

TRACT MAP Tract #: TR34553

Parcel: 657-460-009

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

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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.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.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.

PLAN: TRANSMITTED Case #: PP09967R1

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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

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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

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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 locates 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.

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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 its sacred or cultural importance.

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

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

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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

RECOMMND

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.

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 requirements. 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 CROSS 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. Parkways 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 in 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 RECOMMND

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

NOTE:

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

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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, e-mail 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.

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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

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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 LNDSKP 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/ LNDSKP/ 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

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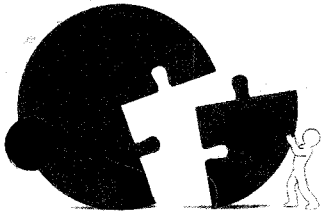
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90. PRIOR TO BLDG FINAL INSPECTION

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 P/pan 336

Categories: Blue Category

Good afternoon Matt,

I had hoped to attend the public hearing tomorrow about the Pulte Homes project between 18th & 20th 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 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)
5th District Supervisor Ashley
5th 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 / 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 / **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.

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 / 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 / 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
 Riverside County
 Transportation & Land
 Management Agency
 GRADING - INDIO

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: SP0033651

DATE SUBMITTED: 3/23/10

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: ffratton@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: _____
Street
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

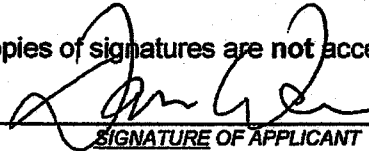
The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary.

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, PULTE HOMES
PRINTED NAME OF APPLICANT


SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

CHUCK YELICH, QUAIL STREET PARTNERS
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

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


SIGNATURE OF PROPERTY OWNER(S)

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

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
- Hancho 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, 2nd 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 or 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, 2nd 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 or 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

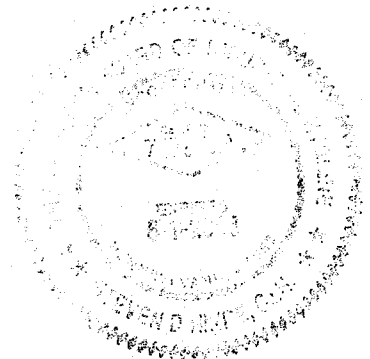
Applicant: Doug Snyder
Hunsaker & Associates.
3 Hughes Street
Irvine, CA 92618

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 20th Ave. (the County General Plan classifies 20th 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 20th Ave., Palm Drive and Bubbling Wells Road the nearest building face is estimated to be 95, 94 and 405 feet respectively.
5. Modeling for 20th 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:

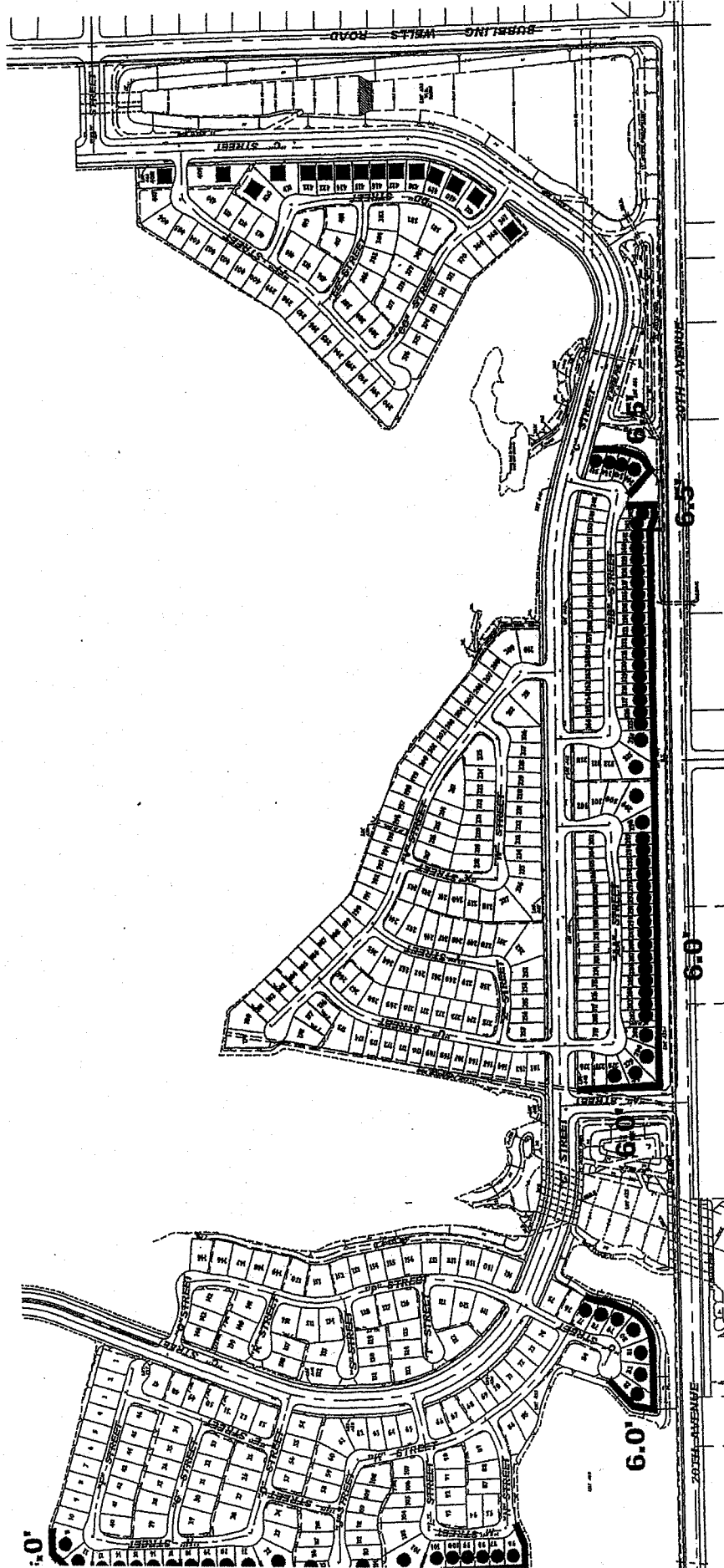
1. The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

Location	Street	Minimum Height Required
Lots 370 - 375	20 th Ave.	6.5 Feet*
Lots 101 - 120, 304 - 327 & 351 - 369	20 th 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 20th 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 20th 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.

EXHIBIT 1-A
SUMMARY OF RECOMMENDATIONS



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

- 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.





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 20th Avenue, easterly of Palm Drive, westerly of Bubbling Wells and southerly of 18th 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, 2nd 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

November 29, 2007

County of Riverside
Planning Department
4080 Lemon Street, 9th 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 20th 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.

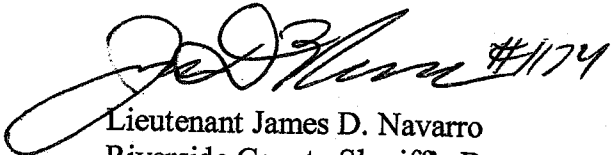
Fencing/Barriers:

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 18th 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:

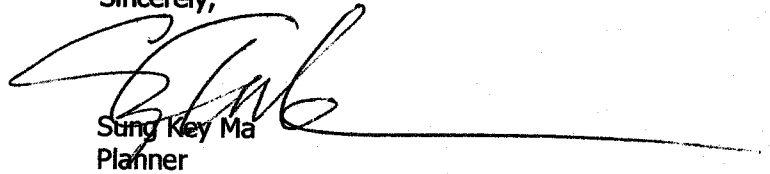
1. Hazardous materials **are not** accepted at the Riverside County landfills. Any hazardous wastes, including paint, used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal regulations. Please contact the Riverside County Health Department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



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
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- Mecca
- North Shore
- Oasis
- Palms 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, 2nd Floor
Indio, CA 92201
VIA FACSIMILE: (760) 863-7555

Re: TTM No. 34553 – Hunsaker & Associates

Dear Mr. Burrows:

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.



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 or sford@cwrpd.org). Thank you for your assistance.

Very truly yours,

A handwritten signature in black ink, appearing to be "SF", written in a cursive style.

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 18th 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

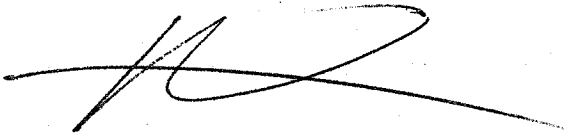
The builder's name, address, and emergency telephone number should be conspicuously posted at the construction site for emergency notification.

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, 2nd Floor
Indio, California 92201
Fax: (760) 863-7555

From: Steven T. Uhlman, REHS, CIH, JD *C*
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 *KA*
Industrial Hygienist I

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

Project Reviewed: Tentative Tract No. 34553

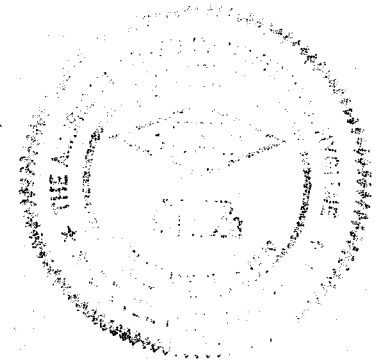
Reference Number: 96299

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 18th Avenue (the County General Plan classifies Bubbling Wells Road and 18th 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 18th 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 18th 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 18th 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 18th 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 18th 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

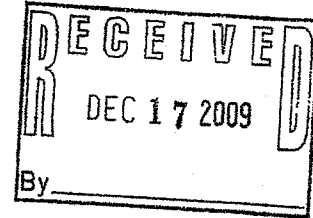
Enclosure

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 21st Street, southerly of 20th 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 / **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.

**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
Sanitation and
Management Agency
GRADING - INDIO

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

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

Mailing Address: 2 Technology Drive

Irvine CA 92618
City State ZIP

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

E-Mail: darren.warren@puttc.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.

Coachella Valley Conservation Commission
73-710 Fred Waring Drive, Suite 200, Palm Desert, CA 92260 Phone: (760) 346-1127 Fax: (760) 340-5949

SECTION 2

Total Acres Planned for Development: 25 Acres

Project Description: Request for Take allocations 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)

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

Hansaker & Associates Irvine, Inc

PRINTED NAME OF PROPERTY OWNER
REPRESENTATIVE



SIGNATURE OF PROPERTY OWNER
REPRESENTATIVE

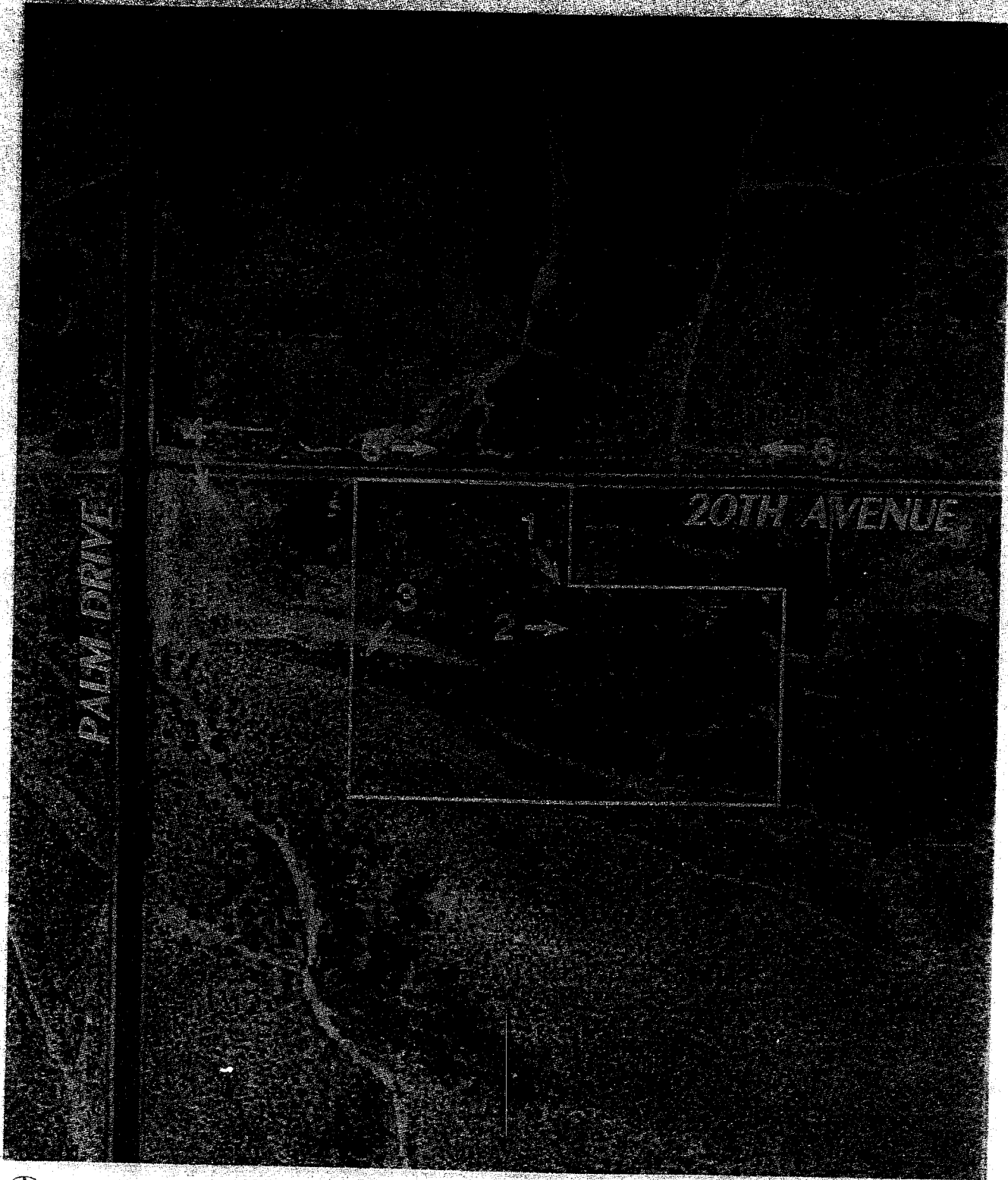
If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

