dear Mr. Powell:

The Riverside County Waste Management Department (Department) has reviewed the proposed project, located easterly of Palm Drive and southerly of 18<sup>th</sup> Avenue in the Pass and Desert Zoning District. This project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project proponent shall do the following **prior to the issuance of occupancy permits**:

1. The project proponent shall make every effort and take every means to recycle, reuse, and/or reduce the amount of construction and demolition materials (i.e., concrete, asphalt, wood, etc.) generated by development of the project that would otherwise be taken to a landfill. This can be done either by taking these materials directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities) or by making arrangements through the franchise hauler or a construction clean-up business.
2. Evidence (i.e., receipts or other type verification) to show that every effort has been made and every means has been taken to ensure compliance shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

The project proponent should implement the following measures, as feasible:

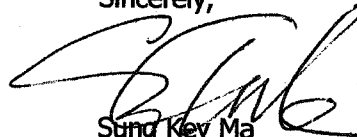
1. Hazardous materials **are not** accepted at the Riverside County landfills. Any hazardous wastes, including paint, used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal regulations. Please contact the Riverside County Health Department for further information.

Robert Powell, Project Planner  
Tract Map #34553  
October 19, 2006  
Page 2

2. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
3. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3283.

Sincerely,



Sung Key Ma  
Planner

*Enclosure: Initial Case Transmittal  
PD#48463*



December 18, 2006

**RECEIVED**

DEC 28 2006

45-305 Oasis Street  
Indio, CA 92201

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

www.cvrpd.org

Maurice Burrows, Project Planner  
County of Riverside Planning Department – Indio Office  
82-675 Hwy. 111, 2<sup>nd</sup> Floor  
Indio, CA 92201  
VIA FACSIMILE: (760) 863-7555

RIVERSIDE COUNTY  
PLANNING DEPARTMENT  
INDIO OFFICE

Re: TTM No. 34553 – Hunsaker & Associates

Dear Mr. Borrows:

Thank you for providing the Coachella Valley Recreation and Park District (the "District") with a copy of the notice regarding this project to create 844 lots for the future development of 825 single family homes.

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

1. Developer will enter into the attached/enclosed agreement to pay fees pursuant to the Quimby Act, as adopted by Riverside County Ordinance No. 460. Such fees shall be computed by the Coachella Valley Recreation and Park District under that ordinance, as it may be amended from time to time, and shall be paid to the District at the time of recordation of the tentative map.

2. In order to provide for public park and recreational facilities and/or the maintenance or operation of current and/or future public park and recreational facilities and programs, prior to the issuance of building permits, Developer shall petition for and complete formation of or annexation to Coachella Valley Recreation and Park District's Landscaping and Lighting Assessment District, and shall pay the costs of such formation and or annexation, not to exceed \$5,000.

**Stan Ford**  
General Manager

**Serving the  
Communities of:**

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



We look forward to working with you on this project. The undersigned or Delia Granados will be the contact persons for this project. ([dgranados@cvrpd.org](mailto:dgranados@cvrpd.org) or [sford@cvrpd.org](mailto:sford@cvrpd.org)). Thank you for your assistance.

Very truly yours,

A handwritten signature in black ink, appearing to be "SF" or a similar stylized representation of the name Stan Ford.

Stan Ford, General Manager

**AGREEMENT BETWEEN**

**COACHELLA VALLEY RECREATION & PARK DISTRICT**  
**OF RIVERSIDE COUNTY**  
**AND**  
**HUNSAKER & ASSOCIATES**  
**FOR COLLECTION OF PARK DEVELOPMENT FEES**

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

**WITNESSETH:**

**WHEREAS, DEVELOPER** presently is seeking approval from the County of Riverside of Tentative Tract Map No. 34553 (the "project"); and

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

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

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

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

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

**I. RESPONSIBILITIES OF DEVELOPER**

- A. **DEVELOPER** shall pay to **DISTRICT**, prior to issuance of any building permits for lots in Tentative Tract Map No. 34553, the amount of Quimby fees determined under County Ordinance No. 460 at the time of issuance of a building permit for each residential unit constructed.
- B. **DEVELOPER** shall, concurrent with requesting any necessary written assurance from **DISTRICT**, request in writing that the County of Riverside include in its approval of **DEVELOPER'S** tentative map a condition that **DEVELOPER**, his successors or assigns, provide evidence of compliance with the terms of this Agreement prior to issuance of any building permit by the County of Riverside, or its successor, for lots in the approved tract.
- C. **DEVELOPER** shall notify any successors or assigns that this Agreement has been executed and is in effect. In addition, in the event this property is annexed into a city within our jurisdiction, Coachella Valley Recreation & Park District will continue to receive the same amount as the Quimby fees identified in this Agreement, which fees shall mitigate the continuing impacts of such growth.

**II. RESPONSIBILITIES OF DISTRICT**

- A. Monies paid to **DISTRICT** under this Agreement will be deposited by **DISTRICT** in a separate account for such type of fees. Disbursements from that account shall be solely for the procurement of public park facilities determined by **DISTRICT** to benefit residents of Tentative Tract Map No. 34553.
- B. The fees specified herein were calculated and are levied in accordance with and shall be collected, administered and disbursed in accordance with Coachella Valley Recreation & Park District Master Plan, Section 10.35 of Riverside County Ordinance No. 460, Government Code Section 66477, and any and all other applicable laws, rules and regulations as they now exist and as they may from time to time be amended.

**III. MISCELLANEOUS**

- A. It is expressly understood and agreed by the **DEVELOPER** and **DISTRICT** that the law of the State of California shall govern them and the interpretation of the Agreement and that any litigation brought because of, or involving this Agreement shall be initiated exclusively in the Superior Court, Riverside County, Indio Division.

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

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

**DEVELOPER:**

HUNSAKER & ASSOCIATES

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

**DISTRICT:**

COACHELLA VALLEY RECREATION  
& PARK DISTRICT OF RIVERSIDE  
COUNTY, CALIFORNIA

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

STAN FORD  
General Manager

ATTEST:

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



October 22, 2006

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

**RECEIVED**

OCT 24

RIVERSIDE COUNTY  
PLANNING DEPARTMENT  
INDIO OFFICE

ATTN: Robert Powell, Project Planner  
RE: Tentative Track Map No. 34553

Thank you for the opportunity to comment on the attached Tentative Track Map for the area, easterly of Palm Drive and southerly of 18<sup>th</sup> Avenue, Desert Hot Springs.

**\*Current Planned Design:** I respectfully request copies of the completed floor, elevation, landscaping, and lighting plans for the above project so that I may provide you with additional Crime Prevention through Environmental Design (CPTED) recommendations.

**PRE-CONSTRUCTION PHASE:**

On October 16, 2006, about 8:20 P.M., I conducted a site inspection. Based on the site inspection and the plan you provided me, I make the following recommendations.

Prior to construction on the site, a 6' temporary chain-linked fence should be erected around the perimeter of the property. This will help prevent theft of and vandalism to construction materials and equipment on the site. Security lighting should be placed in areas where equipment and materials are stored.

I also recommend that a list of the serial and/or license numbers of the equipment and vehicles stored at the site be maintained in the construction trailer. This will allow Sheriff's personnel to obtain the serial or license number(s) of stolen equipment or vehicles immediately for reporting and recovery purposes. Keys should not be left with or on equipment or vehicles to help prevent theft and/or destruction.



Tentative Track Map No. 34553

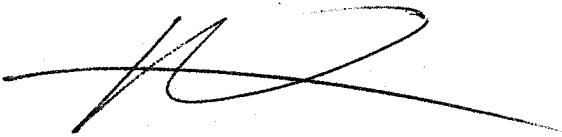
The builder's name, address, and emergency telephone number should be conspicuously posted at the construction site for emergency notification.

Construction equipment and supplies should be stored on the site in such a manner as not to block natural surveillance from the surrounding streets.

A licensed and bonded security company should be hired to provide an on-site security officer for after hours, weekends and holiday security. This would help prevent thefts from the construction site.

If you have any questions regarding these recommendations, please call me at my office 760-836-1600. If the developers have any questions, I will consult with you and you can provide them with the information.

Respectfully,



Officer Ron Dortch  
Riverside County Sheriff's Department

Attachment

CC: Lieutenant Charlie Branscum  
Ramona Marquis, Administrative Secretary / Palm Desert Sheriff's Station

*We Shape Our Buildings, Therefore; They Shape Us... Sir Winston Churchill*



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

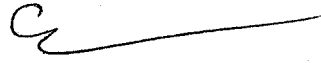
**RECEIVED**


NOV 13 2007


RIVERSIDE COUNTY  
PLANNING DEPARTMENT  
INDIO OFFICE

**Date:** October 29, 2007

**To:** Robert Powell  
Riverside County Planning Department  
82-675 Hwy. 111, 2<sup>nd</sup> Floor  
Indio, California 92201  
Fax: (760) 863-7555

**From:** Steven T. Uhlman, REHS, CIH, JD   
Public Health Program Chief  
Department of Public Health  
Office of Industrial Hygiene  
P.O. BOX 7600  
Riverside, California 92513-7600  
Phone: (951) 358-5050; Fax: (951) 358-5443

**Report Written by:** Kacey Gill   
Industrial Hygienist I

**Report Reviewed by:** Steven D. Hinde, REHS, CIH   
Senior Industrial Hygienist

**Project Reviewed:** Tentative Tract No. 34553

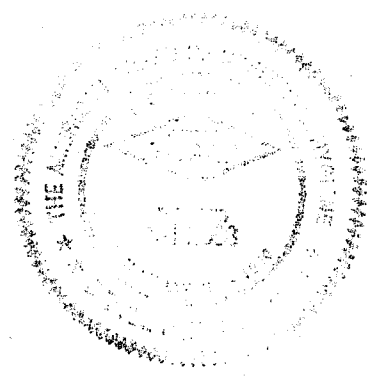
**Reference Number:** 96299

**Applicant:** Brian Woods  
Pulte Homes, Inc.  
1351 Pomona Road, #200  
Corona, California 92882

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

**Review Stage:** First Review

**Information Provided:** "Desert Dunes Tentative Tract Map 34553 Preliminary Noise Study County of Riverside, California," which is dated December 29, 2006 and is report number JN: 04436-02.



**Noise Standards:**

1. The "Noise Element" section of the Riverside County General Plan states "to avoid future noise hazard, the maximum capacity design standard (average daily trips) for highways and major roads" (including airports) "shall be used for determining the maximum future noise level" or, in the case of freeways and airports, the projected conditions for 20 years in the future may be used.
2. The interior noise levels in residential dwellings shall not exceed 45 Ldn (CNEL).
3. The exterior noise level shall not exceed 65 Ldn.

**Highway Prediction Model:**

Using FHWA RD 77-108 Highway Traffic Prediction Model, the noise consultant shall estimate noise impacts (Ldn) from the Highways (design capacity "C" Level of Service).

**Acoustical Parameters for County Highways:**

1. Average daily traffic (ADT) design capacity of 20,700 assumed for both Bubbling Wells Road and 18<sup>th</sup> Avenue (the County General Plan classifies Bubbling Wells Road and 18<sup>th</sup> Avenue as four lane "Secondary" roadways), quoted from the "Western Coachella Valley Area Plan Circulation", Figure 7, which is dated 10/07/2003.
2. Truck/Auto Mix as follows (Riverside Co. Road Department):

**For Secondary Highways:**

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	97.4	73.6	13.6	10.22
Med. Truck	1.84	0.9	0.04	0.9
Heavy Truck	0.74	0.35	0.04	0.35

3. Traffic speed of 40 MPH for Bubbling Wells Road and 18<sup>th</sup> Avenue.
4. The distance from the centerline of Bubbling Wells Road to the nearest building face is estimated to be 303 feet.
5. The distance from the centerline of 18<sup>th</sup> Avenue to the nearest building face is estimated to be about 289 feet.

6. Modeling for Bubbling Wells Road was done using a "soft site" assumption.
7. Modeling for 18<sup>th</sup> Avenue was done using a "hard site" assumption.
8. The standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
9. Barrier calculations based on receptor at 10 feet from the barrier and at a 5 foot elevation for wall barrier height at or less than six feet. However, a receptor placement of 3-foot elevation is required when a wall barrier height is greater than six feet.
10. Interior calculations based on receptor at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.

**Findings:**

The consultant's report is adequate. Based on our calculations, the distance between the centerline of the roadways and the project's lots should provide sufficient attenuation to reduce exterior roadway noise levels to below 65 Ldn.

**Recommendations:**

1. No noise barriers are required for this project, due to the distance between the roadways and the lots which are adjacent to them.
2. Our Department must receive, review, and approve an acoustical report addressing indoor noise impacts. The exterior unmitigated impact (second story) for both Bubbling Wells Road and 18<sup>th</sup> Avenue is approximately 62 Ldn. Home design must be shown to reduce interior noise to at or below 45 Ldn for those homes along Bubbling Wells Road or 18<sup>th</sup> Avenue.
3. The applicant shall pay review fees (prior to pulling your building permits) to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists.

# CVCC

## COACHELLA VALLEY CONSERVATION COMMISSION

Cathedral City • Coachella • Indian Wells • Indio • La Quinta • Palm Desert • Palm Springs • Rancho Mirage  
County of Riverside • Coachella Valley Water District • Imperial Irrigation District

February 1, 2010

Judy Deertrack  
Riverside County Planning Department  
38686 El Cerrito Road  
Palm Desert, CA 92211

RE: Joint Project Review of PAR01261/08-007b (Solera at Desert Dunes/Pulte)

Dear Ms. Deertrack:

The Coachella Valley Conservation Commission (CVCC) has completed the Joint Project Review (JPR) for PAR01261/08-007b (Solera at Desert Dunes/Pulte) for grading and flood control improvements associated with the Solera at Desert Dunes residential development. The draft JPR was sent to U.S. Fish and Wildlife Service (USFWS), California Department of Fish and Game (CDFG), County of Riverside and the project applicant for comment on December 22, 2009. No comments on the draft JPR were received.