Coachella Valley Conservation Commission

73-710 Fred Waring Drive, Suite 200, Palm Desert, CA 92260 Phone: (760) 346-1127 Fax: (760) 340-5949



Prepared By:
Hines & 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-AX

**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

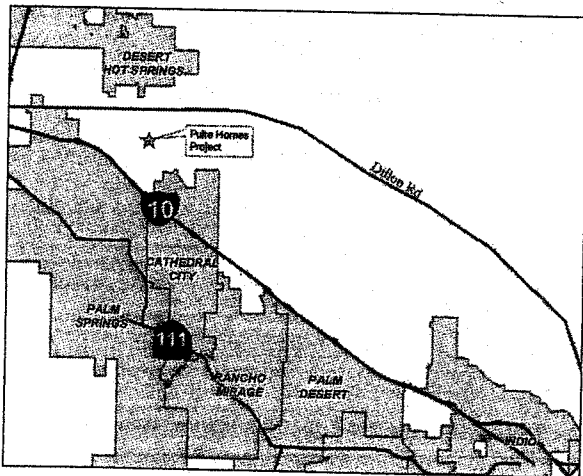
APNs within Conservation Area: 660-040-003

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

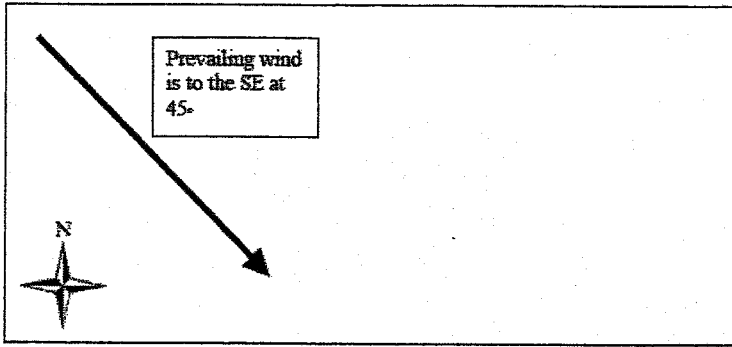
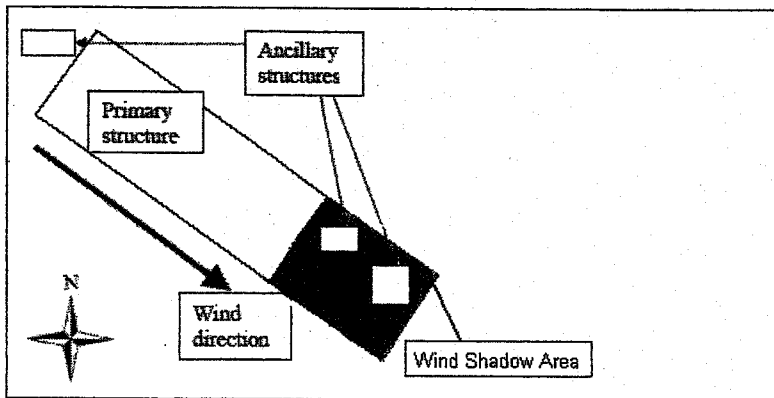
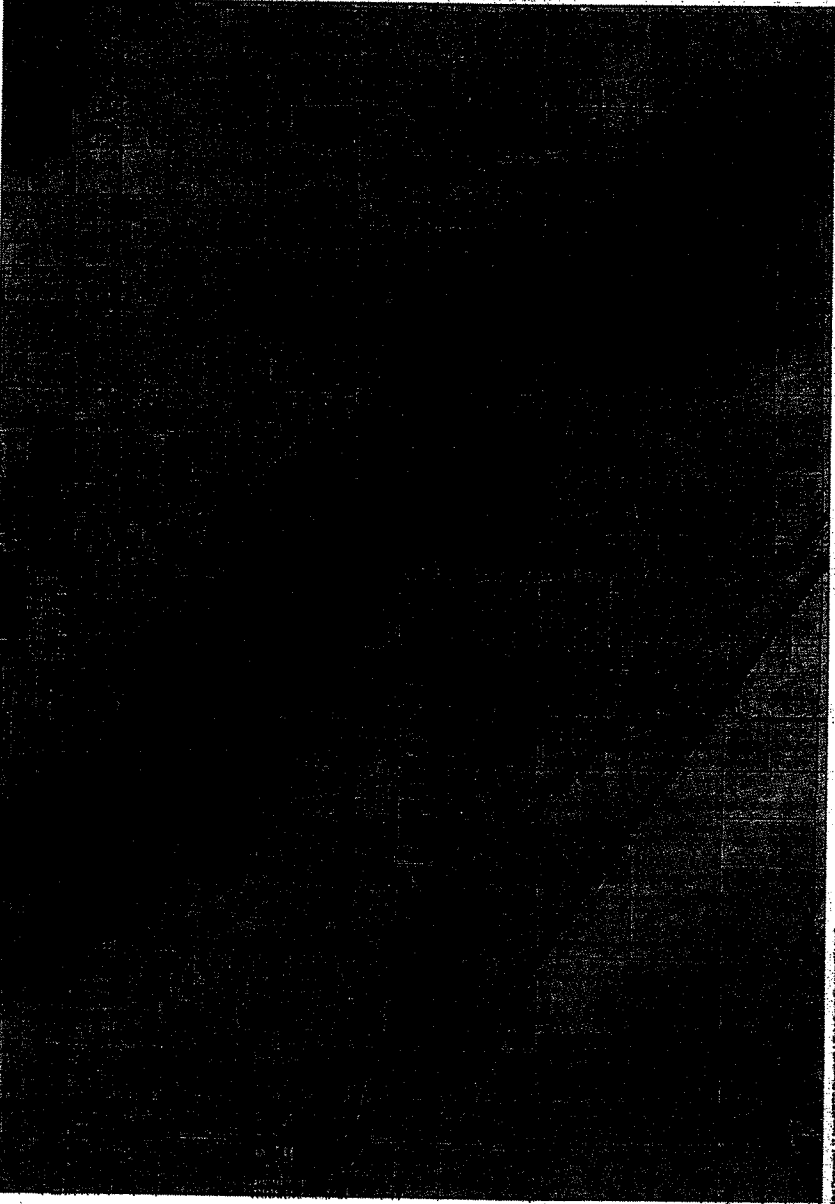





Figure B: Placement of Ancillary Structures



Implementation Manual Exhibit A Willow Hole Conservation Area



Legend

-  Stream beds
-  Parcel Boundaries
-  9:1 Ratio Areas



Map by
Nicholas F. Hill
Central Valley Association
of Governments

Aerial Background by
Digital Mapping, Inc. 2007



Disclaimer: Maps and data are provided for reference purposes only. They shall not be used for any other purpose, and are not intended to constitute a warranty or representation of any kind. The user shall be responsible for the accuracy and completeness of the information and data provided. The user shall be responsible for the accuracy and completeness of the information and data provided. The user shall be responsible for the accuracy and completeness of the information and data provided.

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, burrobush, 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 Landscaping¹

BOTANICAL NAME	COMMON NAME
Trees	
<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
Shrubs	
<i>Acacia greggii</i>	Cat's Claw Acacia
<i>Ambrósia 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
Groundcovers	
<i>Mirabilis bigelovii</i>	Wishbone Bush (Four O'Clock)
<i>Mirabilis tenuiloba</i>	White Four O'Clock (Thin-lobed)

BOTANICAL NAME	COMMON NAME
Vines	
<i>Vitis girdiana</i>	Desert Grape
Accent	
<i>Muhlenbergia rigens</i>	Deer Grass
Herbaceous Perennials²	
<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
Cacti and Succulents	
<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

¹ 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.

² Common names for herbaceous perennials that are followed by "(w)" indicate a water or riparian species.

Table 4-113: Prohibited Invasive Ornamental Plants¹

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 Mashi
<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

¹ 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

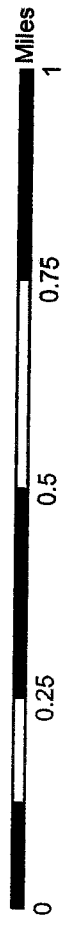
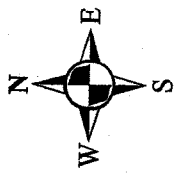
Willow Hole Conservation Area



Legend

-  Roads
-  Project Area
-  Area to be Disturbed
-  Area to be Conserved
-  Parcel Boundaries

CVMSHCP Conservation Areas

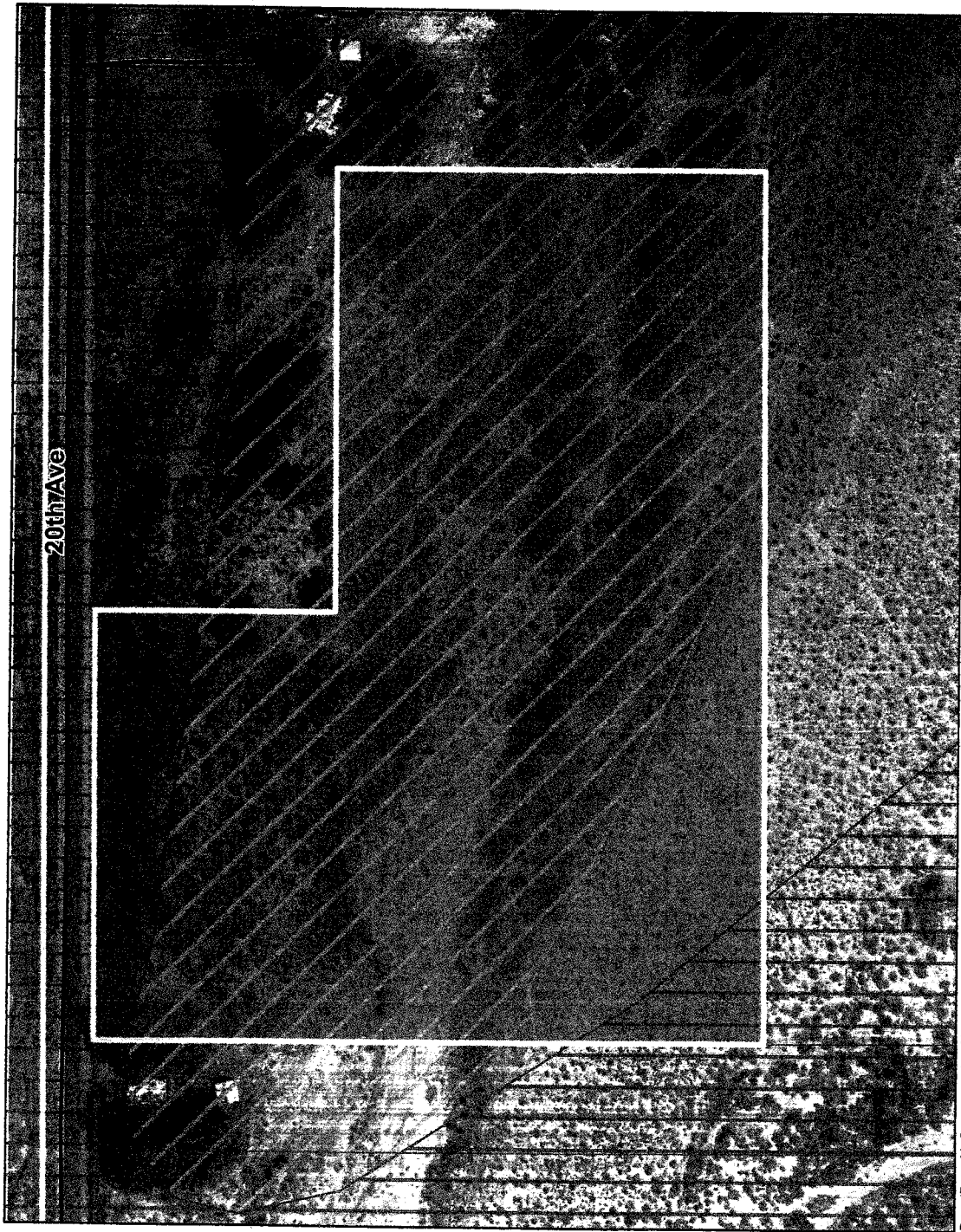


DesertDunesVerB_projectmap.mxd
12/22/2008

Map by
Nicholas Pehti
Coachella Valley Association
of Governments

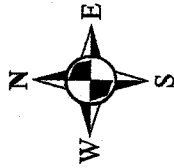
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Solera at Desert Dunes - Pulte Conservation Objectives Willow Hole Conservation Area



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.

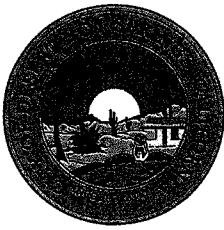


DesertDunes\VerB_conservationobjectives.mxd
12/22/2009



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 18th, 20th and Bubbling Wells Avenues and with no apparent plans for Traffic Signal Plans for intersections on Palm Drive and 18th and 20th 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 18th, 20th and Bubbling Wells Avenues and with Traffic Signal Plans for the intersections of Palm Drive connecting to 18th and 20th 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 SPO033631 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

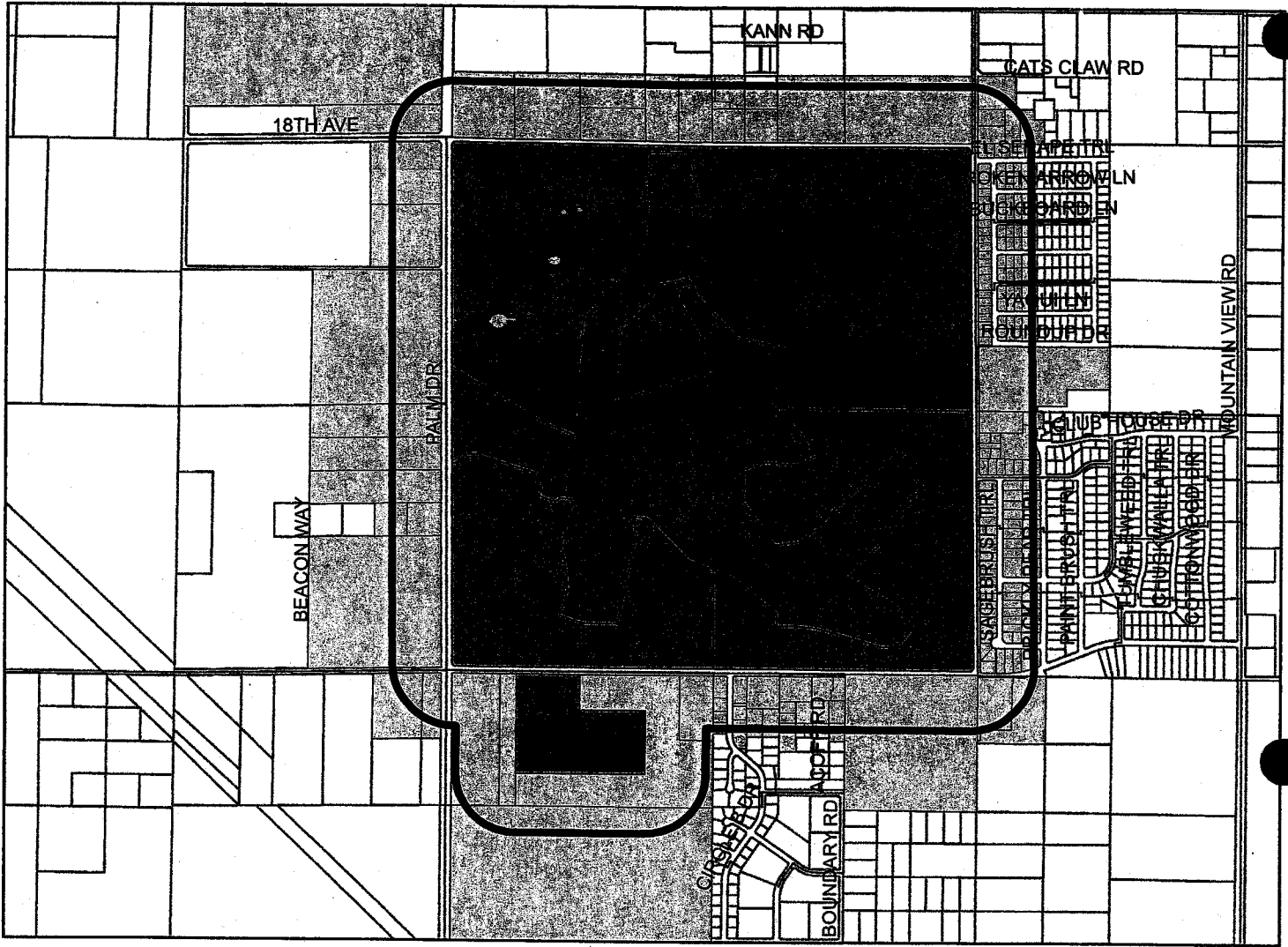
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

*checked by
matt
EOP 4/24/12
ML*

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 TR
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 ROUTT
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
DSRT HOT SPG CA 92234

ASMT: 660050001, APN: 660050001
COACHELLA VALLEY CONSERVATION COMM:
73710 FRED WARING STE 200
PALM DESERT CA 92260

ASMT: 660020006, APN: 660020006
WILSON LUCOM
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
DONNA COFIELD, ETAL
1914 W PRAIRIE AVE
COEUR D ALENE ID 83814

ASMT: 660040004, APN: 660040004
RICHARD MUNCEY
69411 S COUNTRY CLUB DR
DSRT HOT SPG CA 92241

ASMT: 660072001, APN: 660072001
DORIS BATCHELDER
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
BRONSON BARNETT
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
MARIA SANDOVAL, ETAL
67505 20TH AVE
DSRT HOT SPG, CA. 92241

ASMT: 660080009, APN: 660080009
SONIA DOMINQUEZ
3000 WINDFALL
EMMETT ID 83617

ASMT: 660080010, APN: 660080010
ROBERTO ARIZMENDI
2303 ROGERS RD
PALM SPRINGS CA 92262

Desert Hot Springs City Hall
65-950 Pierson Blvd.
Desert Hot Springs, CA 92240

Ted D. Frattone
HUNSAKER & ASSOCIATES
3 Hughes, Irvine, CA 92618

Margaret Park, Director of Planning
Agua Caliente Band of Cahuilla Indians
777 E. Tahquitz Canyon Way
Palm Springs, CA 92262-6706

DRD
45-305 Oasis Ave.
Indio CA 92201

~~Desert Hot Springs City Hall
65-950 Pierson Blvd.
Desert Hot Springs, CA 92240~~

~~Pulte Homes Corp
27101 Puerta Real Suite 300
Mission Viejo CA 92691~~

~~ATTN: Project Manager - Franklin A.
Dancy
Morongo Band of Mission Indians
Dept. of Planning & Building Services
49750 Seminole Dr.
Cabazon, CA 92230~~

~~Franklin A. Dancy
Morongo Band of Mission Indians
Dept. of Planning & Building Services
49750 Seminole Dr.
Cabazon, CA 92230~~

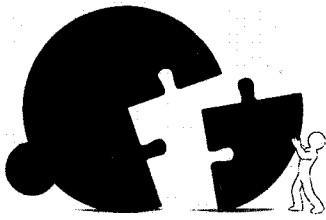
*CVWD
PO Box 1058
Coadella, CA 92236*

~~Forma
Gene Hsieh
3050 Pullman Street
Costa Mesa, CA 92626~~

~~Black Emerald LLC
91741 82nd 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~~



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

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

Project Title/Case Numbers

Matt Straite

County Contact Person

951-955-8631

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Pulte Homes

Project Applicant

27101 Puerta Real, Suite 300 Mission Viejo CA 92691

Address

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

Project Location

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

Project Description

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

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

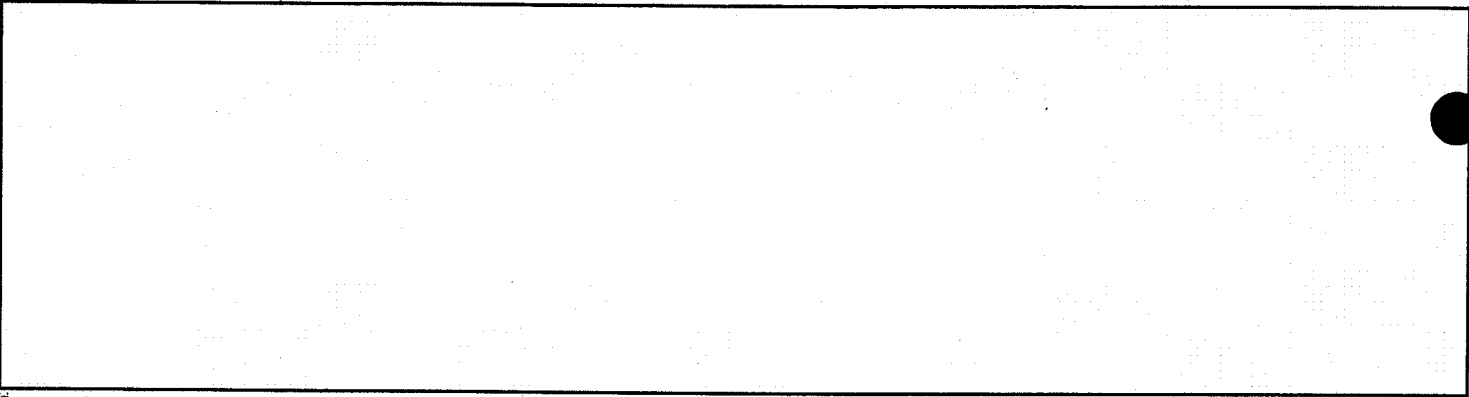
This is to certify that the earlier EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____



DM/rj
Revised 8/25/2009
Y:\Planning Case Files-Riverside office\SP00336S1\PC Hearings\NOD Form.docx

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * I0605258

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

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

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

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

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

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

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

Additional info at www.rctlma.org



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

February 6, 2013

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

E-MAIL: legals@pe.com
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: SP 336 SUBSTANTIAL CONFORMANCE NO. 1;
ZC 7715; PP 09967 REVISION NO. 1; TTM 34552; TTM 34553 EIR 455

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Friday, February 8, 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,

Mcgil

Cecilia Gil, Board Assistant to
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: mtinajero@pe.com on behalf of Master, PEC Legals <legalsmaster@pe.com>
Sent: Wednesday, February 06, 2013 8:37 AM
To: Gil, Cecilia
Subject: Re: [Legals] FOR PUBLICATION: SP 336 ZC 7715 TTM 34552 TTM 34553

Received for publication on Feb. 8. Proof with cost to follow.

Thank You!



Publisher of The Press-Enterprise
Inland Southern California's News Leader

Legal Advertising

Phone: 1.800.880.0345

Fax: 951.368.9018

E-mail: legals@pe.com

Please Note: Deadline is 10:30 AM two (2) business days prior to the date you would like to publish.

****Additional days required for larger ad sizes****

On Wed, Feb 6, 2013 at 7:46 AM, Gil, Cecilia <CCGIL@rcbos.org> wrote:

Good morning! Attached is a Notice of Public Hearing, for publication on Friday, Feb. 8, 2013. Please confirm.
THANK YOU!

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
[951-955-8464](tel:951-955-8464)

THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

February 6, 2013

THE DESERT SUN
ATTN: LEGALS
P.O. BOX 2734
PALM SPRINGS, CA 92263

E-MAIL: legals@thedesertsun.com
FAX: (760) 778-4731

RE: NOTICE OF PUBLIC HEARING: SP 336 SUBSTANTIAL CONFORMANCE NO. 1;
ZC 7715; PP 09967 REVISION NO. 1; TTM 34552; TTM 34553 EIR 455

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Friday, February 8, 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,

Mcgil

Cecilia Gil, Board Assistant to
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: Moeller, Charlene <CMOELLER@palmspri.gannett.com>
Sent: Wednesday, February 06, 2013 10:41 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: SP 336 ZC 7715 TTM 34552 TTM 34553

Ad received and will publish on date(s) requested.

Charlene Moeller | Media Sales Legal Notice Coordinator

The Desert Sun Media Group
750 N. Gene Autry Trail, Palm Springs, CA 92262
t 760.778.4578 | f 760.778.4731
legals@thedesertsun.com / dpwlegals@thedesertsun.com

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From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Wednesday, February 06, 2013 7:47 AM
To: tds-legals
Subject: FOR PUBLICATION: SP 336 ZC 7715 TTM 34552 TTM 34553

Good morning! Attached is a Notice of Public Hearing, for publication on Friday, Feb. 8, 2013. Please confirm.
THANK YOU!