A copy of the JPR (CVCC ID 08-007b) is enclosed. If you have questions on this JPR, please do not hesitate to contact Jim Sullivan or me at 760-346-1127.

Sincerely,



Katie Barrows  
Director of Environmental Resources

Cc: Craig Weightman, CDFG  
Kim Nicol, CDFG  
Carol Roberts, USFWS  
Ken Corey, USFWS  
Greg Neal, County Environmental Programs Department  
Ted D. Frattone, Hunsaker & Associates Irvine, Inc

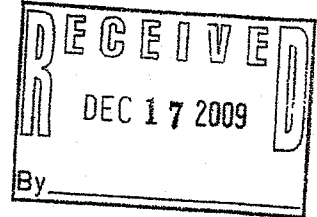
Enclosure

**LAND DEVELOPMENT COMMITTEE**  
**INITIAL CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - DESERT OFFICE**  
**38-686 El Cerrito Road**  
**Palm Desert, CA 92211**

DATE: December 16, 2009

TO:

CVAG - Attn: Jim Sullivan  
Environmental Programs Department  
Desert File / Central Files



**PRE-APPLICATION REVIEW NO. 1261** – CEQA Exempt – Applicant: Pulte Homes Corp. – Engineer/Representative: N/A - Fifth Supervisorial District – Palm Desert Zoning District – Western Coachella Valley Area Plan: Community Development Specific Plan (CD:SP) – Location: Northerly of 21<sup>st</sup> Street, southerly of 20<sup>th</sup> Avenue, easterly of Palm Drive, westerly of Bubbling Wells Road – 24.5 gross acres - Zoning: Specific Plan (S-P) **REQUEST:** This is a pre-application review within the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP) to permit “additional take” greater than 8% of each Plan habitat type within the proposed project’s acreage for a privately sponsored development proposal pursuant to Riverside County Board Policy A-61, in conjunction with Specific Plan No. 336 and Tentative Tract Map No. 34552. Applicant proposes site disturbance of approximately five (5) acres within a twenty-five (25) acre parcel on Lot 438 for purposes of open space / flood control facilities. The project lies within the Willow Hole 9:1 Conservation Development Ratio Area – APN: 660-040-003 - Related Cases: SP00336 - Concurrent Cases: TR34552, CZ07115, EA40920, CFG04332, GEO01728.

The following items are part of the transmittal package:

- CVCC Application
- Lot Aerial Image / Site Aerial Image
- Exhibit A (Site Disturbance Plan)
- TR34552, Amended #4 Exhibit (Sheets 1-2)

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

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case. Should you have any questions regarding this project, please do not hesitate to contact **Judy Deertrack, Project Planner**, at (760) 863-8277 or email at [jdeertra@rctlma.org](mailto:jdeertra@rctlma.org) / **MAILSTOP# 4035**.

**COMMENTS:**

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*

V:\11\_PLANNING Primary Folder\Planning Cases-Desert Office\PAR01261\LDC Transmittal Forms\PAR01261. CVAG & EPD. TML.doc

TML: C.M.

**Coachella Valley Conservation Commission  
Joint Project Review Application**

The 30-day Joint Project Review timeline does not start until the CVCC receives this completed application as well as the required project information from the Permittee.

Date: 11-10-09

**RECEIVED**  
NOV 10 2009

**SECTION 1**

**PROPERTY OWNER INFORMATION: PROPERTY OWNER(S)/OWNER'S  
REPRESENTATIVE**

Riverside County  
San Joaquin Hills  
Management Agency  
GRADING - INDIO

Assessor's Parcel Number(s) (APNs): 660-040-003

A. Property Owner Name(s)/Owner's Representative: Pulte Homes  
Corporation

Mailing Address: 2 Technology Drive  
Street  
Irvine CA 92618  
City State ZIP

Daytime Phone No: (949) 623-3769 Fax No: (949) 623-3701

E-Mail: darren.warren@pulte.com

PRINTED NAME OF PROPERTY OWNER(S)/OWNER'S REPRESENTATIVE

MaDa Hunsaker & Associates Irvine, Inc / Owner's Representative  
SIGNATURE OF PROPERTY OWNER(S)/OWNER'S REPRESENTATIVE

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

## SECTION 2

Total Acres Planned for Development: 25 Acres

Project Description: Request for Take allocation within the Willow Hole Conservation area in excess of the subject parcel's area for impacts associated with the channel outlet facility in Lot 438 of Tentative Tract Map 34552.

- Attach a map of the project location.
- Attach a map delineating:
  - the areas of proposed disturbance on the project site.
  - areas on the project site proposed to be left undisturbed
  - areas of proposed permanent conservation on the project site

The disturbed area is any portion of the earth's surface or natural vegetation that has been physically moved, uncovered, destabilized, or otherwise modified from its undisturbed natural condition pursuant to a legally issued land use, grading or building permit. This definition does not include land that has been restored to a native condition, such that the vegetative ground cover and soil characteristics are equal to surrounding conditions.

Examples of Disturbance include but are not limited to: staging areas, areas of side casting, slough, stockpiling, and spillage or otherwise impacted in preparing the property for Development; areas to be disturbed in installing septic tanks and leach fields including the expansion area for leach fields; and any off-site improvements such as roads or sewers required as a condition of approval.

- An electronic file of the area of Disturbance in CAD or ESRI Shapefile format (applications for a single family dwelling are not required to submit electronic file)

**Coachella Valley Conservation Commission**

73-710 Fred Waring Drive, Suite 200, Palm Desert, CA 92260 Phone: (760) 346-1127 Fax: (760) 340-5949




**SECTION 3**

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

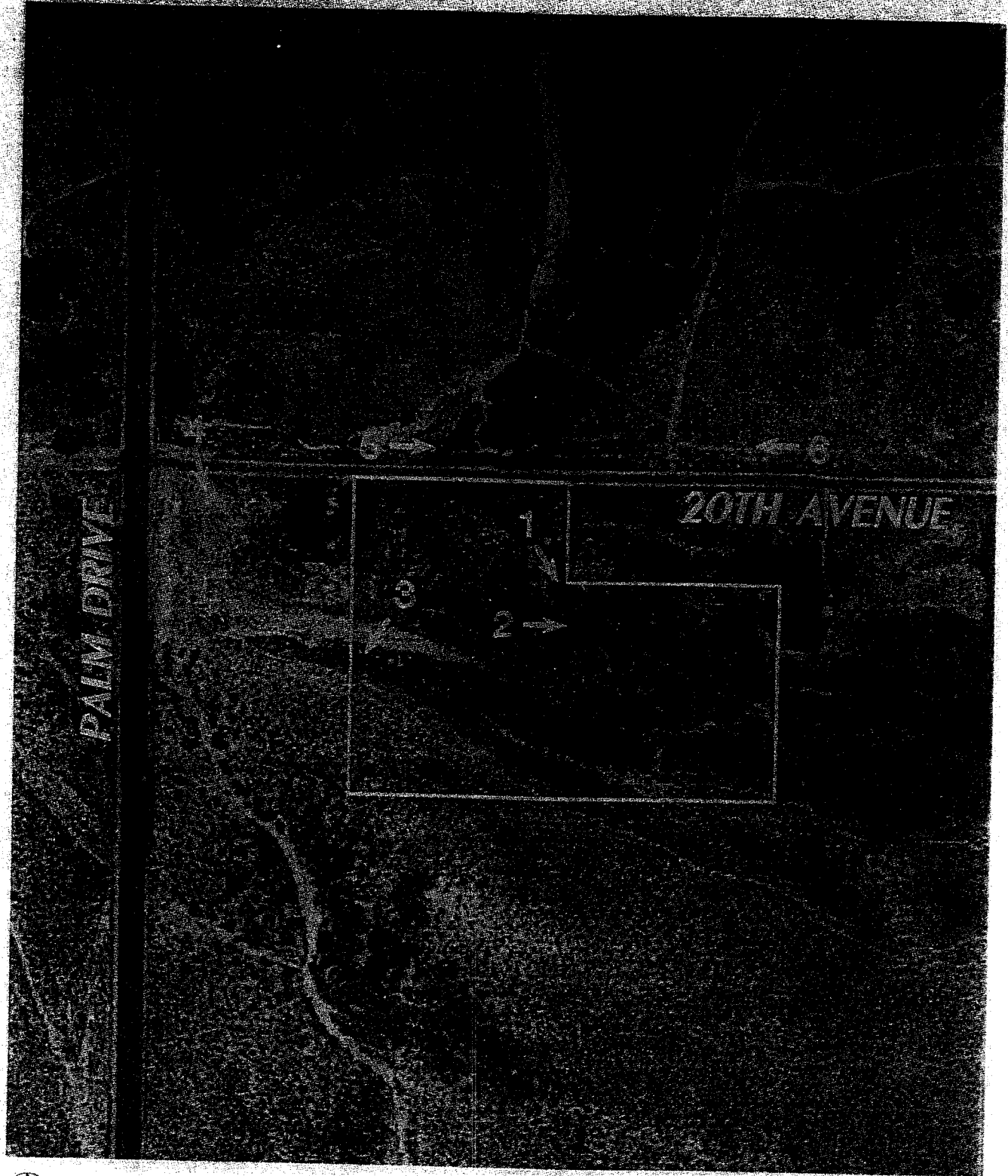
I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf. As the owner of record/authorized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

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

_____ PRINTED NAME OF PROPERTY OWNER	_____ SIGNATURE OF PROPERTY OWNER
<i>Hunsaker &amp; Associates Irvine, Inc</i> PRINTED NAME OF PROPERTY OWNER REPRESENTATIVE	 SIGNATURE OF PROPERTY OWNER REPRESENTATIVE

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

Prepared By  
Hunsaker & Associates, Inc.



PREPARED FOR: PULTE HOMES CORPORATION

SITE PHOTO LOCATION EXHIBIT

SOLERA AT DESERT DUNES  
PAR APPLICATION - LOT 438, TRACT 34552

OCTOBER 2009  
W.O.# 2917-4X



**Coachella Valley Conservation Commission  
Joint Project Review (IPR)**

Date: February 1, 2010

**Project Information**

Permittee: County of Riverside

Applicant/Project Name: Solera at Desert Dunes / Pulte

Permit ID: PAR01261

CVCC ID: 08-007b

Conservation Area: Willow Hole Conservation Area

Total Project Acreage: 165 acres

Project Acreage within Conservation Area: 23.75 acres

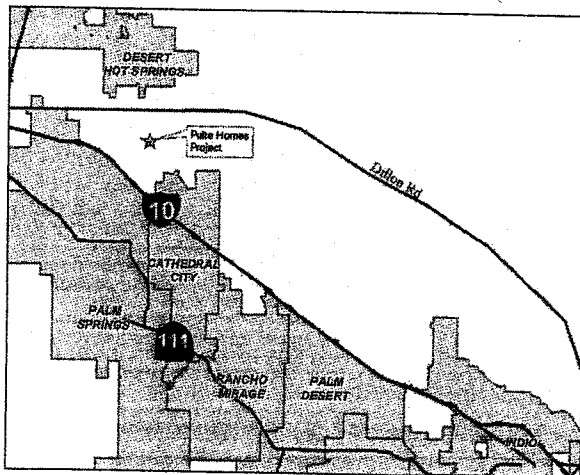
APNs within Conservation Area: 660-040-003

Project Description: Grading and flood control improvements associated with Solera at Desert Dunes residential development.

Acres of proposed Disturbance: 5 acres

Acres of proposed Conservation: 18.75 acres

Acres of existing Disturbance in 1996: 0 acres



## Conservation Objectives Review:

The Conservation Objectives for the Willow Hole Conservation Area are described in Section 4.3 of the CVMSHCP. These Conservation Objectives are summarized in the table below.

Conservation Objective	Total Acres of Proposed Disturbance by Project	Total Acres of Authorized Disturbance from Plan	Proposed Disturbance as Percent of Authorized Disturbance	Rough Step (Acres of Authorized Disturbance Currently Available)	Total Acres of Proposed Conservation by Project	Total Acres to be Conserved from Plan
Conserve Core Habitat for CV milkvetch	5.00	195.00	2.56%	111	18.75	1751.00
Conserve Core Habitat for CV fringe-toed lizard	5.00	51.00	9.80%	36	16.00	454.00
Conserve Other Cons. Habitat for Le Conte's thrasher	5.00	298.00	1.67%	135	18.75	2677.00
Conserve Core Habitat for CV round-tailed ground squirrel	5.00	120.00	4.17%	98	18.75	1081.00
Conserve Core Habitat for Palm Springs pocket mouse	5.00	298.00	1.68%	116	18.75	2684.00
Conserve stabilized & partially stabilized desert dunes	3.50	35.00	10.00%	23	15.25	319.00
Conserve stabilized & partially stabilized desert sand fields	1.50	14.00	10.71%	6	0.75	128.00
Conserve fluvial & aeolian sand transport areas	5.00	304.00	1.64%	116	18.75	2734.00

A Conservation to Development ratio of 9:1 shall be maintained within the north half of Section 19, T3S R5E wherein this project falls. The table below shows how this project would affect the Rough Step for this 9:1 Area.

**Pulte Homes Project  
Willow Hole Conservation Area  
9:1 Conservation to Development Ratio Area**

Current Acres of Rough Step in 9:1 Area	Acres of Authorized Disturbance in 9:1 Area	Acres of Proposed Disturbance	Acres of Conservation Required in 9:1 Area	Acres Acquired for Conservation Since 1996 in 9:1 Area	Acres of Proposed Conservation	Acres of Rough Step in 9:1 Area on Project Approval
9	12	5	106	80	18.75	11

**Required Measures for the Conservation Area Applicable to this Proposed Project**

A Conservation to Development ratio of 9:1 shall be maintained within the north half of Section 19, T3S R5E; within the portion of the south half of the northwest quarter of Section 20, T3S R5E that is in the Conservation Area; and within a portion of the northwest quarter of Section 29, T3S R5E; to maintain the functionality of the fluvial and aeolian sand transport systems. The Local Permittee(s) shall incorporate feasible design, orientation, or other criteria in the Implementation Manual. These criteria would not apply to single-family homes, emergency response activities, or any non-commercial accessory uses and structures including but not limited to second units on an existing legal lot. If it appears that the ratio may not be maintained, the appropriate Local Permittee(s) will meet with the Wildlife Agencies and identify additional means that will be implemented to achieve these goals and objectives, including an accelerated acquisition program and/or Development standards to maintain fluvial and aeolian sand transport. The requirements for Development in floodplains also help ensure that sand transport capacity is maintained. (See Figure 4-13f.)