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN, CHANGE OF ZONE, PLOT PLAN REVISION, AND TENTATIVE TRACT MAPS IN THE WESTERN COACHELLA VALLEY – PASS & DESERT ZONING AREA – FIFTH & FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 12, 2013 at 11:00 A.M.** or as soon as possible thereafter, to consider the application submitted by Pulte Homes Corporation – Hunsaker & Associates Irvine, Inc., on **Specific Plan No. 336, Substantial Conformance No. 1**, which proposes several minor changes to Specific Plan No. 336 (Desert Dunes / Solera); **Change of Zone No. 7715**, which proposes to 1) modify the approved Specific Plan Zoning Ordinance specifically as it relates to the drainage features and the recreation facility; 2) revise the zoning boundaries for the project; 3) formalize all the Planning Area Boundaries, or such other zones as the Board may find appropriate; **Plot Plan No. 09967 Revision No. 1**, which proposes modifications to an approved and constructed golf course and related clubhouse complex, more specifically proposing improvements to the existing golf course layout in two phases: Phase 1 proposes modifications to the existing golf course to accommodate the surrounding proposed residential development (Solera at Desert Dunes Specific Plan) including access road crossings, grading for flood control improvements and the renovation of the existing golf course clubhouse facilities and parking areas; Phase 2 proposes demolition and construction of a new golf course clubhouse facility and parking areas; **Tentative Tract Map No. 34552, Schedule A**, which proposes 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; and, **Tentative Tract Map No. 34553, Schedule A**, which proposes 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 (“the project”). The project is located northerly of Avenue 20, southerly of Avenue 18, westerly of Bubbling Wells Road, and easterly of Palm Drive in the Western Coachella Valley – Pass & Desert Zoning District, Fifth and Fourth Supervisorial District.

The Planning Commission approved the project, found that the environmental effects have been addressed and recommended the consideration of an Addendum to **Environmental Impact Report No. 445**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors, 1st Floor, and at the Riverside County Planning Department, 12th Floor, at 4080 Lemon Street, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE PROJECT PLANNER, AT (951) 955-8631 OR EMAIL mstrait@rctlma.org.

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

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to Riverside County Clerk of the Board at 4080 Lemon Street, 1st Floor, P.O. Box 1147, Riverside, CA 92502-1147.

Dated: February 6, 2013

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

Gil, Cecilia

From: Meyer, Mary Ann <MaMeyer@asrcikrec.com>
Sent: Wednesday, February 06, 2013 7:59 AM
To: Gil, Cecilia; Anderson, Rosemarie; Kennemer, Bonnie; Reese, Brenda
Subject: RE: FOR POSTING: SP 336 ZC 7715 TTM 34552 TTM 34553

received

From: Gil, Cecilia
Sent: Wednesday, February 06, 2013 7:48 AM
To: Anderson, Rosemarie; Kennemer, Bonnie; Meyer, Mary Ann; Reese, Brenda
Subject: FOR POSTING: SP 336 ZC 7715 TTM 34552 TTM 34553

Good morning! Attached is a Notice of Public Hearing, for POSTING. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

***THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.***

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the
(NAME and TITLE)

County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on February 6, 2013, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

SP 336, ZC 7715, PP 09967 REVISION NO. 1; TTM 34552 and TTM 34553

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: March 12, 2013 @ 11:00 A.M.

SIGNATURE: Mcgil
Cecilia Gil

DATE: February 6, 2013

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 SP0033651 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

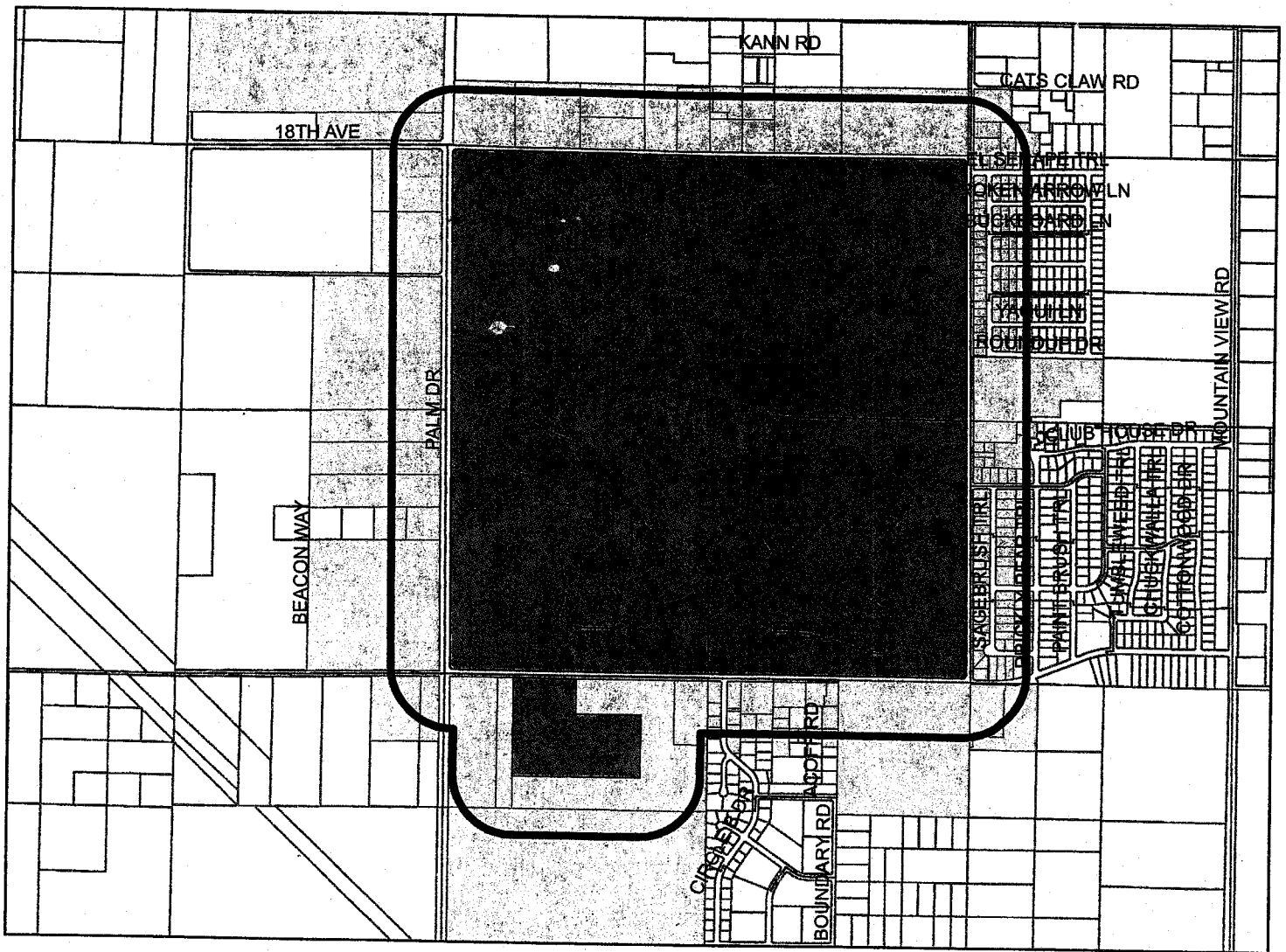
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

*checked by
matt
EOP 4/24/12
ML*

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

at 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

SP 336 IC 7715

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
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 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
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ASMT: 657321010, APN: 657321010
 FREDERICK PHILLIPPI
 18655 SAGEBRUSH TR
 DSRT HOT SPG CA 92240

ASMT: 657322024, APN: 657322024
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 818 SHADY OAK DR
 SANTA ROSA CA 95404

ASMT: 657322002, APN: 657322002
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 67559 BUCKBOARD LN
 DSRT HOT SPG, CA. 92241

ASMT: 657323001, APN: 657323001
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ASMT: 657331006, APN: 657331006
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C/O ERIC A PETERSON
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ASMT: 657323020, APN: 657323020
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67584 LONG CANYON RD
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ASMT: 657331007, APN: 657331007
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ASMT: 657323021, APN: 657323021
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67562 LONG CANYON LN
DSRT HOT SPG, CA. 92241

ASMT: 657331008, APN: 657331008
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DSRT HOT SPG, CA. 92241

ASMT: 657323022, APN: 657323022
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ASMT: 657332005, APN: 657332005
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1416 N VISTA ST NO 2
LOS ANGELES CA 90046

ASMT: 657332020, APN: 657332020
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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
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1321 ARABIC ST
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ASMT: 657332022, APN: 657332022
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18705 SAGEBRUSH TR
DSRT HOT SPGS CA 92241

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ASMT: 657333021, APN: 657333021
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67626 ROUNDUP DR
DSRT HOT SPG, CA. 92241

ASMT: 657333001, APN: 657333001
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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
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67595 YAQUI LN
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 C/O FRANK DOROSY
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 J L STONE POST 1534 VETERAN OF FOREIGN
 P O BOX 777
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ASMT: 657351049, APN: 657351049
 RATOMIR CVIJECTIC
 67600 CLUB HOUSE DR
 DSRT HOT SPGS CA 92241

ASMT: 657351008, APN: 657351008
 OSCAR MARTINEZ
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29547 SANDY CT
CATHEDRAL CY CA 92234

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C/O JAMES D THOMPSON
19389 PRICKLY PEAR DR
DSRT HOT SPG, CA. 92241

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C/O RECONTRUST CO
1800 TAPO CANYON SV2202
SIMI VALLEY CA 93063

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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
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C/O DAVID SHERMAN
19449 SAGEBRUSH TRL
DSRT HOT SPG, CA. 92241

ASMT: 657362007, APN: 657362007
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DSRT HOT SPG, CA. 92241

ASMT: 657391002, APN: 657391002
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DSRT HOT SPG CA 92240



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C/O ALBERT SIMONETTI
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TREALA BERTOLDO, ETAL
19468 SAGEBRUSH TR
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ASMT: 657391004, APN: 657391004
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19539 SAGEBRUSH TR
DSRT HOT SPG, CA. 92240

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1096 ISABELLA AVE
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RUNAWAY PROP
C/O DAVID HEUSINKVELD
78921 RUNAWAY BAY DR
BERMUDA DUNES CA 92203

ASMT: 657391006, APN: 657391006
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19 VIA SANTO TOMAS
RANCHO MIRAGE CA 92270

ASMT: 657392008, APN: 657392008
ALEJANDRO SERNA
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DSRT HOT SPG CA 92240

ASMT: 657391007, APN: 657391007
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79965 KINGSTON DR
BERMUDA DUNES CA 92203

ASMT: 657392009, APN: 657392009
MARIA AVALOS, ETAL
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DSRT HOT SPG CA 92240

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ASMT: 657392011, APN: 657392011
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C/O MARILYN WARD
33881 EL ENCANTO
DANA POINT CA 92629

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HUBERT ROUTH
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PALM DESERT CA 92260

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COACHELLA CA 92236

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C/O ALBERT SOLAREZ
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ASMT: 657401003, APN: 657401003
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67621 CACTUS APPLE DR
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ASMT: 657401005, APN: 657401005
JOSEFINA ACEVEDO, ETAL
83649 INDIO BLV
INDIO CA 92201

ASMT: 657401017, APN: 657401017
LORETTA HOLLAND, ETAL
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ASMT: 657401018, APN: 657401018
US BEST REPAIR SERVICE INC
2501 ALTON PARKWAY
IRVINE CA 92606

ASMT: 657402007, APN: 657402007
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C/O DAVID HEUSINKVELD
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ASMT: 657402001, APN: 657402001
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PALOS VERDES ESTATES CA 90274

ASMT: 657402008, APN: 657402008
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67606 CACTUS APPLE DR
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ASMT: 657402002, APN: 657402002
JOAN SEEHOFFER
19716 SAGEBRUSH TR
DSRT HOT SPG, CA. 92241

ASMT: 657402009, APN: 657402009
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31360 DATE PALM DR
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ASMT: 657402003, APN: 657402003
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SAINT HELENA CA 94574

ASMT: 657402010, APN: 657402010
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ASMT: 657402004, APN: 657402004
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MORRO BAY CA 93442

ASMT: 657402011, APN: 657402011
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17930 BUBBLING WELLS RD
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ASMT: 657402005, APN: 657402005
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ASMT: 657402012, APN: 657402012
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81351 FRED WARING DR 319
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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
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 19300 PALM DR
 DSRT HOT SPG CA 92234

ASMT: 660050001, APN: 660050001
 COACHELLA VALLEY CONSERVATION COMMI:
 73710 FRED WARING STE 200
 PALM DESERT CA 92260

ASMT: 660020006, APN: 660020006
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 CLAYTON CA 94519

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 BOYD WILLAT
 C/O L BLOCH
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 C/O DARREN WARREN
 27101 PUERTA REAL STE 300
 MISSION VIEJO CA 92691

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 DONNA COFIELD, ETAL
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 COEUR D ALENE ID 83814

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 RICHARD MUNCEY
 69411 S COUNTRY CLUB DR
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ASMT: 660072001, APN: 660072001
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 47676 DE CORONADO DR W
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ASMT: 660072002, APN: 660072002
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Desert Hot Springs, CA 92240

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Dept. of Planning & Building Services
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~~Black Emerald LLC
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Thermal CA 92274~~

~~Innovative Land Concepts Inc.
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~~Impact Sciences
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FOR BILLING INQUIRIES:
CALL (951) 368-9710
EMAIL billinginquiry@e.com

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10	11	12	13	14	15	16	17	18	19	20
DATE	REFERENCE NUMBER	DESCRIPTION - OTHER COMMENTS/CHARGES	PRODUCT/ZONE	SIZE	BILLED UNITS	TIMES RUN	RATE	GROSS AMOUNT	NET AMOUNT	
02/08/2013	I00985813-02082013	PO# SP336 ZC7715 TTM34552 TTM345	Press-Enterprise	1 x 238 LI	238	1	1.30	309.40	309.40	

Order Placed by: Cecilia Gil

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 CLERK/BOARD OF SUPERVISORS
 2013 FEB 13 PM 2:12

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16-4 of 03/12/13
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BALANCE
\$309.40

Legal Advertising Invoice

SALES CONTACT INFORMATION		ADVERTISER INFORMATION			
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BILLING PERIOD	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME		
02/08/2013 - 02/08/2013	100141323	100141323	BOARD OF SUPERVISORS		

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23	24	3
BALANCE	INVOICE NUMBER	TERMS OF PAYMENT
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8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS

BOARD OF SUPERVISORS
P.O. BOX 1147
COUNTY OF RIVERSIDE
RIVERSIDE, CA 92502

Enterprise Media
POST OFFICE BOX 12009
RIVERSIDE, CA 92502-2209

THE PRESS-ENTERPRISE

3450 Fourteenth Street
Riverside, CA 92501-3878
951-684-1200
951-368-9018 FAX

**PROOF OF PUBLICATION
(2010, 2015.5 C.C.P)**

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: / SP336 ZC7715 TTM34552 TTM34553

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, and under date of August 25, 1995, Case Number 267864; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

02/08/2013

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: February 08, 2013
At: Riverside, California



BOARD OF SUPERVISORS
P.O. BOX 1147
COUNTY OF RIVERSIDE
RIVERSIDE, CA 92502

Ad Number: 0000985813-01

P.O. Number: SP336 ZC7715 TTM34552 TTM34553

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN, CHANGE OF ZONE, PLOT PLAN REVISION, AND TENTATIVE TRACT MAPS IN THE WESTERN COACHELLA VALLEY - PASS & DESERT ZONING AREA - FIFTH & FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, March 12, 2013 at 11:00 A.M. or as soon as possible thereafter, to consider the application submitted by Pulte Homes Corporation - Hunsaker & Associates Irvine, Inc., on Specific Plan No. 336, Substantial Conformance No. 1, which proposes several minor changes to Specific Plan No. 336 (Desert Dunes / Solera): Change of Zone No. 7715, which proposes to 1) modify the approved Specific Plan Zoning Ordinance specifically as it relates to the drainage features and the recreation facility; 2) revise the zoning boundaries for the project; 3) formalize all the Planning Area Boundaries, or such other zones as the Board may find appropriate; Plot Plan No. 09967 Revision No. 1, which proposes modifications to an approved and constructed golf course and related clubhouse complex, more specifically proposing improvements to the existing golf course layout in two phases: Phase 1 proposes modifications to the existing golf course to accommodate the surrounding proposed residential development (Solera at Desert Dunes Specific Plan) including access road crossings, grading for flood control improvements and the renovation of the existing golf course clubhouse facilities and parking areas; Phase 2 proposes demolition and construction of a new golf course clubhouse facility and parking areas; Tentative Tract Map No. 34552, Schedule A, which proposes 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 and Tentative Tract Map No. 34553, Schedule A, which proposes 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 ("the project"). The project is located northerly of Avenue 20, southerly of Avenue 18, westerly of Bubbling Wells Road, and easterly of Palm Drive in the Western Coachella Valley - Pass & Desert Zoning District, Fifth and Fourth Supervisorial District.

The Planning Commission approved the project, found that the environmental effects have been addressed and recommended the consideration of an Addendum to Environmental Impact Report No. 445.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors, 1ST Floor, and at the Riverside County Planning

Department, 12th Floor, at
4080 Lemon Street, River-
side, California 92501.
FOR FURTHER INFOR-
MATION REGARDING
THIS PROJECT, PLEASE
CONTACT MATT
STRAITE PROJECT
PLANNER, AT (951) 955-
8631 OR EMAIL mstrait
@rcfma.org.

Any person wishing to tes-
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position to the project may
do so in writing between
the date of this notice and
the public hearing, or may
appear and be heard at
the time and place noted
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of the public hearing and
the consideration of all
public comment, written
and oral, the Board of Su-
pervisors may amend, in
whole or in part, the proj-
ect and/or the related envi-
ronmental document. Accord-
ingly, the designa-
tions, development stand-
ards, design or improve-
ments, or any properties or
lands within the bounda-
ries of the project, may be
changed in a way other
than specifically proposed.
Please send all written
correspondence to River-
side County Clerk of the
Board at 4080 Lemon
Street, 1st Floor, P.O. Box
1147, Riverside, CA 92502-
1147.

Dated: February 6, 2013
Kecia Harper-Ihem, Clerk
of the Board
By: Cecilia Gil, Board
Assistant 2/8

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN, CHANGE OF ZONE, PLOT PLAN REVISION, AND TENTATIVE TRACT MAPS IN THE WESTERN COACHELLA VALLEY – PASS & DESERT ZONING AREA – FIFTH & FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

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FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE PROJECT PLANNER, AT (951) 955-8631 OR EMAIL mstrait@rctlma.org.

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

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Please send all written correspondence to Riverside County Clerk of the Board at 4080 Lemon Street, 1st Floor, P.O. Box 1147, Riverside, CA 92502-1147.

Dated: February 6, 2013

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

16-4 of 03/12/13

92 [redacted] RC: 92502114/4/ *1977-043/5-09-37

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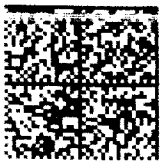
~~Margaret Park Director of Planning
Agua Caliente Band of Cahulla Indians
727 E. Tanquitz Canyon Way
Palm Springs, CA 92262 6706~~

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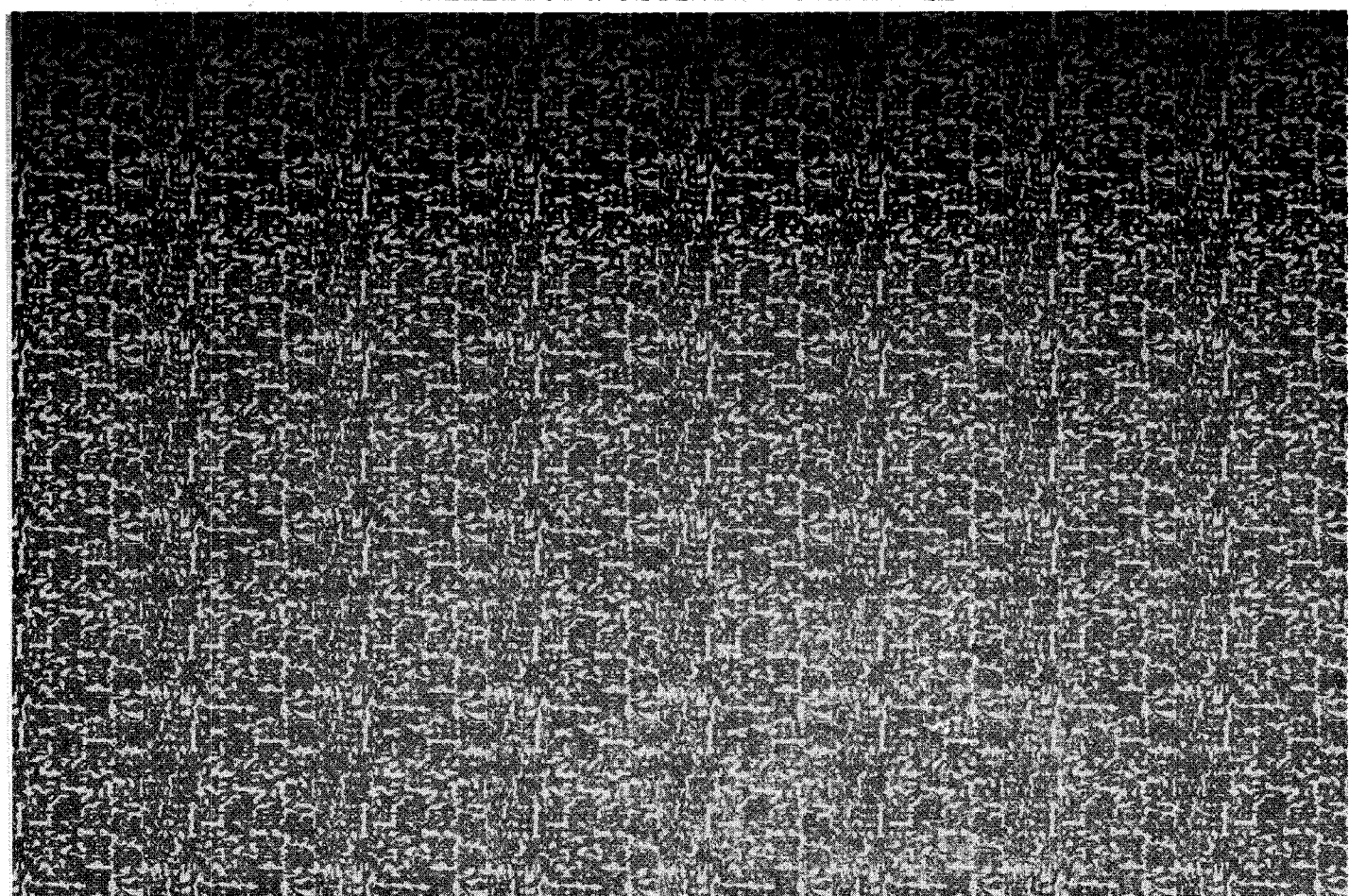
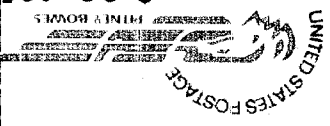
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County Administrative Center
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Riverside, CA 92502-1147



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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN, CHANGE OF ZONE, PLOT PLAN REVISION, AND TENTATIVE TRACT MAPS IN THE WESTERN COACHELLA VALLEY – PASS & DESERT ZONING AREA – FIFTH & FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

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Dated: February 6, 2013

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

16-4 of 03/12/13

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BC: 92502114747 *1977 0158 08 40

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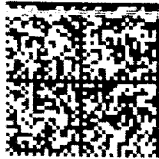
ASMT: 660080005, APN: 660080005
RAUL ALVARADO
P O BOX 401
DSRTHOT SPG CA 92241

PUBLIC HEARING NOTICE
This may affect your property

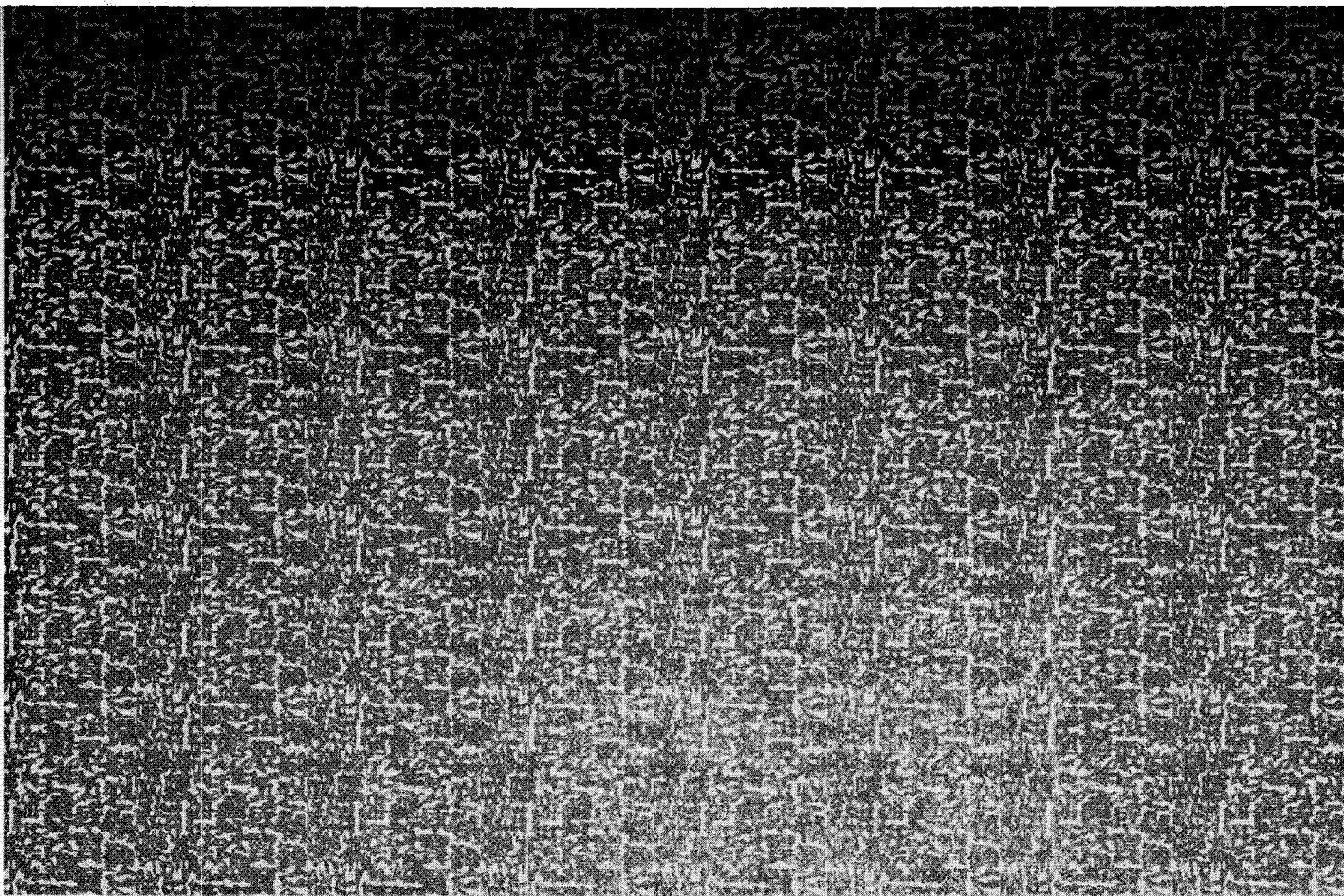
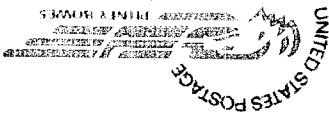
Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