CVCC shall conduct a Joint Project Review for proposed single family homes in the 9:1 areas to identify applicable measures needed to meet Conservation Area and Covered Species Goals and Objectives of the Plan. If a Conservation Easement is offered over a parcel or a portion of a parcel in the 9:1 areas, CVCC shall condition the acceptance of any easement to meet the Site Planning Standards described under Required Measure 3 in Section 4.3.11 of the Plan (with the exception of the first four sentences of Site Planning Standard 2).

**Site Planning Standard 1:** Development on the property shall not impede water-borne sand transport across the parcel in its natural direction of flow. A drainage plan for the site shall be required and demonstrate that natural flows onto the parcel shall be conveyed offsite in the natural pre-disturbance direction of flow. Water-borne sediments shall not be artificially retained onsite.

**Site Planning Standard 2:** The Local Permittee(s) shall incorporate feasible design, orientation, or other criteria in the Implementation Manual. The portion of the site to be conserved shall be determined consistent with attainment of Site Planning Standard 1 and the maximization of aeolian sand transport relative to adjacent parcels to the extent Feasible. This portion of the property shall not be fenced.

**Site Planning Standard 3:** Onsite driveways shall be at grade, without gutters, curbs, berms, or other elevated areas that may impede or divert the passage of water-borne or wind-borne sand.

The Permittees shall comply with applicable avoidance, minimization, and mitigation measures described in Section 4.4 and the Land Use Adjacency Guidelines as described in Section 4.5.

**DRAFT**  
**Implementation Manual Language**  
**for**  
**9:1 Conservation to Development Areas**

Section 4.3 of the Plan describes Required Measures within the established 9:1 Conservation to Development areas. The 9:1 Conservation to Development ratio was applied, where even limited Development could impede attainment of fluvial (water borne) and/or aeolian (wind blown) sand transport Conservation Objectives and/or the functionality of the Biological Corridor. The ratio ensures that the Conservation Objectives will be attained by requiring that for every acre of Development allowed in the specified area, 9 acres of Conservation will occur. To minimize obstruction to these ecological processes, the Local Permittee(s) shall incorporate feasible design, orientation, or other criteria where Development is approved. These criteria would not apply to single-family homes, emergency response activities, or any non-commercial accessory uses and structures including but not limited to second units on an existing legal lot. If it appears that the ratio may not be met, the appropriate Local Permittees will meet with the Wildlife Agencies and identify additional means that will be implemented to maintain the ecological processes and/or Biological Corridor.

**Willow Hole Conservation Area**

**Sections 19 T3S R5E; 20 T3S R5E; 24 T3S R4E; 28 T3S R5E; and 29 T3S R5E**

**Thousand Palms Conservation Area**

**Section 21 T4S R6E; 7 T4S R6E; and 8 T4S R6E**

The following criteria pertain to portions of Sections 19 T3S R5E; 20 T3S R5E; 24 T3S R4E; 28 T3S R5E; and 29 T3S R5E in the Willow Hole Conservation Area (Plan Figure 4-13f), and Section 21 T4S R6E; 7 T4S R6E; and 8 T4S R6E in the Thousand Palms Conservation Area (Plan Figure 4-16f). These criteria would not apply to single-family homes, emergency response activities, or any non-commercial accessory uses and structures including but not limited to second units on an existing legal lot.

The Local Permittee(s) shall (a) require that all new Development be constructed to minimize obstruction of fluvial and aeolian sand transport through appropriate design and orientation of all structures, landscaping, fencing, and juxtaposition of said features relative to any sand transport impediments on neighboring parcels; and (b) require that Development in the 9:1 Conservation to Development areas is configured such that fluvial and aeolian sand transport is not blocked, consistent with the following criteria:

**Implementation Criterion 1:** Required for Fluvial (water-borne) sand transport - Development on the property shall not impede water-borne sand transport across the parcel in its natural direction of flow. A drainage plan for the site shall be required such that natural flows onto the parcel shall be conveyed offsite in the natural pre-disturbance direction and volume of flow. Water-borne sediments shall not be artificially retained onsite to the degree that water quality standards (best management practices) are not violated.



The CDFG has delineated areas of streambeds as defined by California law in this 9:1 Conservation to Development area (see Implementation Manual Exhibit A). Development on parcels with a delineated streambed shall not be permitted without a streambed alteration agreement from CDFG or a letter from CDFG stating that such a permit is not required.

**Implementation Criterion 2:** Required for aeolian (wind blown) sand transport. Onsite driveways shall be at grade, without gutters, curbs, berms, or other elevated areas that may impede or divert the passage of water-borne or wind-borne sand. The driveway shall be sited upwind or downwind of the primary structure unless the location of the access road prohibits such siting.

**Implementation Criterion 3:** The orientation of the primary structure located on a parcel shall be such that the longest dimension of the primary structure shall be parallel to the prevailing wind direction. For purposes of this implementation criterion, the prevailing wind direction is to the southeast at 45 degrees (Figure A).

**Implementation Criterion 4:** Ancillary structures shall not block aeolian sand transport among parcels. Ancillary structures shall be placed within an area that is either upwind or downwind of the primary structure as shown in Figure B. No equipment, vehicles, materials, or other items shall be placed, stored, or otherwise kept on the parcel outside the designated Development portion of the parcel.

**Implementation Criterion 5:** Public and private streets and road that are unpaved as of September 10, 2007 shall not be paved. New Public and private streets and roads shall not be paved.

**Implementation Criterion 6:** Fences should be constructed of materials that maximize movement of sand over or through the fence. Fencing along the property line shall be limited as described below. Block walls are not permitted except within the wind shadow area as depicted in Figure B.

The following table identifies potential fence materials that are acceptable. Other fence materials and designs may be considered acceptable after review by the CVCC.

*Fencing Designs:*

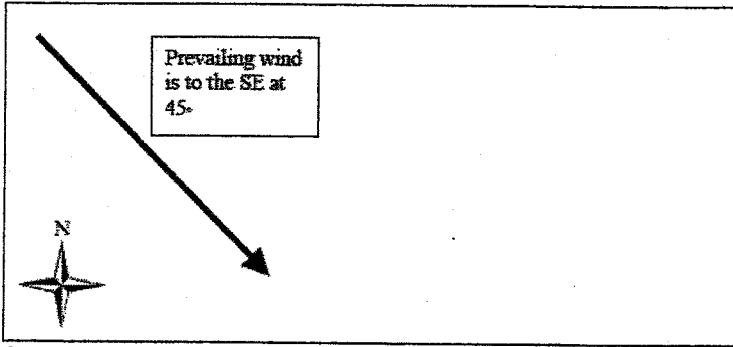
Fence Type	Minimum Spacing Vertical posts	Minimum Spacing Horizontal elements	Maximum width of vertical Posts	Minimum ground clearance	Maximum width of horizontal elements
Rail Fence	2 feet	18 inches	5 inches	1 foot	5 inches
Round or barbed wire	2 feet	18 inches	5 inches	1 foot	5 inches
Cross buck	4 feet	4.5 feet*	5 inches	1 foot	6 inches

\* The center of the rail on the top to the center of the rail along the bottom. Horizontal cross rails may be installed along the top and bottom of the diagonal rails. The spacing between the top of the bottom rail and the bottom of the top rail shall not be less than four (4) feet.

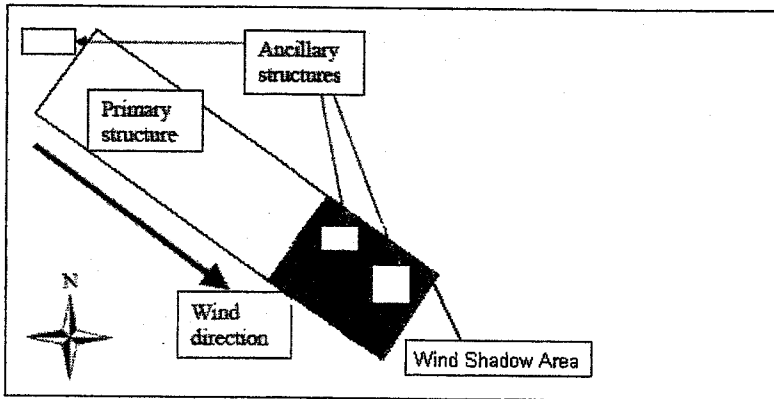
**Implementation Criterion 7:** Landscaping outside interior fencing shall be limited to the plant species identified below and other species determined by CVCC to be native to the relevant Conservation Area. The plants shall not be placed in such a manner as to create a wind break or hedge.

Creosote bush (*Larrea tridentata*),  
Smoke tree (*Psoralea argophylla*),  
Desert lavender (*Hyptis emoryi*),  
Palo verde (*Cercidium floridum*),  
Dye weed (*Psoralea argophylla*),  
Saltbush (*Atriplex polycarpa*, *Atriplex canescens*),  
Indigo bush (*Psoralea schottii*),  
Dicoria (*Dicoria* spp.),  
Brittlebush (*Encelia farinosa*),  
Sweetbush (*Bebbia juncea*),  
Cheesebush (*Hymenoclea salsola*),  
Burrobush (*Ambrosia dumosa*)  
Desert trumpet (*Eriogonum inflatum*),  
Desert velvet (*Psathyrotes ramosissima*),  
Plicate coldenia (*Tiquilia plicata*)




**Figure A: Prevailing Wind Direction**

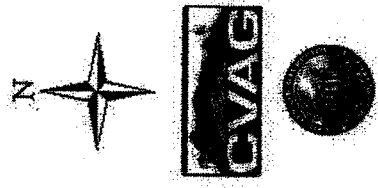


**Figure B: Placement of Ancillary Structures**

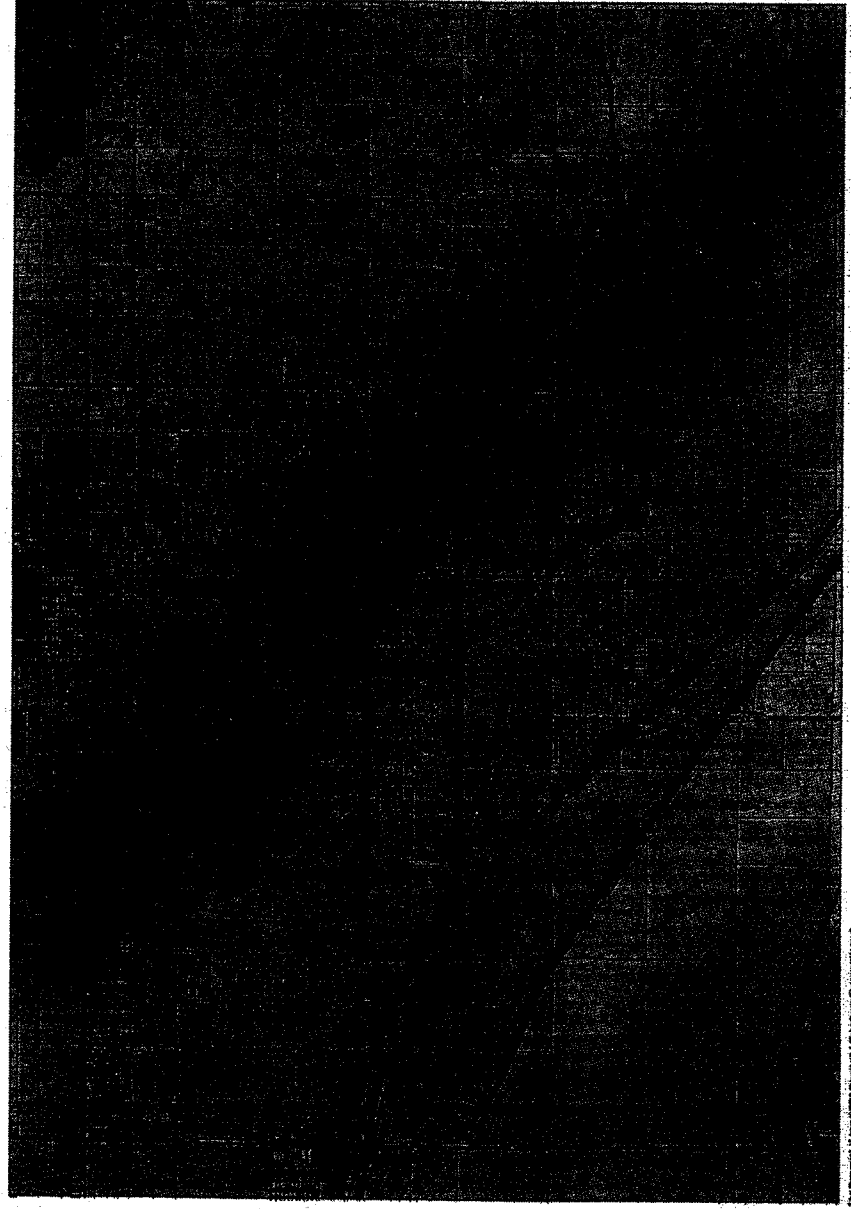


# Implementation Manual Exhibit A Willow Hole Conservation Area

- Legend**
-  Stream beds
  -  Parcel Boundaries
  -  9:1 Ratio Areas



Map By  
Nicholas Pahl,  
Couchilla Valley Association  
of Governments  
Aerial Background is  
Digital Mapping, Inc. 2007



Disclaimer: Maps and data were used for reference purposes only. They do not constitute an endorsement, and are not necessarily accurate. It is the user's responsibility to verify the accuracy of the information and to take appropriate precautions to high accuracy. The user assumes all responsibility for any use of the information and for any errors or omissions.

Map prepared by CVAG, 2007. Photo courtesy of the National Aerial Photography Program. 2007. 1:25,000 scale.