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MAILED FROM ZIP CODE 92504
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FEB06 2013



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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN, CHANGE OF ZONE, PLOT PLAN REVISION, AND TENTATIVE TRACT MAPS IN THE WESTERN COACHELLA VALLEY – PASS & DESERT ZONING AREA – FIFTH & FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

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Dated: February 6, 2013

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

16-4 of 03/12/13

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BC: 92502114747 *1977-01519-10-36

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2013 FEB 13 PM 2:13

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CLERK / BOARD OF SUPERVISORS

ASMT: 657314020, APN: 657314020
MODERN LIVING SPACES
67610 YAQUI LN
DSRT HOT SPGS CA 92241

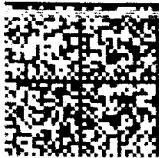
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PUBLIC HEARING NOTICE

Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

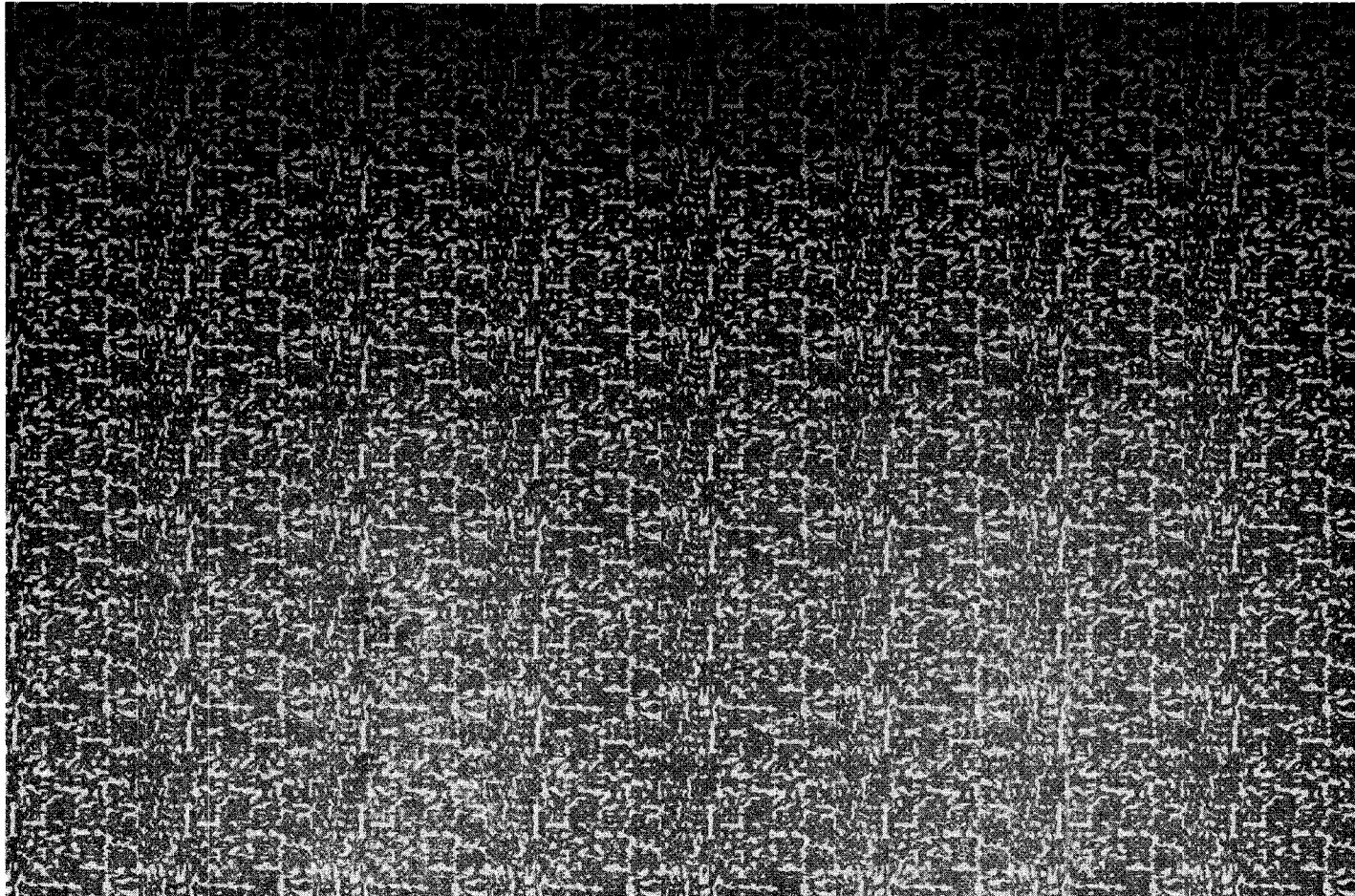
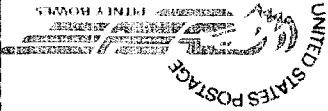


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02 1R
0002005437 FEB06 2013
MAILED FROM ZIP CODE 92504

\$ 00.40s



REMOVE SIDE EDGES FIRST
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN, CHANGE OF ZONE, PLOT PLAN REVISION, AND TENTATIVE TRACT MAPS IN THE WESTERN COACHELLA VALLEY – PASS & DESERT ZONING AREA – FIFTH & FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

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Dated: February 6, 2013

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

16-4 of 03/12/13

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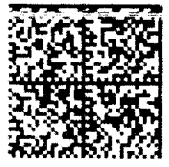
ASMT: 657362002, APN: 657362002
PAULDEN HEPLER
12580 PALM DR
DSRT HOT SPG CA 92240

PUBLIC HEARING NOTICE
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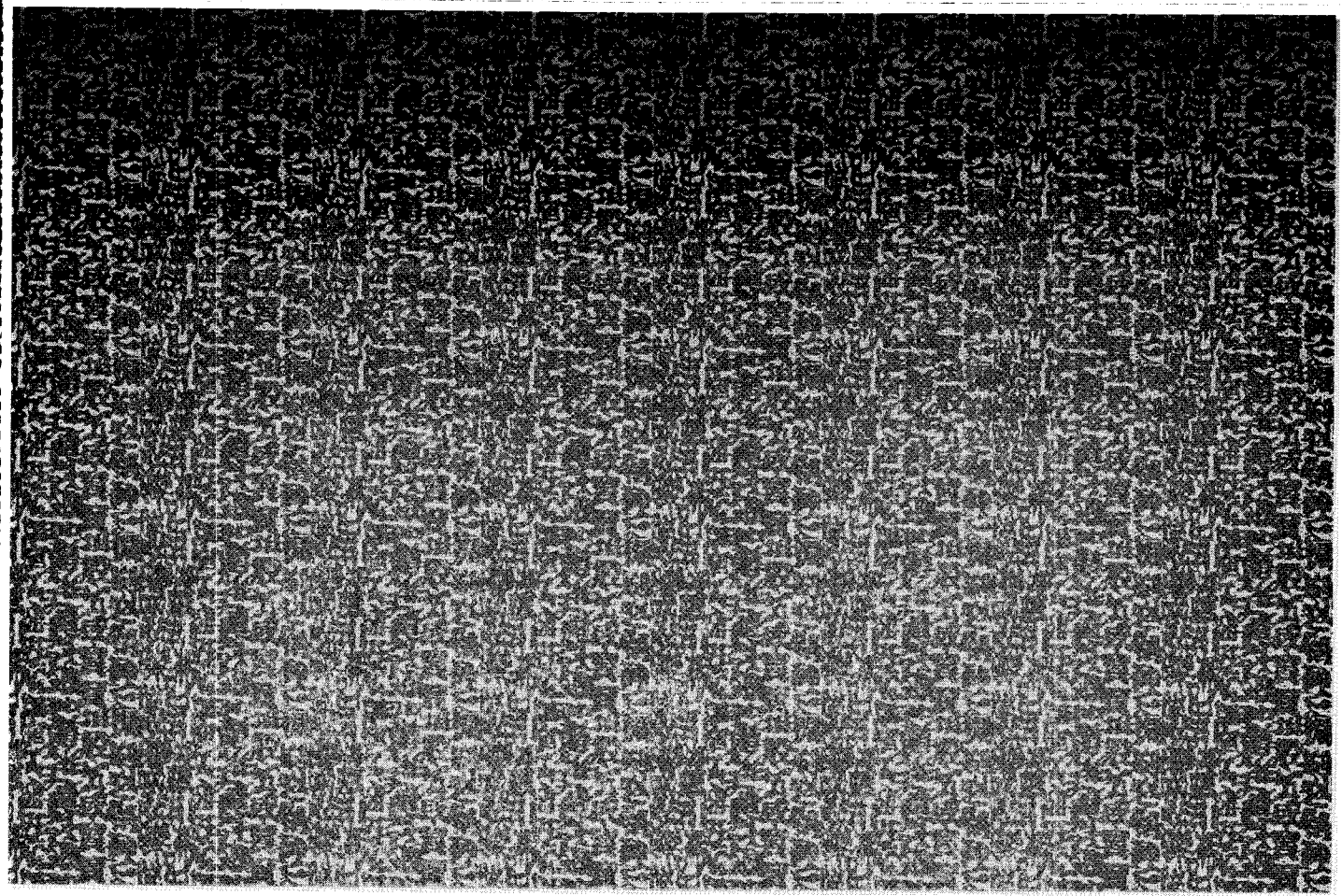
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County Administrative Center
4080 Lemon Street, 1st Floor Annex
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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN, CHANGE OF ZONE, PLOT PLAN REVISION, AND TENTATIVE TRACT MAPS IN THE WESTERN COACHELLA VALLEY – PASS & DESERT ZONING AREA – FIFTH & FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 12, 2013 at 11:00 A.M.** or as soon as possible thereafter, to consider the application submitted by Pulte Homes Corporation – Hunsaker & Associates Irvine, Inc., on **Specific Plan No. 336, Substantial Conformance No. 1**, which proposes several minor changes to Specific Plan No. 336 (Desert Dunes / Solera); **Change of Zone No. 7715**, which proposes to 1) modify the approved Specific Plan Zoning Ordinance specifically as it relates to the drainage features and the recreation facility; 2) revise the zoning boundaries for the project; 3) formalize all the Planning Area Boundaries, or such other zones as the Board may find appropriate; **Plot Plan No. 09967 Revision No. 1**, which proposes modifications to an approved and constructed golf course and related clubhouse complex, more specifically proposing improvements to the existing golf course layout in two phases: Phase 1 proposes modifications to the existing golf course to accommodate the surrounding proposed residential development (Solera at Desert Dunes Specific Plan) including access road crossings, grading for flood control improvements and the renovation of the existing golf course clubhouse facilities and parking areas; Phase 2 proposes demolition and construction of a new golf course clubhouse facility and parking areas; **Tentative Tract Map No. 34552, Schedule A**, which proposes 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; and, **Tentative Tract Map No. 34553, Schedule A**, which proposes 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 (“the project”). The project is located northerly of Avenue 20, southerly of Avenue 18, westerly of Bubbling Wells Road, and easterly of Palm Drive in the Western Coachella Valley – Pass & Desert Zoning District, Fifth and Fourth Supervisorial District.