## Other Plan Requirements

### Section 4.4: Avoidance, Minimization, and Mitigation Measures

**Burrowing Owl.** This measure does not apply to single-family residences and any non-commercial accessory uses and structures including but not limited to second units on an existing legal lot, or to O&M of Covered Activities other than levees, berms, dikes, and similar features that are known to contain burrowing owl burrows. O&M of roads is not subject to this requirement. For other projects that are subject to CEQA, the Permittees will require burrowing owl surveys in the Conservation Areas using an accepted protocol (as determined by the CVCC in coordination with the Permittees and the Wildlife Agencies). Prior to Development, the construction area and adjacent areas within 500 feet of the Development site, or to the edge of the property if less than 500 feet, will be surveyed by an Acceptable Biologist for burrows that could be used by burrowing owl. If a burrow is located, the biologist will determine if an owl is present in the burrow. If the burrow is determined to be occupied, the burrow will be flagged and a 160-foot buffer during the non-breeding season and a 250-foot buffer during the breeding season, or a buffer to the edge of the property boundary if less than 500 feet, will be established around the burrow. The buffer will be staked and flagged. No Development or O&M activities will be permitted within the buffer until the young are no longer dependent on the burrow.

If the burrow is unoccupied, the burrow will be made inaccessible to owls, and the Covered Activity may proceed. If either a nesting or escape burrow is occupied, owls shall be relocated pursuant to accepted Wildlife Agency protocols. A burrow is assumed occupied if records indicate that, based on surveys conducted following protocol, at least one burrowing owl has been observed occupying a burrow on site during the past three years. If there are no records for the site, surveys must be conducted to determine, prior to construction, if burrowing owls are present. Determination of the appropriate method of relocation, such as eviction/passive relocation or active relocation, shall be based on the specific site conditions (e.g., distance to nearest suitable habitat and presence of burrows within that habitat) in coordination with the Wildlife Agencies. Active relocation and eviction/passive relocation require the preservation and maintenance of suitable burrowing owl habitat determined through coordination with the Wildlife Agencies.

**Fluvial Sand Transport.** Activities, including O&M of facilities and construction of permitted new projects, in fluvial sand transport areas in the Cabazon, Stubbe and Cottonwood Canyons, Snow Creek/Windy Point, Whitewater Canyon, Whitewater Floodplain, Upper Mission Creek/Big Morongo Canyon, Mission Creek/Morongo Wash, Willow Hole, Long Canyon, Edom Hill, Thousand Palms, West Deception Canyon, and Indio Hills/Joshua Tree National Park Linkage Conservation Areas will be conducted in a manner to maintain the fluvial sand transport capacity of the system.

**Le Conte's Thrasher.** This measure does not apply to single-family residences and any non-commercial accessory uses and structures including but not limited to second units on an existing legal lot, or to O&M of Covered Activities. In modeled Le Conte's thrasher Habitat in all the Conservation Areas, during the nesting season, January 15 - June 15, prior to the start of construction activities, surveys will be conducted by an Acceptable Biologist on the construction site and within 500 feet of the construction site, or to the property boundary if less than 500 feet.

If nesting Le Conte's thrashers are found, a 500 foot buffer, or to the property boundary if less than 500 feet, will be established around the nest site. The buffer will be staked and flagged. No construction will be permitted within the buffer during the breeding season of January 15 - June 15 or until the young have fledged.

**Mesquite Hummocks and Mesquite Bosque Natural Communities.** This measure does not apply to single-family residences and any non-commercial accessory uses and structures including but not limited to second units on an existing legal lot, or to O&M of Covered Activities. Construction activities in the Cabazon, Willow Hole, Thousand Palms, Indio Hills Palms, East Indio Hills, Dos Palmas, Coachella Valley Stormwater Channel and Delta, and Santa Rosa and San Jacinto Mountains Conservation Areas will avoid mesquite hummocks and mesquite bosque to the maximum extent Feasible.

**Palm Springs Pocket Mouse.** To avoid impacts to the Palm Springs pocket mouse and its habitat in the Upper Mission Creek/Big Morongo Canyon and Willow Hole Conservation Areas, Flood Control-related construction activities will comply with the following avoidance and minimization measures.

- ❖ **Clearing:** For construction that would involve disturbance to Palm Springs pocket mouse habitat, activity should be phased to the extent feasible and practicable so that suitable habitat islands are no farther than 300 feet apart at any given time to allow pocket mice to disperse between habitat patches across nonsuitable habitat (i.e., unvegetated and/or compacted soils). Prior to project construction, a biological monitor familiar with this species should assist construction crews in planning access routes to avoid impacts to occupied habitat as much as feasible (i.e., placement of preferred routes on project plans and incorporation of methods to avoid as much suitable habitat/soil disturbance as possible). Furthermore, during construction activities, the biological monitor will ensure that connected, naturally vegetated areas with sandy soils and typical native vegetation remain intact to the extent feasible and practicable. Finally, construction that involves clearing of habitat should be avoided during the peak breeding season (approximately March to May), and activity should be limited as much as possible during the rest of the breeding season (January to February and June to August).
- ❖ **Revegetation:** Clearing of native vegetation (e.g., creosote, rabbitbrush, burrobrush, cheesebush) should be followed by revegetation, including natural reestablishment and other means, resulting in habitat types of equal or superior biological value for Palm Springs pocket mouse.
- ❖ **Trapping/Holding:** All trapping activity should be conducted in accordance with accepted protocols and by a qualified biologist who possesses a Memorandum of Understanding with CDFG for live-trapping of heteromyid species in Southern California.
- ❖ **Translocation:** Should translocation between distinct population groups be necessary, as determined through the Adaptive Management and Monitoring Program, activity should be conducted by a qualified biologist who possesses a Memorandum of Understanding with CDFG for live-trapping of heteromyid species in Southern California. Trapping and subsequent translocation activity should be conducted in accordance with accepted protocols. Translocation programs should be coordinated by or conducted by the CVCC and/or RMOC to determine the appropriate trapping, holding, marking, and handling methods and potential translocation sites.

**Comments:**

The property appears to have mesquite hummocks communities not included in the vegetation mapping. Please refer to the avoidance and mitigation measures for the Mesquite Hummocks natural communities above.

## ***4.5 Land Use Adjacency Guidelines***

The purpose of Land Use Adjacency Guidelines is to avoid or minimize indirect effects from Development adjacent to or within the Conservation Areas. Adjacent means sharing a common boundary with any parcel in a Conservation Area. Such indirect effects are commonly referred to as edge effects, and may include noise, lighting, drainage, intrusion of people, and the introduction of non-native plants and non-native predators such as dogs and cats. Edge effects will also be addressed through reserve management activities such as fencing. The following Land Use Adjacency Guidelines shall be considered by the Permittees in their review of individual public and private Development projects adjacent to or within the Conservation Areas to minimize edge effects, and shall be implemented where applicable.

### ***4.5.1 Drainage***

Proposed Development adjacent to or within a Conservation Area shall incorporate plans to ensure that the quantity and quality of runoff discharged to the adjacent Conservation Area is not altered in an adverse way when compared with existing conditions. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the adjacent Conservation Area.

### ***4.5.2 Toxics***

Land uses proposed adjacent to or within a Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife and plant species, Habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in any discharge to the adjacent Conservation Area.

### ***4.5. Lighting***

Numerous studies have shown artificial light to negatively impact a variety of wildlife species (see, for example, Ecological consequences of artificial night lighting 2006, Rich, C. and Longcore, T. (eds.). Island Press: Washington, D.C.). The purpose of this guideline is to minimize the impact of artificial light on wildlife within Conservation Areas. For proposed

Development adjacent to or within a Conservation Area, lighting shall be shielded and directed toward the developed area. Landscape shielding or other appropriate methods shall be incorporated in project designs to minimize the effects of lighting adjacent to or within the adjacent Conservation Area. Projects requiring discretionary approval shall provide the permitting jurisdiction with a light study showing the proposed methods to minimize escape of light from the project into Conservation Areas. This study shall include all exterior lighting including street lights and security lighting.

#### 4.5.4 Noise

Noise has been shown to negatively impact numerous species of wildlife (see, for example, Bowles, A.E. 1995. *Responses of wildlife to noise*. pp. 109-156. In: Knight, R.L. and K.J. Gutzwiller. (eds.) *Wildlife and Recreationists: Coexistence through Management and Research*. Island Press: Washington, D.C.). The purpose of this guideline is to minimize the impact the noise on wildlife within Conservation Areas. Proposed Development adjacent to or within a Conservation Area that generates noise in excess of 75 dBA  $L_{eq}$  hourly, as measured at the property line, shall incorporate setbacks, berms, or walls, as appropriate, to minimize the effects of noise on the adjacent Conservation Area. Required Measures in any Conservation Area that preclude or limit berms or walls shall have precedence over this guideline. This guideline is intended to apply to land uses that generate noise on a permanent basis such as race tracks, night clubs and shooting ranges and does not apply to temporary noise due to construction or special events. Public safety activities are exempt from this guideline.

#### 4.5.5 Invasives

Invasive species are a known threat to native wildlife and wildlife habitat in the Coachella Valley. Impacts of invasive species on wildlife in the Coachella Valley have been documented in research conducted by the Center for Conservation Biology at the University of California, Riverside. Invasive, non-native plant species shall not be incorporated in the landscape for land uses adjacent to or within a Conservation Area. Landscape treatments within or adjacent to a Conservation Area shall incorporate native plant materials to the maximum extent Feasible; recommended native species are listed in Table 4-112. The plants listed in Table 4-113 shall not be used within or adjacent to a Conservation Area. This list may be amended from time to time through a Minor Amendment with Wildlife Agencies' concurrence.

**Table 4-112: Coachella Valley Native Plants Recommended for Landscaping<sup>1</sup>**

BOTANICAL NAME	COMMON NAME
<b>Trees</b>	
<i>Washingtonia filifera</i>	California Fan Palm
<i>Cercidium floridum</i>	Blue Palo Verde
<i>Chilopsis linearis</i>	Desert Willow
<i>Olneya tesota</i>	Ironwood Tree
<i>Prosopis glandulosa var. torreyana</i>	Honey Mesquite



BOTANICAL NAME	COMMON NAME
<b>Shrubs</b>	
<i>Acacia greggii</i>	Cat's Claw Acacia
<i>Ambròsia dumosa</i>	Burro Bush
<i>Atriplex canescens</i>	Four Wing Saltbush
<i>Atriplex lentiformis</i>	Quailbush
<i>Atriplex polycarpa</i>	Cattle Spinach
<i>Baccharis sergiloides</i>	Squaw Water-weed
<i>Bebia juncea</i>	Sweet Bush
<i>Cassia (Senna) covesii</i>	Desert Senna
<i>Condalia parryi</i>	Crucillo
<i>Crossosoma bigelovii</i>	Crossosoma
<i>Dalea emoryi</i>	Dye Weed
<i>Dalea (Psorothamnus) schottii</i>	Indigo Bush
<i>Datura meteloides</i>	Jimson Weed
<i>Encelia farinosa</i>	Brittle Bush
<i>Ephedra aspera</i>	Mormon Tea
<i>Eriogonum fasciculatum</i>	California Buckwheat
<i>Eriogonum wrightii membranaceum</i>	Wright's Buckwheat
<i>Fagonia laevis</i>	(No Common Name)
<i>Gutierrezia sarothrae</i>	Matchweed
<i>Haplopappus acradenius</i>	Goldenbush
<i>Hibiscus denudatus</i>	Desert Hibiscus
<i>Hoffmannseggia microphylla</i>	Rush Pea
<i>Hymenoclea salsola</i>	Cheesebush
<i>Hyptis emoryi</i>	Desert Lavender
<i>Isomeris arborea</i>	Bladder Pod
<i>Juniperus californica</i>	California Juniper
<i>Krameria grayi</i>	Ratany
<i>Krameria parvifolia</i>	Little-leaved Ratany
<i>Larrea tridentate</i>	Creosote Bush
<i>Lotus rigidus</i>	Desert Rock Pea
<i>Lycium andersonii</i>	Box Thorn
<i>Petalonyx linearis</i>	Long-leaved Sandpaper Plant
<i>Petalonyx thurberi</i>	Sandpaper Plant
<i>Peucephyllum schottii</i>	Pygmy Cedar
<i>Prunus fremontii</i>	Desert Apricot
<i>Rhus ovata</i>	Sugar-bush
<i>Salazaria mexicana</i>	Paper-bag Bush
<i>Salvia apiana</i>	White Sage
<i>Salvia eremostachya</i>	Santa Rosa Sage
<i>Salvia vaseyi</i>	Wand Sage
<i>Simmondsia chinensis</i>	Jojoba
<i>Sphaeralcia ambigua</i>	Globemallow (Desert Mallow)
<i>Sphaeralcia ambigua rosacea</i>	Apricot Mallow
<i>Trixis californica</i>	Trixis
<i>Zauschneria californica</i>	California Fuchsia
<b>Groundcovers</b>	
<i>Mirabilis bigelovii</i>	Wishbone Bush (Four O'Clock)
<i>Mirabilis tenuiloba</i>	White Four O'Clock (Thin-lobed)

BOTANICAL NAME	COMMON NAME
<b>Vines</b>	
<i>Vitis girdiana</i>	Desert Grape
<b>Accent</b>	
<i>Muhlenbergia rigens</i>	Deer Grass
<b>Herbaceous Perennials<sup>2</sup></b>	
<i>Adiantum capillus-veneris</i>	Maiden-hair Fern (w)
<i>Carex alma</i>	Sedge (w)
<i>Dalea parryi</i>	Parry Dalea
<i>Eleocharis montevidensis</i>	Spike Rush (w)
<i>Equisetum laevigatum</i>	Horsetail (w)
<i>Juncus bufonis</i>	Toad Rush (w)
<i>Juncus effuses</i>	Juncus (w)
<i>Juncus macrophyllus</i>	Juncus (w)
<i>Juncus mexicanus</i>	Mexican Rush (w)
<i>Juncus xiphioides</i>	Juncus (w)
<i>Notholaena parryi</i>	Parry Cloak Fern
<i>Pallaea mucronata</i>	Bird-foot Fern
<b>Cacti and Succulents</b>	
<i>Agave deserti</i>	Desert Agave
<i>Asclepias albicans</i>	Desert Milkweed (Buggy-whip)
<i>Asclepias subulata</i>	Ajamete
<i>Dudleya arizonica</i>	Live-forever
<i>Dudleya saxosa</i>	Rock Dudleya
<i>Echinocereus engelmannii</i>	Calico Hedgehog Cactus
<i>Ferocactus acanthodes</i>	Barrel Cactus
<i>Fouquieria splendens</i>	Ocotillo
<i>Mamillaria dioica</i>	Nipple Cactus
<i>Mamillaria tetrancistra</i>	Corkseed Cactus
<i>Nolina parryi</i>	Parry Nolina
<i>Opuntia acanthocarpa</i>	Stag-horn or Deer-horn Cholla
<i>Opuntia bigelovii</i>	Teddy Bear or Jumping Cholla
<i>Opuntia basilaris</i>	Beavertail Cactus
<i>Opuntia echinocarpa</i>	Silver or Golden Cholla
<i>Opuntia ramosissima</i>	Pencil Cholla, Darning Needle Cholla
<i>Yucca schidigera</i>	Mojave Yucca, Spanish Dagger
<i>Yucca whipplei</i>	Our Lord's Candle

<sup>1</sup> Source: "Coachella Valley Native Plants, Excluding Annuals (0 ft. to approximately 3,000 ft. elevation)." Compiled by Dave Heveron, Garden Collections Manager, and Kirk Anderson, Horticulturist, The Living Desert, May, 2000, for the Coachella Valley Mountains Conservancy.

<sup>2</sup> Common names for herbaceous perennials that are followed by "(w)" indicate a water or riparian species.

**Table 4-113: Prohibited Invasive Ornamental Plants<sup>1</sup>**

BOTANICAL NAME	COMMON NAME
<i>Acacia</i> spp. (all species except <i>A. greggii</i> )	Acacia (all species except native catclaw acacia)
<i>Arundo donax</i> (✓)	Giant Reed or Arundo Grass
<i>Atriplex semibaccata</i> (✓)	Australian Saltbush
<i>Avena barbata</i>	Slender Wild Oat
<i>Avena fatua</i>	Wild Oat

BOTANICAL NAME	COMMON NAME
<i>Brassica tournefortii</i> (✓✓)	African or Saharan Mustard
<i>Bromus madritensis</i> ssp. <i>rubens</i> (✓)	Red Brome
<i>Bromus tectorum</i> (✓✓)	Cheat Grass or Downy Brome
<i>Cortaderia jubata</i> [syn. <i>C. atacamensis</i> ]	Jubata Grass or Andean Pampas Grass
<i>Cortaderia dioica</i> [syn. <i>C. selloana</i> ]	Pampas Grass
<i>Descurainia sophia</i>	Tansy Mustard
<i>Eichhornia crassipes</i>	Water Hyacinth
<i>Elaeagnus angustifolia</i>	Russian Olive
<i>Foeniculum vulgare</i>	Sweet Fennel
<i>Hirschfeldia incana</i>	Mediterranean or Short-pod Mustard
<i>Lepidium latifolium</i>	Perennial Pepperweed
<i>Lolium multiflorum</i>	Italian Ryegrass
<i>Nerium oleander</i>	Oleander
<i>Nicotiana glauca</i> (✓)	Tree Tobacco
<i>Oenothera berlandieri</i> (#)	Mexican Evening Primrose
<i>Olea europea</i>	European Olive Tree
<i>Parkinsonia aculeata</i> (✓)	Mexican Palo Verde
<i>Pennisetum clandestinum</i>	Kikuyu Grass
<i>Pennisetum setaceum</i> (✓✓)	Fountain Grass
<i>Phoenix canariensis</i> (#)	Canary Island Date Palm
<i>Phoenix dactylifera</i> (#)	Date Palm
<i>Ricinus communis</i> (✓)	Castorbean
<i>Salsola tragus</i> (✓)	Russian Thistle
<i>Schinus molle</i>	Peruvian Pepper Tree or California Pepper
<i>Schinus terebinthifolius</i>	Brazilian Pepper Tree
<i>Schismus arabicus</i>	Mediterranean Grass
<i>Schismus barbatus</i> (✓✓)	Saharan Grass, Abu Mashh
<i>Stipa capensis</i> (✓✓)	No Common Name
<i>Tamarix</i> spp. (all species) (✓✓)	Tamarisk or Salt Cedar
<i>Taeniatherum caput-medusae</i>	Medusa-head
<i>Tribulus terrestris</i>	Puncturevine
<i>Vinca major</i>	Periwinkle
<i>Washingtonia robusta</i>	Mexican fan palm
<i>Yucca gloriosa</i> (#)	Spanish Dagger

Sources: California Exotic Pest Plant Council, United States Department of Agriculture-Division of Plant Health and Pest Prevention Services, California Native Plant Society, Fremontia Vol. 26 No. 4, October 1998, The Jepson Manual; Higher Plants of California, and County of San Diego Department of Agriculture.

Key to Table 4-113:

- # indicates species not on CalEPPC October 1999 "Exotic Pest Plants of Greatest Ecological Concern in California" list
- ✓ indicates species known to be invasive in the Plan Area
- ✓✓ indicates particularly troublesome invasive species

## 4.5.6 Barriers

Land uses adjacent to or within a Conservation Area shall incorporate barriers in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping in a Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls and/or signage.

### ***4.5.7 Grading/Land Development***






Manufactured slopes associated with site Development shall not extend into adjacent land in a Conservation Area.

**Map of Project Vicinity in Conservation Area**  
**Map(s) of Project Boundaries and Species etc Disturbance**

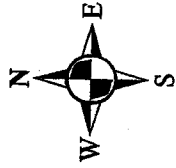
# Solera at Desert Dunes - Pulte Project Area Willow Hole Conservation Area



## Legend

-  Roads
-  Project Area
-  Area to be Disturbed
-  Area to be Conserved
-  Parcel Boundaries

CVMSHCP Conservation Areas

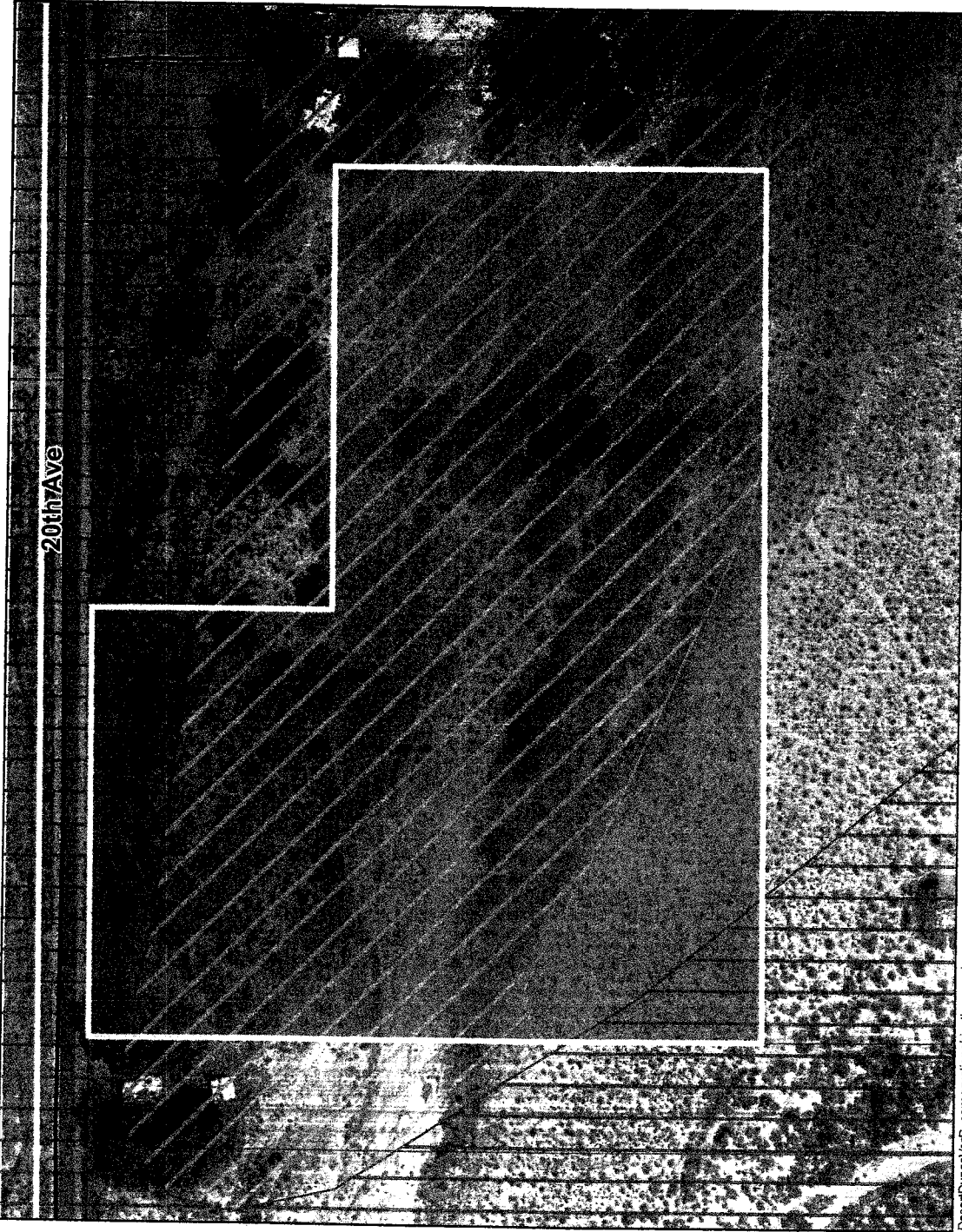


DesertDunesVerB\_projectmap.mxd  
12/22/2009

Map by  
Nicholas Peihl  
Coachella Valley Association  
of Governments

DISCLAIMER: CVAG and The County of Riverside assume no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates/modifications and may not be complete or appropriate for all purposes. CVAG and County GIS and other sources should be queried for the most current information. Horizontal accuracy: Parcel data is of mapping grade (quality) only and does not represent reliable locations or legal boundaries. User assumes all risk of use of this product. Do not copy or resell this map.

# Solera at Desert Dunes - Pulte Conservation Objectives Willow Hole Conservation Area



## Legend

— Roads

Project Area

Parcel Boundaries

### Take Allocation

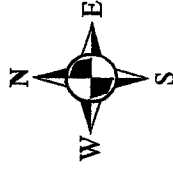
Area to be Disturbed

Area to be Conserved

Stabilized desert dunes

Stabilized desert sand fields

Models for CV Milkvetch,  
CV Fringe-toed Lizard,  
CV Round-tailed Ground Squirrel,  
Le Conte's Thrasher,  
Palm Springs Pocket Mouse and  
Sand Transport cover entire extent  
of Project Area.



DesertDunes\VerB\_conservationobjectives.mxd  
12/22/2009

Map by  
Nicholas Peihl,  
Coachella Valley Association  
of Governments

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# City of Desert Hot Springs

County of Riverside  
82-675 Hwy. 111 No. 209  
Indio, CA. 92201

**RECEIVED**

OCT 30 2006

October 25, 2006

RE: Case No. EA41060, CFG4458  
Tentative Tract Map No. 34553

RIVERSIDE COUNTY  
PLANNING DEPARTMENT  
INDIO OFFICE

Dear Mr. Powell:

Planning Staff has reviewed the proposal for Tentative Tract Map No. 34553 and has several concerns to address. The first issue shows half-street improvements for 18<sup>th</sup>, 20<sup>th</sup> and Bubbling Wells Avenues and with no apparent plans for Traffic Signal Plans for intersections on Palm Drive and 18<sup>th</sup> and 20<sup>th</sup> Avenues. This is a significant concern for automobile traffic will most assuredly increase due the amount of proposed homes for Tentative Tract Maps 34553, 31879-1 and 34552. Staff would recommend full street improvement plans for 18<sup>th</sup>, 20<sup>th</sup> and Bubbling Wells Avenues and with Traffic Signal Plans for the intersections of Palm Drive connecting to 18<sup>th</sup> and 20<sup>th</sup> Avenues.

An additional concern is the streets and lot sizes proposed for the Tentative Tract Map. Local collector streets for the City of Desert Hot Springs require 40' minimum street widths in contrast to the 37' street widths proposed and would recommend this to be corrected. The proposed lot sizes are substandard to the City's Development Standards for Residential Low Density (R-L) in overall minimum square footage, and in minimum lot widths allowed (9,000 min sq. ft., 70' ft. min. width). This is a concern for the lots proposed and will greatly impede the ability of homeowners to expand (i.e. pools, patio covers) once Tentative Tract Map 34553 becomes annexed to the City. Staff recommends the lots proposed to be corrected in order to comply with the City's Development Standards. (See attached).

Should you have any questions regarding these concerns, please feel free to contact Jon Braginton, Assistant Planner, at (760) 329-6411, x-258.

Sincerely,

Jon Braginton  
Assistant Planner

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 10/24/2012.