The Planning Commission approved the project, found that the environmental effects have been addressed and recommended the consideration of an Addendum to **Environmental Impact Report No. 445**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors, 1st Floor, and at the Riverside County Planning Department, 12th Floor, at 4080 Lemon Street, Riverside, California 92501.

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Please send all written correspondence to Riverside County Clerk of the Board at 4080 Lemon Street, 1st Floor, P.O. Box 1147, Riverside, CA 92502-1147.

Dated: February 6, 2013

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

16-4 y 03/12/13

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ASMT: 657401014, APN: 657401014
PAUL LUCAS, ETAL
67805 FOOTHILL RD
CATHEDRAL CY CA 92234

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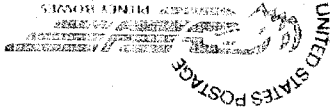
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Dated: February 6, 2013

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

16-4 of 03/12/13

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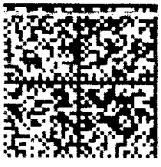
ASMT: 657322021, APN: 657322021
JOSEPH OKON
67560 EL SOMBRERO LN
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PUBLIC HEARING NOTICE
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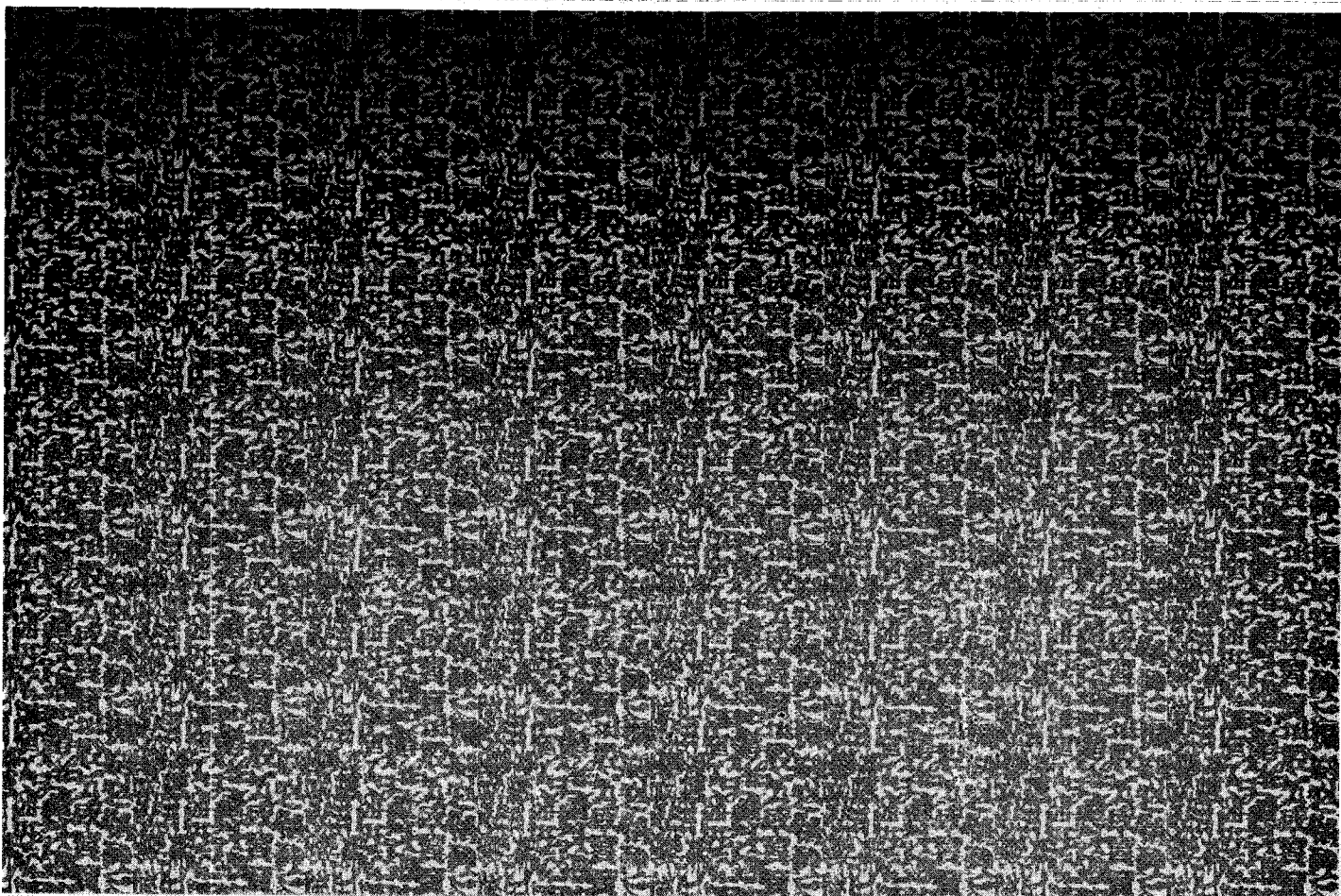
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Dated: February 6, 2013

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

16-4 of 03/12/13

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ASMT: 657230010, APN: 657230010
DESERT LAND HOLDINGS
77641 IROQUOIS DR
INDIAN WELLS CA 92210

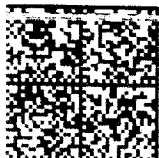
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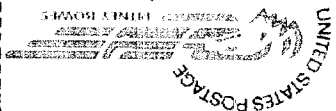
Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
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Riverside, CA 92502-1147



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Dated: February 6, 2013

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

16-4 of 03/12/13

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2013 FEB 20 PM 1:27

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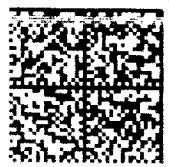
ASMT: 660020006, APN: 660020006
WILSON LUOM
44 COCONUT ROW NO 211A
PALM BEACH FL 33480

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4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

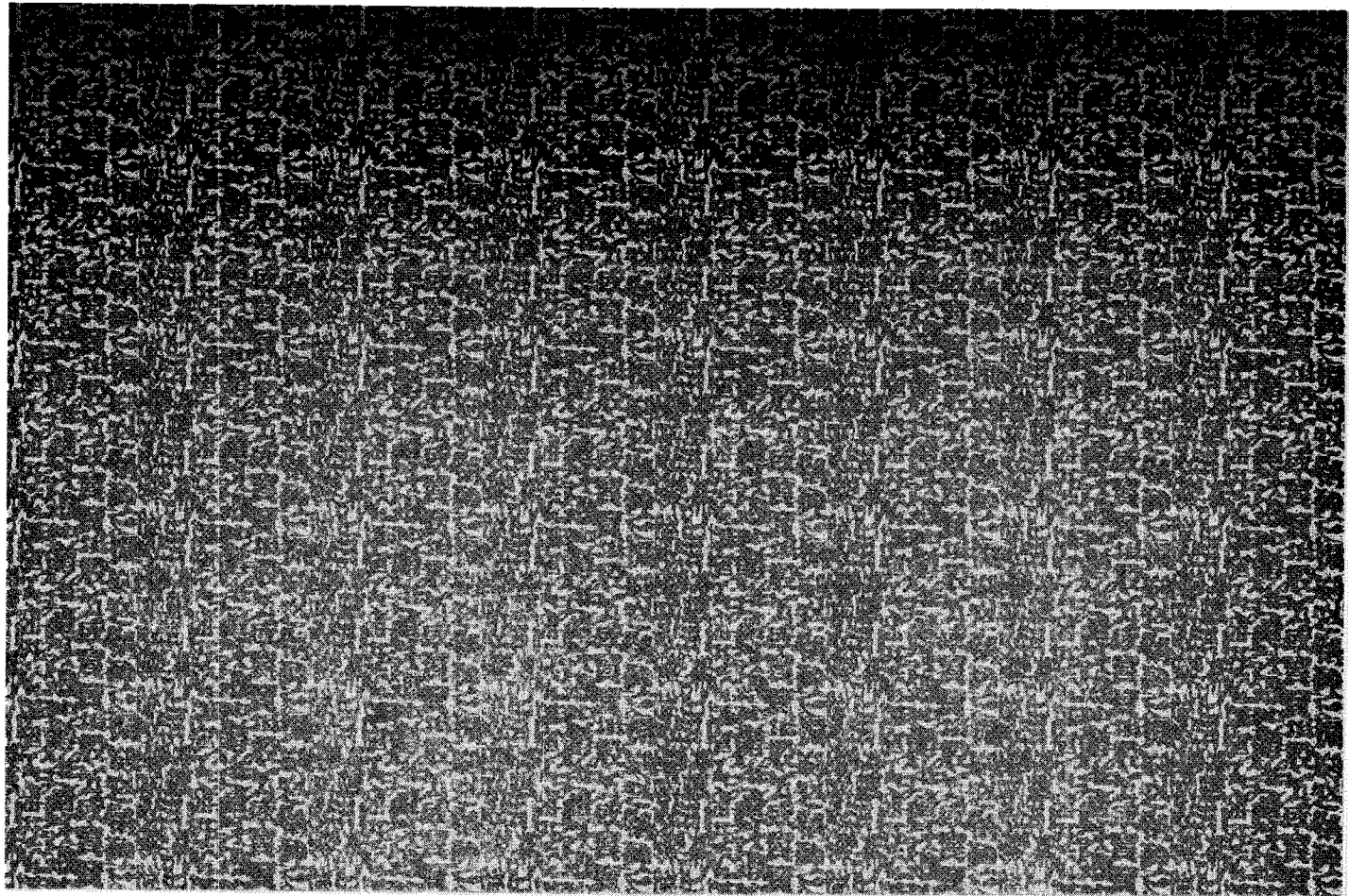


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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN, CHANGE OF ZONE, PLOT PLAN REVISION, AND TENTATIVE TRACT MAPS IN THE WESTERN COACHELLA VALLEY – PASS & DESERT ZONING AREA – FIFTH & FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

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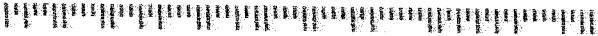
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Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

16-4 y 03/12/13



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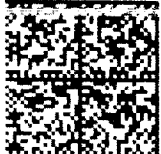
ASMT: 657391005, APN: 657391005
SONIA SERAYDARIAN, ETAL
1096 ISABELLA AVE
MONTEREY PARK CA 91754

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PUBLIC HEARING NOTICE

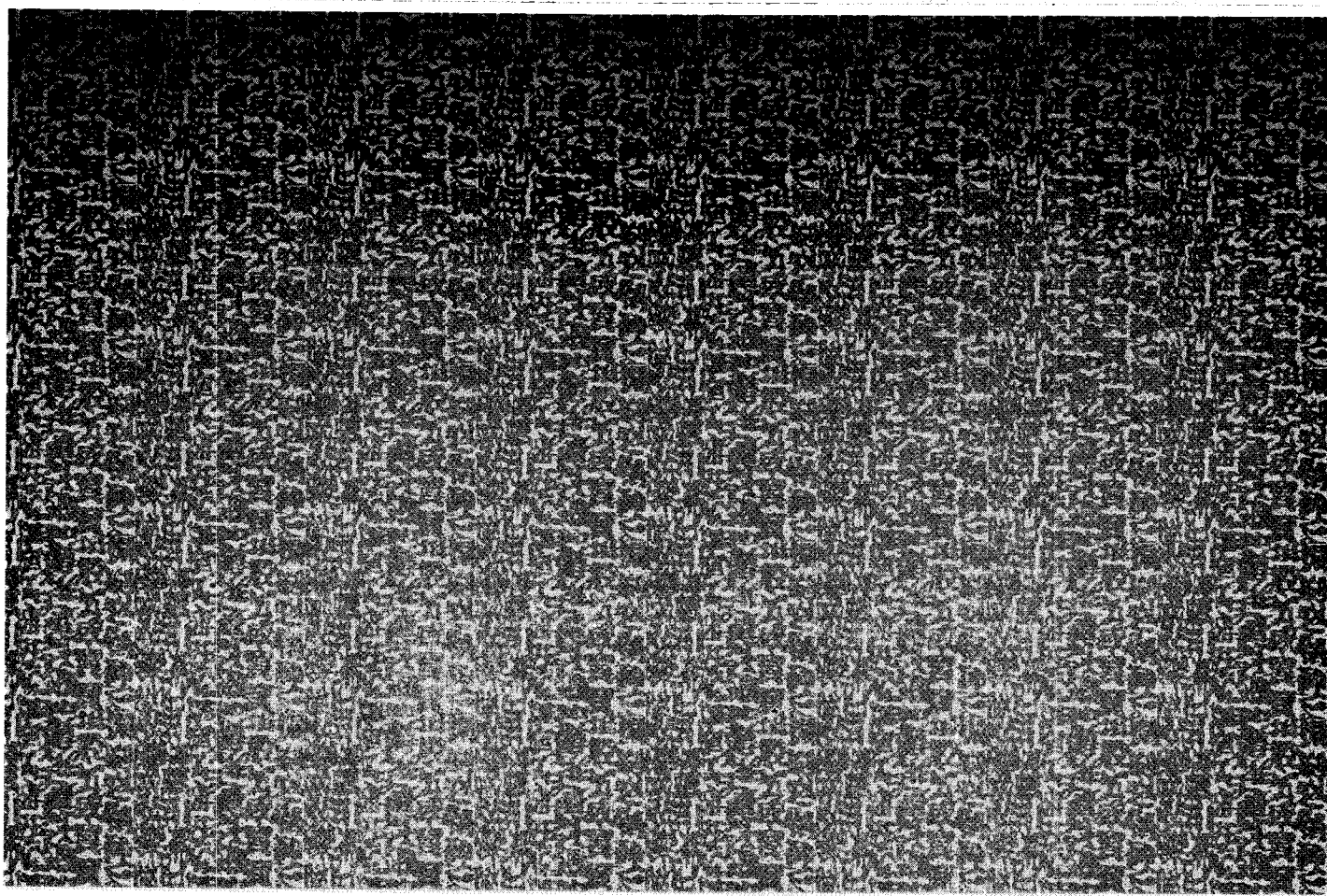
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2013 FEB 20 PM 3:27
BOARD OF SUPERVISORS

Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

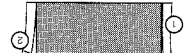


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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN, CHANGE OF ZONE, PLOT PLAN REVISION, AND TENTATIVE TRACT MAPS IN THE WESTERN COACHELLA VALLEY – PASS & DESERT ZONING AREA – FIFTH & FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 12, 2013 at 11:00 A.M.** or as soon as possible thereafter, to consider the application submitted by Pulte Homes Corporation – Hunsaker & Associates Irvine, Inc., on **Specific Plan No. 336, Substantial Conformance No. 1**, which proposes several minor changes to Specific Plan No. 336 (Desert Dunes / Solera); **Change of Zone No. 7715**, which proposes to 1) modify the approved Specific Plan Zoning Ordinance specifically as it relates to the drainage features and the recreation facility; 2) revise the zoning boundaries for the project; 3) formalize all the Planning Area Boundaries, or such other zones as the Board may find appropriate; **Plot Plan No. 09967 Revision No. 1**, which proposes modifications to an approved and constructed golf course and related clubhouse complex, more specifically proposing improvements to the existing golf course layout in two phases: Phase 1 proposes modifications to the existing golf course to accommodate the surrounding proposed residential development (Solera at Desert Dunes Specific Plan) including access road crossings, grading for flood control improvements and the renovation of the existing golf course clubhouse facilities and parking areas; Phase 2 proposes demolition and construction of a new golf course clubhouse facility and parking areas; **Tentative Tract Map No. 34552, Schedule A**, which proposes 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; and, **Tentative Tract Map No. 34553, Schedule A**, which proposes 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 (“the project”). The project is located northerly of Avenue 20, southerly of Avenue 18, westerly of Bubbling Wells Road, and easterly of Palm Drive in the Western Coachella Valley – Pass & Desert Zoning District, Fifth and Fourth Supervisorial District.

The Planning Commission approved the project, found that the environmental effects have been addressed and recommended the consideration of an Addendum to **Environmental Impact Report No. 445**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors, 1ST Floor, and at the Riverside County Planning Department, 12th Floor, at 4080 Lemon Street, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE PROJECT PLANNER, AT (951) 955-8631 OR EMAIL mstrait@rctlma.org.

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

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to Riverside County Clerk of the Board at 4080 Lemon Street, 1st Floor, P.O. Box 1147, Riverside, CA 92502-1147.

Dated: February 6, 2013

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

16-4 of 03/12/13



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ASMT: 657314024, APN: 657314024
CHARLES HAMEL
12304 SANTA MONICA BLV
W LOS ANGELES CA 90025

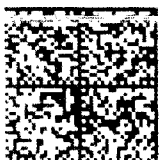
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PUBLIC HEARING NOTICE

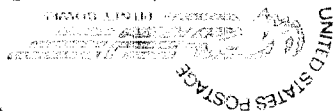
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FEB 06 2013



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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN, CHANGE OF ZONE, PLOT PLAN REVISION, AND TENTATIVE TRACT MAPS IN THE WESTERN COACHELLA VALLEY – PASS & DESERT ZONING AREA – FIFTH & FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

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Dated: February 6, 2013

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

16-4 of 03/12/13

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ASMT: 657402004, APN: 657402004
MARTIN MAYER
430 QUINANA RD NO 130
MORRO BAY CA 93442

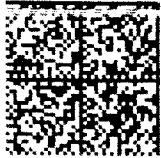
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Riverside, CA 92502-1147

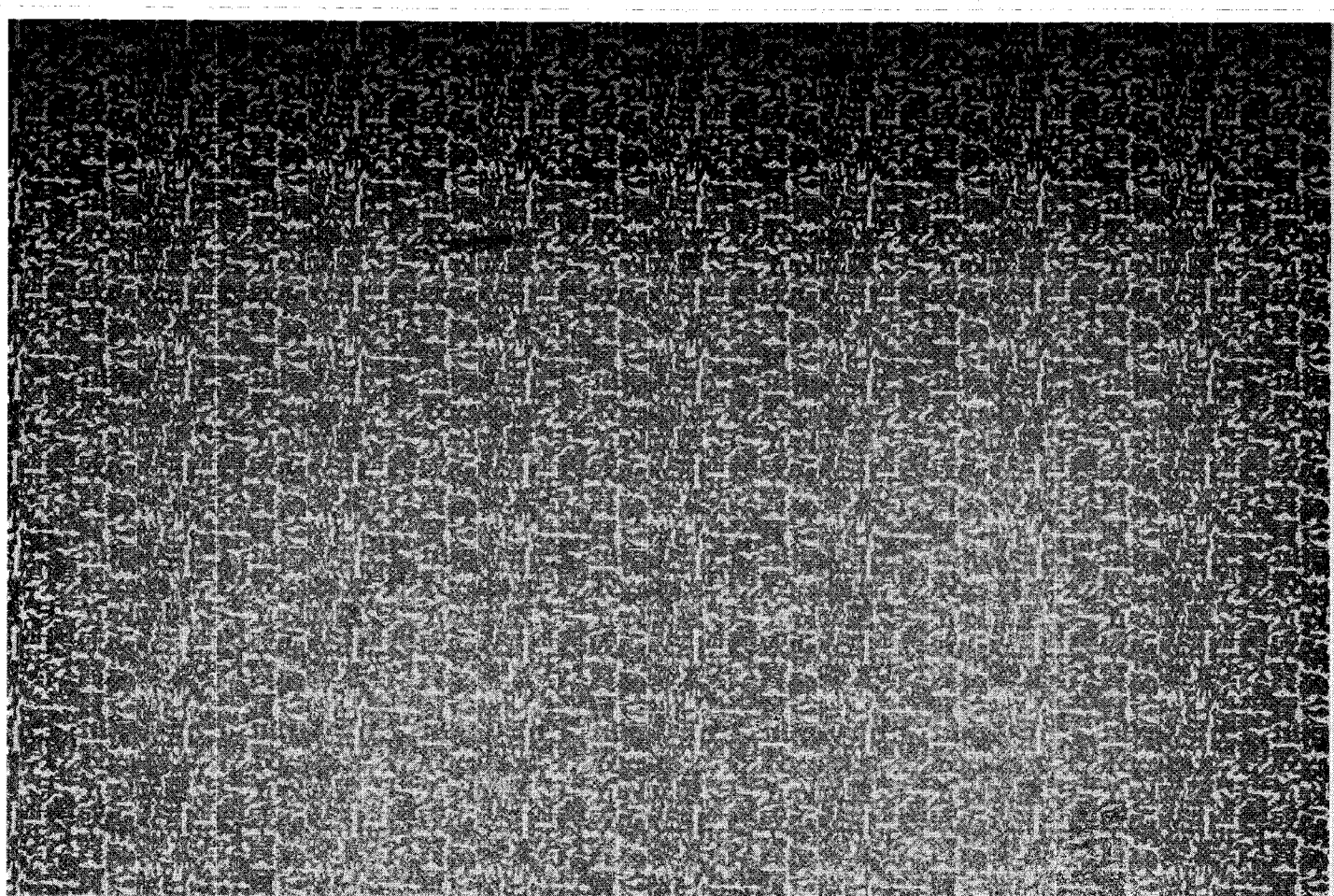
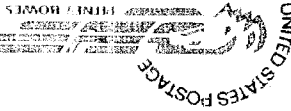


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Dated: February 6, 2013

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

16-4 of 03/12/13

BCI: 92502114747 * 1977-02149-09-33

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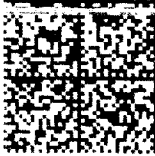
ASMT: 657300009, APN: 657300009
PICKFORD PLACE
75178 GERALD FORD DR NO 2A
PALM DESERT CA 92211

PUBLIC HEARING NOTICE
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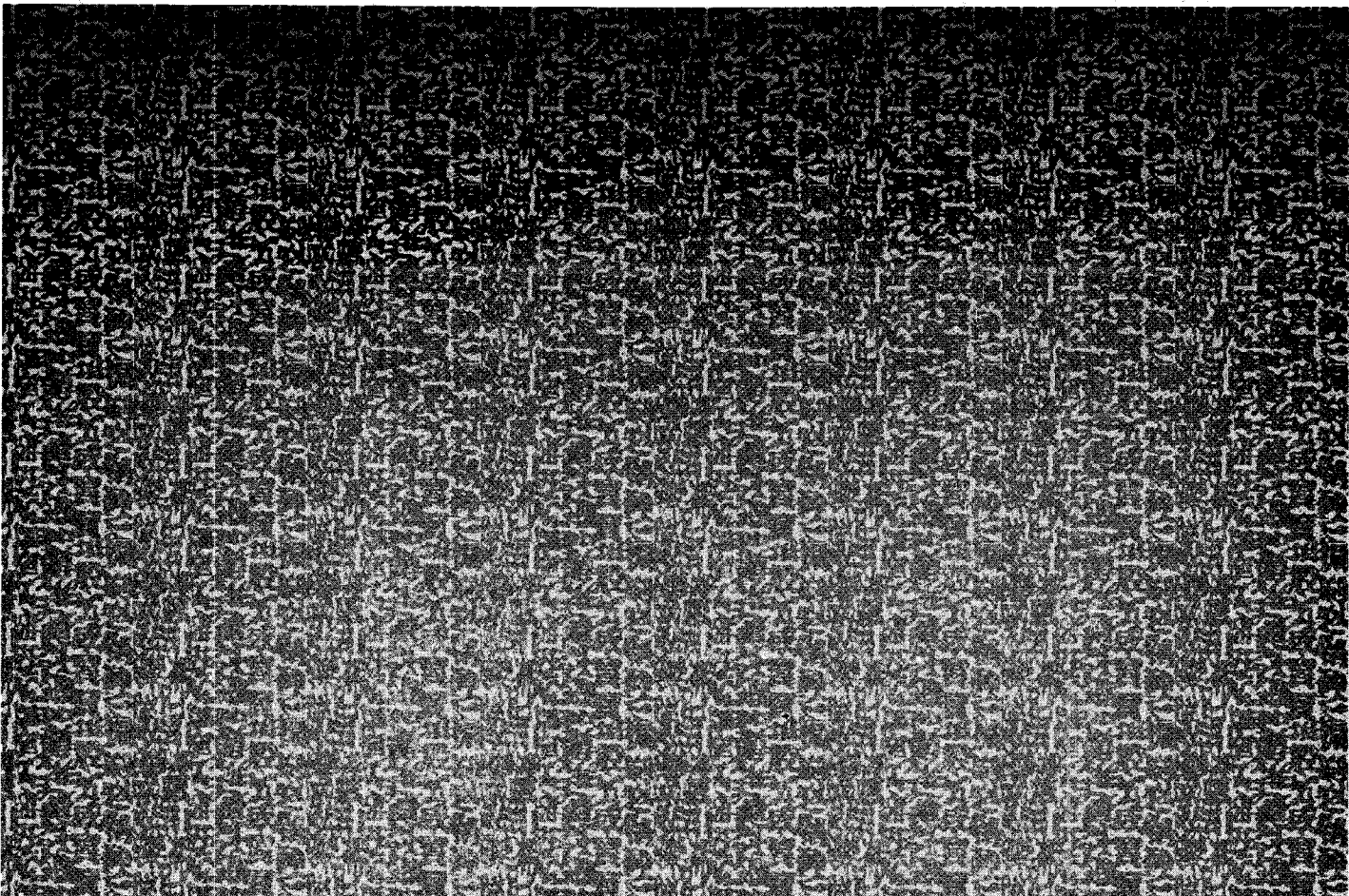
Riverside County Clerk of the Board
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Riverside, CA 92502-1147



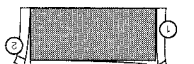
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**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: STEVEN FORZANO

Address: _____
(only if follow-up mail response requested)

City: Temecula **Zip:** 92592

Phone #: 957-538-5835

Date: 3/12/13 **Agenda #** 164-

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.