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

APN (s) or case numbers SPO033651 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

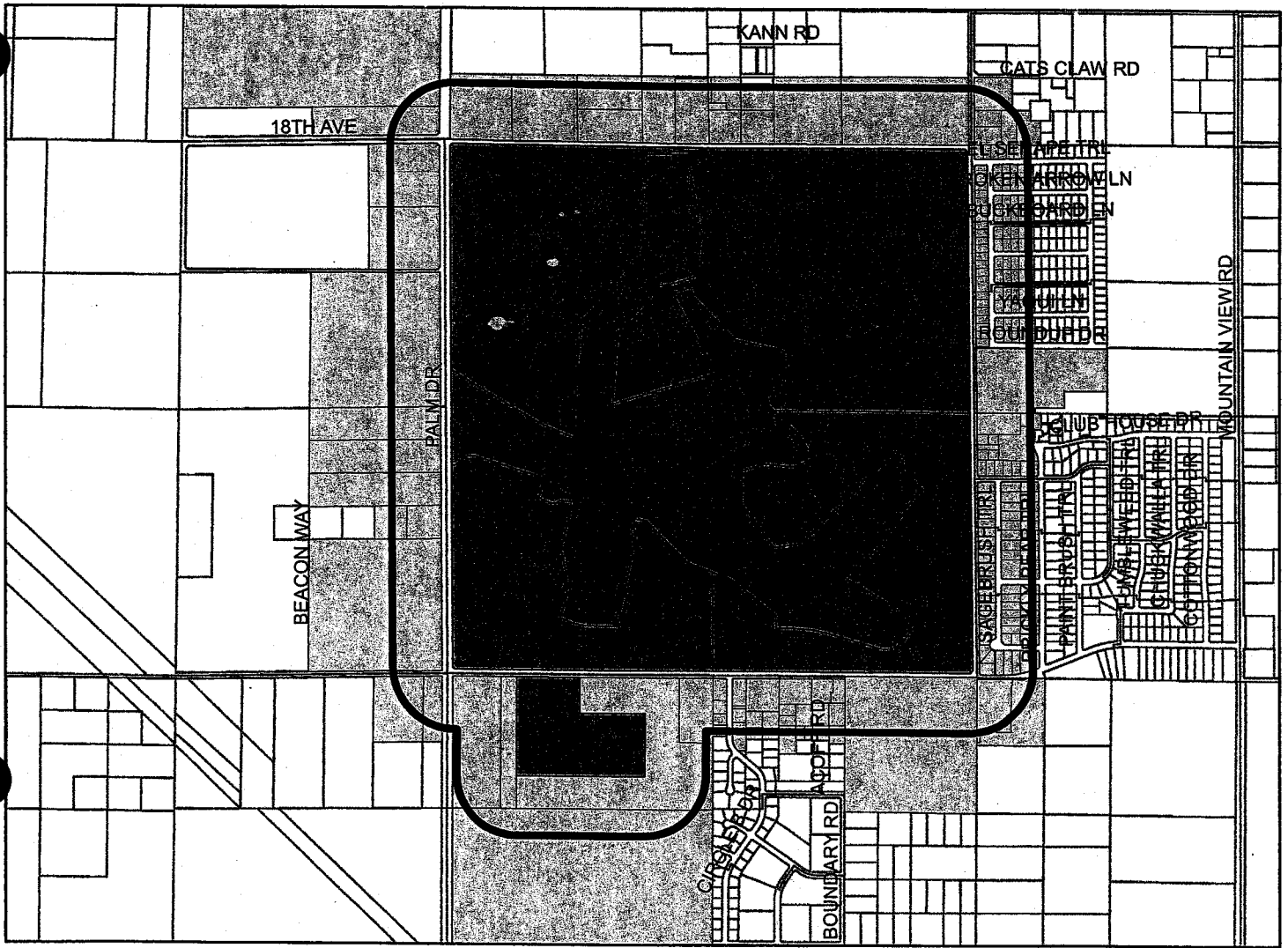
Riverside, Ca. 92502

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

*checked by  
matt  
EOP 4/24/12  
MLR*



# SP00336S1 (600 feet buffer)



## Selected Parcels

657-240-029	657-323-004	657-401-002	657-392-008	657-290-006	657-401-013	657-270-010	657-332-023	657-311-004	657-401-003
657-322-005	657-230-015	657-240-028	657-323-001	657-402-011	657-230-028	657-250-012	657-331-007	660-040-001	657-332-024
657-333-021	660-110-020	657-361-004	657-395-001	657-311-002	657-314-023	657-290-011	657-331-004	657-331-005	657-331-003
657-391-002	657-314-024	660-040-002	657-332-004	657-332-002	657-332-003	657-280-015	657-323-021	657-313-003	657-313-024
660-050-001	657-332-022	657-322-022	657-391-001	657-322-002	657-392-003	657-391-004	657-270-011	657-323-005	657-490-002
660-071-008	657-230-009	657-230-010	657-314-003	657-362-009	660-072-001	657-362-013	657-333-001	657-401-007	657-401-008
657-402-006	657-401-006	657-392-009	657-230-012	657-362-010	657-313-020	657-313-021	657-323-003	657-322-003	657-314-021
657-312-001	657-361-005	660-110-053	657-402-010	657-333-024	657-391-003	660-080-011	657-314-002	657-270-009	657-351-010
657-321-010	657-351-012	657-401-015	657-280-003	657-314-004	657-402-001	657-401-014	657-351-002	657-402-009	657-391-005

rst 90 parcels shown



1,400 700 0 1,400 Feet

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

ASMT: 657230010, APN: 657230010  
DESERT LAND HOLDINGS  
77641 IROQUOIS DR  
INDIAN WELLS CA 92210

ASMT: 657240006, APN: 657240006  
VINCENT KARPINSKI  
700 PARK PASEO  
LAS VEGAS NV 89104

ASMT: 657230011, APN: 657230011  
CELIA CAMBRON, ETAL  
31822 AVENIDA ALVERA  
CATHEDRAL CY CA 92234

ASMT: 657240023, APN: 657240023  
PETER SIMIONATO  
17 LAURIE CT  
NOVATO CA 94947

ASMT: 657230012, APN: 657230012  
ELFEGO PEREZ  
68555 D ST  
CATHEDRAL CY CA 92234

ASMT: 657240027, APN: 657240027  
LEODIVINA LOPEZ, ETAL  
17920 AVENIDA MANZANA  
DSRT HOT SPG, CA. 92241

ASMT: 657230013, APN: 657230013  
T BIRD REALTY INC  
71330 HIGHWAY 111 STE B  
RANCHO MIRAGE CA 92270

ASMT: 657240028, APN: 657240028  
BECKER ELIZABETH ESTATE OF  
C/O PHILIP BECKER  
17848 AVENIDA MANZANA  
DESERT HOT SPRINGS CA 92241

ASMT: 657230015, APN: 657230015  
IAN F ROBERTSON DPP, ETAL  
C/O IAN ROBERTSON  
801 A ST  
SAN RAFAEL CA 94901

ASMT: 657240029, APN: 657240029  
200 HOLT  
P O BOX 1106  
SAN BERNARDINO CA 92401

ASMT: 657230023, APN: 657230023  
T BIRD REALTY INC  
71330 HIGHWAY 111  
RANCHO MIRAGE CA 92270

ASMT: 657250012, APN: 657250012  
BLUEBEYOND FISHERIES  
P O BOX 399  
DSRT HOT SPGS CA 92240

ASMT: 657230028, APN: 657230028  
BIBLE BAPTIST CHURCH  
27620 LANDAU BLV STE 5  
CATHEDRAL CITY CA 92234

ASMT: 657270009, APN: 657270009  
FRANK MORALES  
67224 SAN GABRIEL  
CATHEDRAL CY CA 92234

ASMT: 657270010, APN: 657270010  
ANGEL BELTRAN  
31760 DATE PALM DR  
CATHEDRAL CY CA 92234

ASMT: 657290005, APN: 657290005  
WILLIAM ABBOTT  
711 LOMA DR  
HERMOSA BEACH CA 90254

ASMT: 657270011, APN: 657270011  
DAVID AHUERO  
3187 BUNTING AVE  
GRAND JUNCTION CO 81504

ASMT: 657290006, APN: 657290006  
EHSAN BEROUKHIM, ETAL  
1225 COMSTOCK PL  
NEWBURY PARK CA 91320

ASMT: 657270040, APN: 657270040  
SHIRLEY DEAN  
6704 M MUSCATEL AVE  
SAN GABRIEL CA 91775

ASMT: 657290009, APN: 657290009  
MINAS INV INC  
31485 AVENUE JUAREZ  
CATHEDRAL CY CA 92284

ASMT: 657280003, APN: 657280003  
GARY KADING  
10960 WILSHIRE BLVD 5TH FL  
LOS ANGELES CA 90024

ASMT: 657290010, APN: 657290010  
MINAS INV  
31485 AVENIDA JUAREZ  
CATHEDRAL CY CA 92234

ASMT: 657280015, APN: 657280015  
JANET LEE, ETAL  
C/O JANET LEE  
49645 MAGNOLIA DR  
MORONGO VALLEY CA 92256

ASMT: 657290011, APN: 657290011  
CENTER FOR NATURAL LADS MANAGEMENT  
27258 VIA INDUSTRIA STE B  
TEMECULA CA 92590

ASMT: 657280016, APN: 657280016  
PATRICIA BARTON, ETAL  
C/O THOMAS KELLY  
128 HAMPSTEAD CT  
THOUSAND OAKS CA 91361

ASMT: 657300009, APN: 657300009  
PICKFORD PLACE  
75178 GERALD FORD DR NO 2A  
PALM DESERT CA 92211

ASMT: 657290004, APN: 657290004  
MICHAEL ARGYROS, ETAL  
C/O JOHN ARGYROS  
3205 CLAREMORE  
LONG BEACH CA 90808

ASMT: 657311002, APN: 657311002  
CATHERINE CROCKETT  
67560 EL SERAPE TR  
DSRT HOT SPG, CA. 92241

ASMT: 657311003, APN: 657311003  
DEBRA ABURTO, ETAL  
30255 ARBOL REAL  
THOUSAND PALMS CA 92276

ASMT: 657312005, APN: 657312005  
DONNA JENSEN, ETAL  
709 OCEANHILL DR  
HUNTINGTON BEACH CA 92648

ASMT: 657311004, APN: 657311004  
AYASS INV INC  
C/O BASSAM AYASS  
5 RANCHO JURUPA PL  
POMONA CA 91766

ASMT: 657312006, APN: 657312006  
KENNETH MCGUIRE  
18405 SAGEBRUSH TR  
DSRT HOT SPG, CA. 92241

ASMT: 657311005, APN: 657311005  
SUSAN CARNEY, ETAL  
67590 EL SERAPE TR  
DSRT HOT SPG, CA. 92241

ASMT: 657312007, APN: 657312007  
GLENDA SMITH, ETAL  
18435 SAGEBRUSH TR  
DSRT HOT SPG, CA. 92241

ASMT: 657311006, APN: 657311006  
ROBERTA SANGSTER  
5116 OLIVE HILL TR  
BONSALL CA 92003

ASMT: 657313001, APN: 657313001  
MILTON WEISS ESTATE OF  
C/O SHIRLEY WEISS  
P O BOX 20151  
RENO NV 89515

ASMT: 657311007, APN: 657311007  
PACIFIC U DRIVE  
C/O MICHAEL S BAILEY  
P O BOX 92765  
LONG BEACH CA 90809

ASMT: 657313002, APN: 657313002  
WEST COAST HOME SOLUTIONS  
C/O THOMAS W OWENS  
19788 WILDWOOD DR  
WEST LINN OR 97068

ASMT: 657312001, APN: 657312001  
EVA FOSTER  
20024 HEMMING WAY ST  
WINNETKA CA 91306

ASMT: 657313003, APN: 657313003  
MARIA VERSTAPPEN, ETAL  
67595 EL SERAPE TR  
DSRT HOT SPG, CA. 92241

ASMT: 657312004, APN: 657312004  
JEFFREY OLIVER  
74110 SCHOLAR LN E  
PALM DESERT CA 92211

ASMT: 657313021, APN: 657313021  
ROL ROTH, ETAL  
1071 GREEN OAKS DR  
LOS OSOS CA 93402

ASMT: 657313022, APN: 657313022  
SHAUL MEZRAHI  
P O BOX 2399  
RANCHO MIRAGE CA 92270

ASMT: 657314005, APN: 657314005  
KEITH RISSANEN, ETAL  
4595 ESTRELLA AVE  
SAN DIEGO CA 92115

ASMT: 657313023, APN: 657313023  
JOYCE GOLDSMITH  
67580 BROKEN ARROW  
DSRT HOT SPG, CA. 92241

ASMT: 657314020, APN: 657314020  
MODERN LIVING SPACES  
67610 YAQUI LN  
DSRT HOT SPGS CA 92241

ASMT: 657313024, APN: 657313024  
NORMA LICEA, ETAL  
67570 BROKEN ARROW LN  
DSRT HOT SPG, CA. 92241

ASMT: 657314021, APN: 657314021  
ERNEST NYLANDER  
560 W 4050 NORTH  
PLEASANT VIEW UT 84414

ASMT: 657314001, APN: 657314001  
DONNA JENSEN, ETAL  
709 OCEAN HILL DR  
HUNTINGTON BEACH CA 92648

ASMT: 657314022, APN: 657314022  
TERESA WYSZOMIRSKI, ETAL  
546 S LAUREL TREE DR  
ANAHEIM CA 92808

ASMT: 657314002, APN: 657314002  
JANINA KOSOWICZ, ETAL  
6530 SAN VINCENTE BLV  
LOS ANGELES CA 90048

ASMT: 657314023, APN: 657314023  
CATHOLIC CHARITIES SAN BERNARDINO RIVE  
1450 NORTH D ST  
SAN BERNARDINO CA 92405

ASMT: 657314003, APN: 657314003  
DIANA KRUSE  
22978 BUSKIRK DR  
MIDDLETON ID 83644

ASMT: 657314024, APN: 657314024  
CHARLES HAMEL  
12304 SANTA MONICA BLV  
W LOS ANGELES CA 90025

ASMT: 657314004, APN: 657314004  
GARY WALENDZIK  
2055 E BROADWAY NO 301  
LONG BEACH CA 90803

ASMT: 657321001, APN: 657321001  
GRACIELA JIMENEZ  
18465 SAGEBRUSH TR  
DSRT HOT SPG, CA. 92241



ASMT: 657321002, APN: 657321002  
 DIANA RICHARDS, ETAL  
 2150 E TAMARISK RD  
 PALM SPRINGS CA 92262

ASMT: 657322020, APN: 657322020  
 PATRICIA VALDIVIA  
 67580 EL SOMBRERO LN  
 DSRT HOT SPG, CA. 92240

ASMT: 657321006, APN: 657321006  
 STEVEN GRASHA  
 18605 SAGEBRUSH TR  
 DSRT HOT SPG, CA. 92241

ASMT: 657322021, APN: 657322021  
 JOSEPH OKON  
 67560 EL SOMBRERO LN  
 DSRT HOT SPG, CA. 92241

ASMT: 657321007, APN: 657321007  
 JAMES WOODS  
 18625 SAGEBRUSH TRL  
 DSRT HOT SPG, CA. 92241

ASMT: 657322022, APN: 657322022  
 CYNTHIA GUTIERREZ  
 43791 SMURR ST  
 INDIO CA 92201

ASMT: 657321010, APN: 657321010  
 FREDERICK PHILLIPPI  
 18655 SAGEBRUSH TR  
 DSRT HOT SPG CA 92240

ASMT: 657322024, APN: 657322024  
 WRENBURY INC  
 818 SHADY OAK DR  
 SANTA ROSA CA 95404

ASMT: 657322002, APN: 657322002  
 DANIEL OPALKA  
 67559 BUCKBOARD LN  
 DSRT HOT SPG, CA. 92241

ASMT: 657323001, APN: 657323001  
 MARGARET COLEMAN, ETAL  
 24701 RAYMOND WAY NO 227  
 LAKE FOREST CA 92630

ASMT: 657322003, APN: 657322003  
 ERNEST NYLANDER  
 560 W 4050 N  
 PLEASANT VIEW UT 84414

ASMT: 657323002, APN: 657323002  
 MANIZHEH YOMTOUBIAN  
 P O BOX 3595  
 NEWPORT BEACH CA 92659

ASMT: 657322004, APN: 657322004  
 ROBERT WILFORD, ETAL  
 C/O ROBERT M WILFORD  
 13916 COHASSET ST  
 VAN NUYS CA 91405

ASMT: 657323003, APN: 657323003  
 ELIZABETH FEAGANS  
 1903 S CONGRESS AVE 450  
 BOYNTON BEACH FL 33426

ASMT: 657323004, APN: 657323004  
THOMAS MARTINEZ, ETAL  
3554 BERRY DR  
STUDIO CITY CA 91604

ASMT: 657331005, APN: 657331005  
DONNA BOHLING, ETAL  
3610 CENTRAL AVE NO 400  
RIVERSIDE CA 92506

ASMT: 657323005, APN: 657323005  
STEVE DIX, ETAL  
67589 EL SOMBRERO LN  
DSRT HOT SPG, CA. 92241

ASMT: 657331006, APN: 657331006  
ERIC PETERSON, ETAL  
C/O ERIC A PETERSON  
10108 PARK ST  
BELLFLOWER CA 90706

ASMT: 657323020, APN: 657323020  
FRANCES BESNE, ETAL  
67584 LONG CANYON RD  
DSRT HOT SPG, CA. 92241

ASMT: 657331007, APN: 657331007  
ROSEANNE ALSUP, ETAL  
18825 SAGEBRUSH TR  
DSRT HOT SPG, CA. 92241

ASMT: 657323021, APN: 657323021  
CHRISTOPHER BASCONCILLO  
67562 LONG CANYON LN  
DSRT HOT SPG, CA. 92241

ASMT: 657331008, APN: 657331008  
YOLANDA SANCHEZ  
18855 SAGEBRUSH TR  
DSRT HOT SPG, CA. 92241

ASMT: 657323022, APN: 657323022  
JOHN ALLGAIER  
60112 CARRIZO RD  
MOUNTAIN CENTER CA 92561

ASMT: 657332001, APN: 657332001  
THERESA STEINHAUS, ETAL  
4175 SHOALCREEK DR  
CORONA CA 92883

ASMT: 657323024, APN: 657323024  
MIQUEL MUNIOZGUREN  
6375 SOUTHERN RD  
LA MESA CA 92041

ASMT: 657332004, APN: 657332004  
CHARLI RAYE NOVAK  
P O BOX 3156  
TUSTIN CA 92781

ASMT: 657331002, APN: 657331002  
ESMENIO SISON, ETAL  
18705 SAGEBRUSH TRL  
DSRT HOT SPG, CA. 92241

ASMT: 657332005, APN: 657332005  
MOSES SUGGS  
1416 N VISTA ST NO 2  
LOS ANGELES CA 90046

ASMT: 657332020, APN: 657332020  
JOHN ANNALA  
67644 YAQUI LN  
DSRT HOT SPG, CA. 92241

ASMT: 657333003, APN: 657333003  
MARISELA HERNANDEZ  
67611 YAQUI LN  
DSRT HOT SPG, CA. 92241

ASMT: 657332021, APN: 657332021  
BRIAN HEDRICK, ETAL  
67626 YAQUI LN  
DSRT HOT SPG, CA. 92241

ASMT: 657333004, APN: 657333004  
PHYLLIS OCAMPO, ETAL  
1321 ARABIC ST  
WILMINGTON CA 90744

ASMT: 657332022, APN: 657332022  
COLLEEN EDWARDS  
18550 PAINT BRUSH TR  
DSRT HOT SPG CA 92241

ASMT: 657333005, APN: 657333005  
URSULA IRWIN  
15 W 064 87TH ST  
BURR RIDGE IL 60527

ASMT: 657332023, APN: 657332023  
ARMANDO SALAZAR  
P O BOX 736  
LA QUINTA CA 92247

ASMT: 657333020, APN: 657333020  
ESMENIO SISON, ETAL  
18705 SAGEBRUSH TR  
DSRT HOT SPGS CA 92241

ASMT: 657332024, APN: 657332024  
TAMI DENNEY, ETAL  
6051 BOUNTY ST  
SAN DIEGO CA 92120

ASMT: 657333021, APN: 657333021  
BRIAN MEYERS  
67626 ROUNDUP DR  
DSRT HOT SPG, CA. 92241

ASMT: 657333001, APN: 657333001  
EDELMIRA COLIN  
67591 YAQUI LN  
DSRT HOT SPG, CA. 92241

ASMT: 657333022, APN: 657333022  
RAMIRO INDA  
67620 ROUNDUP DR  
DSRT HOT SPG, CA. 92241

ASMT: 657333002, APN: 657333002  
ANA RENTERIA, ETAL  
67595 YAQUI LN  
DSRT HOT SPG, CA. 92241

ASMT: 657333023, APN: 657333023  
YOLANDA PIEROTTI, ETAL  
527 W NORMAN AVE  
ARCADIA CA 91007



ASMT: 657333024, APN: 657333024  
FLVMD PROP  
C/O FRANK DOROSY  
4334 ACAMPO ST  
GLENDALE CA 91214

ASMT: 657351010, APN: 657351010  
JACQUELYN WOOLSEY, ETAL  
7930 E ELDERWOOD AVE  
ORANGE CA 92869

ASMT: 657351001, APN: 657351001  
GERALDINE RONCAGLIONE, ETAL  
43490 FIRESTONE PL  
LEESBURG VA 20176

ASMT: 657351011, APN: 657351011  
MICHAEL PINS  
458 MONTE VISTA  
PALM DESERT CA 92260

ASMT: 657351002, APN: 657351002  
DONNA GOWLAND, ETAL  
P O BOX 1157  
DESERT HOT SPRINGS CA 92240

ASMT: 657351012, APN: 657351012  
G B HOME DEV  
C/O TIFFANY LEE  
1351 W PARK AVE STE 103  
REDLANDS CA 92373

ASMT: 657351003, APN: 657351003  
ORALIA RUBIO, ETAL  
P O BOX 439  
COACHELLA CA 92236

ASMT: 657351013, APN: 657351013  
CYNTHIA HUDDLESTONE, ETAL  
P O BOX 591  
SEDGEWICK AB CANADA T0B4C0

ASMT: 657351007, APN: 657351007  
JOSEPH L STONE POST 1534  
J L STONE POST 1534 VETERAN OF FOREIGN  
P O BOX 777  
DSRT HOT SPGS CA 92240

ASMT: 657351049, APN: 657351049  
RATOMIR CVIJECTIC  
67600 CLUB HOUSE DR  
DSRT HOT SPGS CA 92241

ASMT: 657351008, APN: 657351008  
OSCAR MARTINEZ  
67518 HATCHET CACTUS DR  
DSRT HOT SPG, CA. 92241

ASMT: 657361001, APN: 657361001  
PATRICIA GARNER, ETAL  
9589 LOCUST AVE  
FONTANA CA 92335

ASMT: 657351009, APN: 657351009  
MAUREEN ALSOP, ETAL  
1009 PASEO DE MARCIA  
PALM SPRINGS CA 92264

ASMT: 657361002, APN: 657361002  
JACK HOLLOWAY  
19329 SAGEBRUSH TR  
DSRT HOT SPG, CA. 92241

ASMT: 657361003, APN: 657361003  
LINDA FOUGHT, ETAL  
2125 WALNUT AVE  
VENICE CA 90291

ASMT: 657362008, APN: 657362008  
JUANITA CADENAS, ETAL  
19345 PRICKLY PEAR TR  
DSRT HOT SPG, CA. 92241

ASMT: 657361004, APN: 657361004  
BRUCE SHEPPARD  
29547 SANDY CT  
CATHEDRAL CY CA 92234

ASMT: 657362009, APN: 657362009  
JAMES THOMPSON, ETAL  
C/O JAMES D THOMPSON  
19389 PRICKLY PEAR DR  
DSRT HOT SPG, CA. 92241

ASMT: 657361005, APN: 657361005  
FEDERAL NATL MORTGAGE ASSN  
C/O RECONTRUST CO  
1800 TAPO CANYON SV2202  
SIMI VALLEY CA 93063

ASMT: 657362010, APN: 657362010  
ELISA ORLANDO  
19419 PRICKLY PEAR TR  
DSRT HOT SPG, CA. 92241

ASMT: 657362001, APN: 657362001  
ROBERTA PHILLIPS  
19420 SAGE BRUSH TR  
DSRT HOT SPG, CA. 92241

ASMT: 657362012, APN: 657362012  
CAROL BLAIR, ETAL  
19330 SAGEBRUSH TR  
DSRT HOT SPG CA 92241

ASMT: 657362002, APN: 657362002  
PAULDEN HEPLER  
12580 PALM DR  
DSRT HOT SPG CA 92240

ASMT: 657362013, APN: 657362013  
DULCE HERAS  
19352 SAGEBRUSH TR  
DSRT HOT SPG, CA. 92241

ASMT: 657362006, APN: 657362006  
MARTHA PRINCE, ETAL  
C/O MARTHA PRINCE  
14080 PALM DR STE D145  
DSRT HOT SPG CA 92240

ASMT: 657391001, APN: 657391001  
PAUL LEE, ETAL  
C/O DAVID SHERMAN  
19449 SAGEBRUSH TRL  
DSRT HOT SPG, CA. 92241

ASMT: 657362007, APN: 657362007  
KENNETH HOECKER  
19329 PRICKLY PEAR TR  
DSRT HOT SPG, CA. 92241

ASMT: 657391002, APN: 657391002  
PATRICIA BRADY, ETAL  
16110 AVENIDA RAMADA  
DSRT HOT SPG CA 92240

ASMT: 657391003, APN: 657391003  
FRANK RIGA, ETAL  
C/O ALBERT SIMONETTI  
3719 ROSE AVE  
LONG BEACH CA 90807

ASMT: 657392005, APN: 657392005  
TREALA BERTOLDO, ETAL  
19468 SAGEBRUSH TR  
DSRT HOT SPG, CA. 92241

ASMT: 657391004, APN: 657391004  
DANIEL ZARATE  
19539 SAGEBRUSH TR  
DSRT HOT SPG, CA. 92240

ASMT: 657392006, APN: 657392006  
PAMELA SALYER  
3933 N VIRGINA RD NO 106  
LONG BEACH CA 90807

ASMT: 657391005, APN: 657391005  
SONIA SERAYDARIAN, ETAL  
1096 ISABELLA AVE  
MONTEREY PARK CA 91754

ASMT: 657392007, APN: 657392007  
RUNAWAY PROP  
C/O DAVID HEUSINKVELD  
78921 RUNAWAY BAY DR  
BERMUDA DUNES CA 92203

ASMT: 657391006, APN: 657391006  
SHANNON SMITH, ETAL  
19 VIA SANTO TOMAS  
RANCHO MIRAGE CA 92270

ASMT: 657392008, APN: 657392008  
ALEJANDRO SERNA  
19486 PRICKLY PEAR TRL  
DSRT HOT SPG CA 92240

ASMT: 657391007, APN: 657391007  
FELIPE GONZALES, ETAL  
79965 KINGSTON DR  
BERMUDA DUNES CA 92203

ASMT: 657392009, APN: 657392009  
MARIA AVALOS, ETAL  
13602 DEL RAY LN  
DSRT HOT SPG CA 92240

ASMT: 657391008, APN: 657391008  
ROBERT SELBY  
1554 13TH ST  
OGDEN UT 84404

ASMT: 657392010, APN: 657392010  
PATRICIA SEELEY  
19591 PRICKLY PEAR TR  
DSRT HOT SPG, CA. 92241

ASMT: 657392003, APN: 657392003  
DANIEL RAMOS  
3466 LAKEVIEW DR  
NAPLES FL 34112

ASMT: 657392011, APN: 657392011  
MARTINA ADAMS, ETAL  
PMB 404  
31855 DATE PALM DR STE 3  
CATHEDRAL CITY CA 92234

ASMT: 657395001, APN: 657395001  
JEFF MEDLEN, ETAL  
5742 MIDWAY DR  
HUNTINGTON BEACH CA 92648

ASMT: 657401008, APN: 657401008  
EDWARD CLIFFORD  
C/O MARILYN WARD  
33881 EL ENCANTO  
DANA POINT CA 92629

ASMT: 657395002, APN: 657395002  
RICHARD MORENO  
19651 PRICKLY PEAR TR  
DSRT HOT SPG, CA. 92240

ASMT: 657401011, APN: 657401011  
HUBERT ROUTH  
2950 N SUNRISE WAY  
PALM SPRINGS CA 92262

ASMT: 657401001, APN: 657401001  
PEGGY BAUMGARDNER, ETAL  
73476 LITTLE BEND TR  
PALM DESERT CA 92260

ASMT: 657401012, APN: 657401012  
JOSE VASQUEZ  
53450 TYLER ST NO 81  
COACHELLA CA 92236

ASMT: 657401002, APN: 657401002  
SANDRA SOLAREZ, ETAL  
C/O ALBERT SOLAREZ  
28445 AVD CONDESA  
CATHEDRAL CITY CA 92234

ASMT: 657401013, APN: 657401013  
LEONOR LIMON, ETAL  
1850 SAN GORGONIO RD  
PALM SPRINGS CA 92262

ASMT: 657401003, APN: 657401003  
BABKEN SIMONIAN  
4348 MAMMOTH AVE NO 201  
SHERMAN OAKS CA 91423

ASMT: 657401014, APN: 657401014  
PAUL LUCAS, ETAL  
67805 FOOTHILL RD  
CATHEDRAL CY CA 92234

ASMT: 657401004, APN: 657401004  
PATRICIA IBANEZ  
2900 E LINCOLN AVE NO 170  
ANAHEIM CA 92806

ASMT: 657401015, APN: 657401015  
LETICIA HERRERA, ETAL  
67621 CACTUS APPLE DR  
DSRT HOT SPG, CA. 92241

ASMT: 657401005, APN: 657401005  
JOSEFINA ACEVEDO, ETAL  
83649 INDIO BLV  
INDIO CA 92201

ASMT: 657401017, APN: 657401017  
LORETTA HOLLAND, ETAL  
599 W AVENIDA CERCA  
PALM SPRINGS CA 92262

ASMT: 657401018, APN: 657401018  
US BEST REPAIR SERVICE INC  
2501 ALTON PARKWAY  
IRVINE CA 92606

ASMT: 657402007, APN: 657402007  
DAVID HEUSINKVELD, ETAL  
C/O DAVID HEUSINKVELD  
P O BOX 2982  
PALM DESERT CA 92261

ASMT: 657402001, APN: 657402001  
GENNADY TITENSKY  
1728 ADDISON RD  
PALOS VERDES ESTATES CA 90274

ASMT: 657402008, APN: 657402008  
ERIN KAYE, ETAL  
67606 CACTUS APPLE DR  
DSRT HOT SPG, CA. 92240

ASMT: 657402002, APN: 657402002  
JOAN SEEHOFFER  
19716 SAGEBRUSH TR  
DSRT HOT SPG, CA. 92241

ASMT: 657402009, APN: 657402009  
GEORGE REED  
31360 DATE PALM DR  
CATHEDRAL CITY CA 92234

ASMT: 657402003, APN: 657402003  
KATHLENE OLES  
1098 LODI LN  
SAINT HELENA CA 94574

ASMT: 657402010, APN: 657402010  
MARY BUNCIO BERNARDO, ETAL  
14146 E BARYDALE ST  
LA PUENTE CA 91746

ASMT: 657402004, APN: 657402004  
MARTIN MAYER  
430 QUINTANA RD NO 130  
MORRO BAY CA 93442

ASMT: 657402011, APN: 657402011  
ABRAHAM OLVERA, ETAL  
17930 BUBBLING WELLS RD  
DSRT HOT SPGS CA 92241

ASMT: 657402005, APN: 657402005  
JOHN SUTTILL  
477 W LOMA ALTA DR  
ALTADENA CA 91001

ASMT: 657402012, APN: 657402012  
VERONICA ALCARAZ, ETAL  
81351 FRED WARING DR 319  
INDIO CA 92201

ASMT: 657402006, APN: 657402006  
EDWARD CLIFFORD  
C/O SAMUEL D FARBER  
P O BOX 2052  
PALM DESERT CA 92261

ASMT: 657402013, APN: 657402013  
OSCAR PADILLA  
15 EL POTRO ST  
RCH SANTA MARGARITA CA 92688

ASMT: 657402014, APN: 657402014  
RESOLUTION FUND MANAGEMENT SERIES 12  
18565 SOLEDAD CANYON 300  
SANTA CLARITA CA 91351

ASMT: 660040005, APN: 660040005  
JERRY MANEY  
3104 W NICHOLS  
SPRINGFIELD MO 65803

ASMT: 657490002, APN: 657490002  
DDGC HOLDINGS LTD  
19300 PALM DR  
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ASMT: 660050001, APN: 660050001  
COACHELLA VALLEY CONSERVATION COMM:  
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PALM DESERT CA 92260

ASMT: 660020006, APN: 660020006  
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44 COCONUT ROW NO 211A  
PALM BEACH FL 33480

ASMT: 660071002, APN: 660071002  
RICKEY BARMORE  
5837 DEL TRIGO LN  
CLAYTON CA 94519

ASMT: 660040001, APN: 660040001  
BOYD WILLAT  
C/O L BLOCH  
118 VERDE MESA DR  
DANVILLE CA 94526

ASMT: 660071007, APN: 660071007  
SOLON HORN  
67225 20TH ST  
DSRT HOT SPG CA 92240

ASMT: 660040002, APN: 660040002  
CANDACE HARVEY, ETAL  
21235 LONG CANYON RD  
DSRT HOT SPG CA 92241

ASMT: 660071008, APN: 660071008  
DENISE BYSTRZYCKI  
66320 4TH ST  
DESERT HOT SPRINGS CA 92240

ASMT: 660040003, APN: 660040003  
PULTE HOME CORP  
C/O DARREN WARREN  
27101 PUERTA REAL STE 300  
MISSION VIEJO CA 92691

ASMT: 660071009, APN: 660071009  
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1914 W PRAIRIE AVE  
COEUR D ALENE ID 83814

ASMT: 660040004, APN: 660040004  
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69411 S COUNTRY CLUB DR  
DSRT HOT SPG CA 92241

ASMT: 660072001, APN: 660072001  
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47676 DE CORONADO DR W  
INDIO CA 92201

ASMT: 660072002, APN: 660072002  
CARROL RATHBUN, ETAL  
20055 CIRCLE B DR  
DSRT HOT SPG, CA. 92241

ASMT: 660080011, APN: 660080011  
FRANK COSCETTI  
20151 ACOFF RD  
DSRT HOT SPG, CA. 92240

ASMT: 660080001, APN: 660080001  
GAYLE HUTCHESON, ETAL  
P O BOX 725  
DESERT HOT SPRINGS CA 92240

ASMT: 660080025, APN: 660080025  
CANDACE WILLIAMS, ETAL  
C/O CANDACE WILLIAMS  
20107 ACOFF RD  
DSRT HOT SPG, CA. 92241

ASMT: 660080002, APN: 660080002  
SOLON HORN  
67225 20TH AVE  
DSRT HOT SPG, CA. 92241

ASMT: 660110001, APN: 660110001  
BRUCE KOENIG, ETAL  
C/O STEPHEN KOENIG  
12944 MEADOWGREEN RD  
LA MIRADA CA 90638

ASMT: 660080005, APN: 660080005  
RAUL ALVARADO  
P O BOX 401  
DSRT HOT SPG CA 92241

ASMT: 660110020, APN: 660110020  
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P O BOX 585  
PALM SPRINGS CA 92262

ASMT: 660080008, APN: 660080008  
ROBERTO ARIZMENDI  
20200 ACOFF RD  
DSRT HOT SPG, CA. 92241

ASMT: 660110053, APN: 660110053  
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DSRT HOT SPG, CA. 92241

ASMT: 660080009, APN: 660080009  
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3000 WINDFALL  
EMMETT ID 83617

ASMT: 660080010, APN: 660080010  
ROBERTO ARIZMENDI  
2303 ROGERS RD  
PALM SPRINGS CA 92262

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Desert Hot Springs, CA 92240

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HUNSAKER & ASSOCIATES  
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Margaret Park, Director of Planning  
Agua Caliente Band of Cahuilla Indians  
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Palm Springs, CA 92262-6706

DRD  
45-305 Oasis Ave.  
Indio CA 92201

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Pulte Homes Corp  
27101 Puerta Real Suite 300  
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ATTN: Project Manager - Franklin A.  
Dancy  
Morongo Band of Mission Indians  
Dept. of Planning & Building Services  
49750 Seminole Dr.  
Cabazon, CA 92230

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Dept. of Planning & Building Services  
49750 Seminole Dr.  
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PO Box 1058  
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Gene Hsieh  
3050 Pullman Street  
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Black Emerald LLC  
91711 82<sup>nd</sup> Ave  
Thermal CA 92274

Innovative Land Concepts Inc.  
Paul Quill  
51245 Avenida Rubio  
La Quinta CA 92253

Impact Sciences  
Joe Gibson  
803 Camarillo Springs Road  
Camarillo CA 93012





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KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

May 9, 2013

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E-MAIL: [legals@pe.com](mailto:legals@pe.com)

RE: ADOPTION OF ORDINANCE NO. 348.4757

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Sunday, May 12, 2013**.

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

*Cecilia Gil*

Board Assistant to:  
KECIA HARPER-IHEM, CLERK OF THE BOARD

**Gil, Cecilia**

---

**From:** mtinajero@pe.com on behalf of Master, PEC Legals <legalsmaster@pe.com>  
**Sent:** Thursday, May 09, 2013 8:59 AM  
**To:** Gil, Cecilia  
**Subject:** Re: [Legals] FOR PUBLICATION: ADOPTION OF ORD. NO. 348.4757

Received for publication on May 12. Proof with cost to follow.

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On Thu, May 9, 2013 at 8:48 AM, Gil, Cecilia <[CCGIL@rcbos.org](mailto:CCGIL@rcbos.org)> wrote:

Good Morning! Attached is an Adoption of Ordinance, for publication on Sunday, May 12, 2013. Please confirm.  
**THANK YOU!**

*Cecilia Gil*

Board Assistant to the  
Clerk of the Board of Supervisors  
[951-955-8464](tel:951-955-8464)

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KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

May 9, 2013

THE DESERT SUN  
ATTN: LEGALS  
P.O. BOX 2734  
PALM SPRINGS, CA 92263

FAX: (760) 778-4731  
E-MAIL: [legals@thedesertsun.com](mailto:legals@thedesertsun.com)

RE: ADOPTION OF ORDINANCE NO. 348.4757

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Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Sunday, May 12, 2013**.

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, **WITH TWO CLIPPINGS OF THE PUBLICATION**.

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Thank you in advance for your assistance and expertise.

Sincerely,

*Cecilia Gil*

Board Assistant to:  
KECIA HARPER-IHEM, CLERK OF THE BOARD

**Gil, Cecilia**

---

**From:** Moeller, Charlene <CMOELLER@palmspri.gannett.com>  
**Sent:** Thursday, May 09, 2013 8:51 AM  
**To:** Gil, Cecilia  
**Subject:** RE: FOR PUBLICATION: ADOPTION OF ORD. NO. 348.4757

Ad received and will publish on date(s) requested.

**Charlene Moeller** | Media Sales Legal Notice Coordinator

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**From:** Gil, Cecilia [<mailto:CCGIL@rcbos.org>]  
**Sent:** Thursday, May 09, 2013 8:50 AM  
**To:** tds-legals  
**Subject:** FOR PUBLICATION: ADOPTION OF ORD. NO. 348.4757

Good Morning! Attached is an Adoption of Ordinance, for publication on Sunday, May 12, 2013. Please confirm.  
THANK YOU!

*Cecilia Gil*

Board Assistant to the  
Clerk of the Board of Supervisors  
951-955-8464

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PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**

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

ORDINANCE NO. 348.4757  
AN ORDINANCE OF THE COUNTY OF RIVERSIDE  
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348, and Official Zoning Map No. 58.094, as amended, are further amended by placing in effect in the Pass and Desert Zoning District, the zone or zones as shown on the map entitled, "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 58.094, Change of Zone No. 7715," which map is made a part of this ordinance.

Section 2. Section 17.106 of Article XVIIa of Ordinance No. 348 is hereby amended in its entirety to read as follows:

SECTION 17.106 SPECIFIC PLAN ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 336

a. Planning Areas 1-16.

(1) The uses permitted in Planning Areas 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16 of Specific Plan No. 336 shall be the same uses as those permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses set forth in Section 6.1.a. (2), (3), (5), (7), (8), (9); Section 6.1.b.(1), (2), (3), (5) and (6); and Section 6.1.c.(1) shall not be permitted. In addition, the uses permitted under Section 6.1.b. of Ordinance No. 348 shall also include temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision.

(2) The development standards for Planning Areas 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16 of Specific Plan No. 336 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.a., b., c., d., e. (1), (2), (3), and (4), f., and g., shall be deleted and replaced by the following:

A. Building height shall not exceed two stories with a maximum height of twenty-eight feet (28').

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

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

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

E. Minimum Yard requirements are as follows:

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

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

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

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

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

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

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

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

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

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

b. Planning Area 17.

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

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

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

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

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

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

c. Planning Areas 18-25.

(1) The uses permitted in Planning Areas 18, 19, 20, 21, 22, 23, 24, and 25 of Specific Plan No. 336 shall be the same as those uses permitted in Article XVb, Section 15.200.a. of Ordinance No. 348, except that the uses permitted pursuant to Section 15.200a.(1), (3), and (4); 15.200.b.(4), (5), (6), and (7); 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 permitted. In addition, the permitted uses pursuant to Section 15.200.a. of Ordinance No. 348 shall include golf cart and/or cart paths, open turf areas/sports fields (active and passive uses), trails and/or paths for walking/jogging/bicycle and dog parks.

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

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

d. Planning Areas 26 and 27.

(1) The uses permitted in Planning Areas 26 and 27 of Specific Plan No. 336 shall be the same as those uses permitted in Article XVb, Section 15.200 of Ordinance No. 348, except that the uses permitted pursuant to Section 15.200a.(1), (3), and (4); 15.200.b.(4), (5), (6), and (7); 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 permitted.

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

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

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

Jeff Stone, Vice-Chairman of the Board

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 three (3) sections was adopted by said Board by the following vote:

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

Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant