

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



ITEM  
1.21  
(ID # 4997)

MEETING DATE:

Tuesday, August 29, 2017

FROM : TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE ASSISTANT TLMA DIRECTOR'S DECISION TO APPROVE TENTATIVE PARCEL MAP NO. 36837 / PLOT PLAN NO. 25686 and ADOPT THE NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42732 – Applicant: Omni West Group, Inc. – Engineer/Representative: A&B Consulting Engineers – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Commercial Office (CO) (0.25 – 1.00 FAR) – Location: Southerly of 41st Avenue, easterly of Washington Street, westerly of Sparkey Way – 4.17 Acres - Zoning: General Residential – 4,000 Square Feet (R-3-4000) - REQUEST: Receive and File the Assistant TLMA Director's approval of Tentative Parcel Map No. 36837 and Plot Plan No. 25686. Tentative Parcel Map No. 36837 is a Schedule "H" subdivision of four (4) acres into two (2) parcels of approximately two (2) acres each. Parcel 1 will consist of an existing two-story medical office building. Plot Plan No. 25686 proposes a new two-story medical office building on proposed Parcel 2, with overall site containing approximately 287 existing parking spaces (257 spaces, 30 vanpool credits), with drainage facilities and landscaping. [Applicant Fees 100%]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **RECEIVE AND FILE** the Notice of Decision for the above-referenced case acted on by the Assistant TLMA Director on July 17, 2017.

**ACTION:** Consent

Charissa Leach, Assistant TLMA Director

8/14/2017

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Ashley, seconded by Supervisor Jeffries and duly carried, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Jeffries, Washington, Perez and Ashley  
Nays: None  
Absent: Tavaglione  
Date: August 29, 2017  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

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

| <b>FINANCIAL DATA</b>                       | <b>Current Fiscal Year:</b> | <b>Next Fiscal Year:</b> | <b>Total Cost:</b>           | <b>Ongoing Cost</b> |
|---|-----------------------------|--------------------------|------------------------------|---------------------|
| <b>COST</b>                                 | \$ N/A                      | \$ N/A                   | \$ N/A                       | \$ N/A              |
| <b>NET COUNTY COST</b>                      | \$ N/A                      | \$ N/A                   | \$ N/A                       | \$ N/A              |
| <b>SOURCE OF FUNDS:</b> Applicant Fees 100% |                             |                          | <b>Budget Adjustment:</b> No |                     |
|   |                             |                          | <b>For Fiscal Year:</b> N/A  |                     |

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

The project is located southerly of 41<sup>st</sup> Avenue, easterly of Washington Street, and westerly of Sparkey Way in Bermuda Dunes.

Tentative Parcel Map No. 36837 is a Schedule "H" subdivision of four (4) acres into two (2) parcels of two (2) acres each. Parcel 1 will consist of an existing two-story medical office building of approximately 28,489 square feet. Parcel 2 will consist of a vacant two-acre parcel with pre-graded pad.

Plot Plan No. 25686 proposes a new 25,711 square foot, two-story medical office building to be located on proposed Parcel 2.

On July 17, 2017, the Negative Declaration for Environmental Assessment No. 42732 was adopted and the Tentative Parcel Map No. 36837 and Plot Plan No. 25686 was approved at the Director's Hearing.

**Appeal Information**

The Assistant TLMA Director's decision is final and no action by the Board of Supervisors is required unless the decision is appealed by the land divider or any interested party. Such an appeal shall be filed with the Planning Department within 10 days after the notice of decision appears on the Board's agenda. Any appeal shall be filed in any permanent office maintained by the Planning Department, stating in writing the basis for the appeal and accompanied by the fee set forth in Ordinance No. 671. All appeals shall be heard by the Planning Commission within 30 days after the filing of the appeal. The Planning Commission shall render its decision on the appeal within 10 days of the closing of the hearing.

**Impact on Residents and Businesses**

The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department and at the Director's Hearing.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

All fees are paid by the applicant. There is no general fund obligation.

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

**Contract History and Price Reasonableness**

N/A

**ATTACHMENTS:**

- A. Director's Hearing Minutes**
- B. Director's Hearing Staff Report**



Tina Grande, Principal Management Analyst

8/18/2017



**DIRECTOR'S HEARING  
REPORT OF ACTIONS  
JULY 17, 2017**

**1.0 CONSENT CALENDAR:**

**NONE**

**2.0 HEARINGS - CONTINUED ITEMS 1:30 p.m. or as soon as possible thereafter:**

**NONE**

**3.0 HEARINGS - NEW ITEMS 1:30 p.m. or as soon as possible thereafter:**

**3.1 TENTATIVE PARCEL MAP NO. 36837/PLOT PLAN NO. 25686**

– Intent to Adopt a Negative Declaration – Owner/Applicant: Omni Washington Street Medical, LLC – Engineer/Representative: A&B Consulting Engineers – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Commercial Office (CD-CO) (0.25 – 1.00 Floor Area Ratio) – Location: Southerly of 41<sup>st</sup> Avenue, easterly of Washington Street, and westerly of Sparkey Way – 4.17 Acres – Zoning: General Residential – 4,000 sq. ft. (R-3-4000) – **REQUEST:** Tentative Parcel Map proposes to subdivide four (4) acres into two (2) parcels (Schedule H) of approximately two (2) acres each containing an existing two-story medical office building (14,171 sq. ft. footprint, 28,489 sq. ft. rentable/leasable space) on proposed Parcel 1 up to approximately 38 feet in height, and, Plot Plan proposes a new two-story medical office building (14,171 sq. ft. footprint, 28,711 sq. ft. rentable/leasable space) up to approximately 38 feet in height on proposed Parcel 2, with overall site containing approximately 287 parking spaces (257 spaces, 30 vanpool credits), with drainage facilities and landscaping. Project Planner: Jay Olivas at (760) 863-7050 or email at [jolivas@rivco.org](mailto:jolivas@rivco.org).

**Staff Report Recommendation:**

**ADOPTION** of a Negative Declaration for Environmental Assessment No. 42732; and

**APPROVE** Tentative Parcel Map No. 36837; and

**APPROVE** Plot Plan No. 25686.

**Staff's Recommendation:**

**ADOPTION** of a Negative Declaration for Environmental Assessment No. 42732; and

**APPROVAL** of Tentative Parcel Map No. 36837; and

**APPROVAL** of Plot Plan No. 25686.

**Planning Director's Actions:**

**ADOPTED** a Negative Declaration for Environmental Assessment No. 42732; and

**APPROVED** Tentative Parcel Map No. 36837; and

**APPROVAL** of Plot Plan No. 25686, subject to the conditions of approval.

**4.0 SCOPING SESSION:**

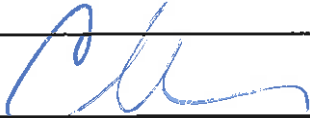
**NONE**

**5.0 PUBLIC COMMENTS:**

3.1

Agenda Item No.:  
Area Plan: Western Coachella Valley  
Zoning District: Bermuda Dunes  
Supervisory District: Fourth KGB  
Project Planner: Jay Olivas  
Directors Hearing: July 17, 2017

TENTATIVE PARCEL MAP NO. 36837  
PLOT PLAN NO. 25686  
Environmental Assessment No. 42732  
Owner/Applicant: Omni Washington Street  
Medical, LLC  
Engineer/Representative: A&B Consulting  
Engineers

  
Charissa Leach, P.E.  
Assistant TLMA Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**Tentative Parcel Map No. 36837** proposes to subdivide four (4) acres into two (2) parcels of approximately two (2) acres each for a Schedule H parcel map division, with an existing two-story medical office building (14,171 sq. ft. footprint, 28,489 square foot rentable/leasable space) located on proposed Parcel 1 that is approximately 38 feet in height.

**Plot Plan No. 25686** proposes a new two-story medical office building (14,171 sq. ft. footprint, 28,711 square foot rentable/leasable space) up to approximately 38 feet in height on proposed Parcel 2, with overall site containing approximately 287 existing parking spaces (257 spaces, 30 vanpool credits), with drainage facilities and landscaping.

The project is located southerly of 41<sup>st</sup> Avenue, easterly of Washington Street, and westerly of Sparkey Way.

### BACKGROUND:

Prior Plot Plan No. 13317, which was approved in 1992 on Assessor's Parcel Number 607-070-018 and which contains existing medical office building of 14,171 square feet footprint, and 38,489 square foot rentable/leasable area, shall remain valid and in effect.

The current proposed Plot Plan No. 25686 proposes new medical office building of 14,171 square feet footprint, and 28,711 square foot rentable/leasable area, on the vacant pad portion of proposed Parcel 2.

### ISSUES OF POTENTIAL CONCERN:

No issues of potential concern.

### SUMMARY OF FINDINGS:

- |  |  |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5):    | Commercial Office (C-O)  |
| 2. Surrounding General Plan Land Use (Ex. #5): | Community Development: Community Development: Commercial Office (CD-CO) (0.25 - 1.0 Floor Area Ratio) to the north, Community Development: High Density Residential (CD: HDR) (8-14 Dwelling Units Per Acre) to the south, |

- |                                   |   |
|-----------------------------------|---|
| 3. Existing Zoning (Ex. #2):      | Community Development: Very Low Density Residential (CD: VLDR) (1 Acre Minimum) to the east, and City of Palm Desert general plan to the west   |
| 4. Surrounding Zoning (Ex. #2):   | General Residential (R-3-4,000)<br>Limited Multiple Family Dwellings (R-2A-3,500) and Commercial Office (C-O) to the north, Limited Multiple Family Dwellings to the south (R-2A-3,200) to the south, One Family Dwellings (R-1-12,000) to the east, and Palm Desert Zoning to the west |
| 5. Existing Land Use (Ex. #1):    | Medical Office Building, Vacant land  |
| 6. Surrounding Land Use (Ex. #1): | Existing Church Building and Vacant land to the north, Multiple Family Dwellings to the south, One-Family Dwellings to the east, and One Family Dwellings with golf course to the west  |
| 7. Project Data:                  | Total Acreage: 4.17 Acres<br>Total Proposed Lots: Two (2)<br>Proposed Min. Lot Size: 2 Acres each<br>Schedule: H  |
| 8. Environmental Concerns:        | See attached environmental assessment   |

**RECOMMENDATIONS:**

**ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42732**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVE TENTATIVE PARCEL MAP NO. 36837**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

**APPROVE PLOT PLAN NO. 25686**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site has a General Plan Land Use Designation of Commercial Office on the Western Coachella Valley Area Plan, which allows for a variety of office uses, including financial institutions, legal services, insurance services, and other office and support services, with a Floor Area Ratio range from 0.25 to 1.0.
2. The proposed use, medical office building, is consistent with the Commercial Office (C-O) land use designation (0.25 – 1.0 Floor Area Ratio) of the General Plan in that the 4.17-acre property is intended for commercial office space such as medical offices, and is bordered by existing circulation facilities such as curbs gutters and sidewalks (LU 29.7), and includes desert landscaping (WCVAP 11.1).

3. The project further complies with C-O designation in that the Floor Area Ratio (FAR) is approximately 0.25 within the allowed range of 0.25 to 1.0 FAR.
4. The project site is surrounded by properties which have a General Plan Land Use Designation of Community Development: Commercial Office (CD-CO) (0.25 - 1.0 Floor Area Ratio) to the north, Community Development: High Density Residential (CD: HDR) (8-14 Dwelling Units Per Acre) to the south, and Community Development: Very Low Density Residential (CD: VLDR) (1 Acre Minimum) to the east, and City of Palm Desert general plan to the west.
5. The zoning for the subject site is General Residential – 4,000 square feet minimum (R-3-4,000).
6. The project site is surrounded by properties which are zoned Limited Multiple Family Dwellings (R-2A-3,500) and Commercial Office (C-O) to the north, Limited Multiple Family Dwellings (R-2A-3,200) to the south, One Family Dwellings (R-1-12,000) to the east, and Palm Desert Zoning to the west.
7. The proposed use, a medical office building, is a permitted use, subject to approval of a plot plan, in the R-3-4,000 zone under Ordinance No. 348 section 8.1.A.24.
8. The proposed site plan, as designed and conditioned, is consistent with the development standards set forth in the R-3-4,000 zone in that:
  - i. The minimum lot area in that zone is 7,200 square feet, and the project site is, after subdivision, approximately 2 acres, which exceeds the minimum lot area.
  - ii. For buildings that exceed 35 feet in height, the building must be set back from the front and rear lot lines no less than ten feet plus two feet for each foot by which the height exceeds 35 feet. The minimum side yard for buildings that exceed 35 feet is five feet plus two feet for each foot by which the height exceeds 35 feet, and if the side yard adjoins a street, the side setback must be the same as that required for a front yard setback. The proposed building is 38 feet in height. The Project proposes front, side, and rear yard setbacks of a 75 foot front yard setback, a 100 foot side yard setbacks, and a 75 foot rear yard setbacks, which exceed the required minimum setbacks for the R-3-4,000 zone.
  - iii. No lot area shall have more than 50 percent of its net area covered with buildings or structures. The project site has approximately 40% building coverage, which is below the 50 percent maximum and is therefore consistent with this requirement.
  - iv. The maximum ratio of floor area to lot area shall not be greater than two to one. The project's floor area is 28,711 square feet well below the approximately 2-acre lot area and is less than two to one which is in compliance with this requirement.
  - v. All buildings and structures may not exceed 50 feet in height, and the proposed building is 38 feet in height below the maximum.
  - vi. Automobile storage spaces must be provided in accordance with Section 18.12. The existing parcel provides 287 parking spaces with van pools, which includes sufficient parking under Section 18.12 for the existing office building and the proposed new office building. With approximate total building square footage of 57,200 square feet for both existing and proposed office buildings, and one parking space per 200 square feet of floor area, 286 spaces are required which the existing parking lot provides with 30 van pool credits. Additionally, Condition of Approval 80.PLANNING.11 requires Reciprocal Easement for shared parking (Plot Plan No. 25686).

9. A medical office, a church building, multiple family dwellings, one-family dwellings, and existing golf course uses have been constructed and are operating in the project vicinity.
10. The proposed land division is consistent with all of the requirements of Ordinance No. 460 and section 7.1 as follows:
  - a) The proposed land division of a 4.17-acre parcel into 2, approximately two-acre parcels and the design and improvements of the proposed land division is consistent with the General Plan in that the Commercial Office Land Use Designation encourages commercial office land uses with Floor Area Ratios between 0.25 – 1.0 Floor Area Ratio, and the subject building has a Floor Area Ratio of approximately 0.25 within the range allowed. There is no applicable Specific Plan. In addition, the shape and size of the proposed project is similar to the development pattern in the project vicinity ensuring consistency with the development pattern of the area. The existing public right-of-way improvements are consistent with the County of Riverside's road standards.
  - b) The project site is physically suitable for the proposed land division and potential future type and density of development of the land as commercial office in that the development standards for lot size are met, the topography of the project site is flat and existing roads and services are accessible.
  - c) Environmental review of the proposed project determined that no significant environmental impacts would occur due to project implementation. Therefore, a Negative Declaration has been prepared which has determined that no environmental damage will occur, that no fish, or wildlife or their habitat will be damaged, and that no serious public health problems will be caused as a result of this land division or type of improvements.
  - d) The land division is not located within a High Fire Hazard Area, emergency vehicles can easily access the project site from existing roadways, is not located within a fault zone or within a ½ mile of a fault, and will not conflict with easements that would acquire access through the project site. Therefore, health, welfare and safety of the community will not be jeopardized by the proposed land division.
11. Based on review by staff, and added Conditions of Approval the proposed Tentative Parcel Map No. 36837 is consistent with the minimum improvements as outlined in Section 10.13 (Schedule "H" Parcel Map Division) of Ordinance No. 460 as stated below:
  - A. Streets – Condition of Approval 10.TRANS.4 states that no additional right of way shall be required on Washington Street, 41<sup>st</sup> Avenue, and Sparkey Way since adequate right of way currently exists. Condition of Approval 10.TRANS.5 states that no additional road improvements will be required to the above bordering streets due to existing street improvements, and therefore is in compliance with Riverside County Road Improved Standards (Ordinance No. 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage measures such as dry wells, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in one is binding as though occurring in all. With these conditions the requirements of Ordinance No. 460 10.13 A. (a), (b), (c), and (d) as it pertains to streets and street improvements have been met in that Washington Street, 41<sup>st</sup> Avenue and Sparkey Way provides access to all the proposed



lots and are adequate in size to accommodate emergency vehicles and needs no further improvements.

- B. **Street Improvement Plans** – As stated above the applicant is not required to submit any street improvement plans. Therefore, the project is consistent with Ordinance 460 Section 10.13. B.
  - C. **Other Improvements** – In terms of domestic water, Condition of Approval 10. E. HEALTH. 1 states that it is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with Coachella Valley Water District as well as all other applicable agencies. In terms of fire protection, Condition of Approval 10. FIRE. 1 requires such requirements as access lanes to not exceed 15% slope ratio, access lanes to be designed for 75,000 pounds over 2 axles, all weather drive surfaces, and turnaround radius of 38-feet, and minimum 24 foot road width. Condition of Approval 10. FIRE. 2. Requires the placement of fire hydrants with a cumulative flow of 2,500 gallons per minute with 2 hour duration. Electrical facilities from Imperial Irrigation District (IID) and communication facilities such as from wireless cell towers and telephone cable equipment from various companies are located along the Washington Street corridor and immediate vicinity and no added conditions were applied. With these conditions the requirements of Ordinance No. 460 section 10.13 C. has been met.
  - D. **Sewage Disposal** – Condition of Approval 10. E. HEALTH. 1 states that proposed PM36837 is proposing sanitary sewer service from Coachella Valley Water District. Prior to building permit submittal, Condition of Approval 80.E Health. 1 states that a will serve letter is required from the agency (CVWD) serving sanitary sewers. While Schedule H maps states no sewage disposal collection system is required (for the parcel map itself), unless the land divider is required to provide the Health Department with sewage disposal feasibility report, the related plot plan (PP25686) for commercial office already requires domestic sewer service and existing sewer lines are available along Washington Street. With these conditions and related development proposal in an existing urban improved environment, the requirements of Ordinance No. 460 section 10.13 D. has been met.
  - E. **Agricultural Lands** – Agricultural lands shall be exempt from all improvement requirements specified in this section if the project site is located within an established agricultural preserve, has an agricultural zoning classification and is not less than 5 acres in size. The proposed project is not located in an agriculture preserve, does not have any zoning classification of agriculture since site is zoned General Residential (R-3-4,000), and is less than 5 acres in size. The proposed project is therefore exempt from this Section 10.13's improvement requirements.
12. The project was reviewed by the Airport Land Use Commission on October 1, 2015 and found consistent with the Bermuda Dunes Airport Land Use Compatibility Plan. ALUC submitted a letter with the following conditions including: that outdoor lighting be hooded, the maximum building height shall not exceed 38 feet above ground level and the maximum elevation at the top of the structure shall not exceed 148 feet above mean sea level, that detention basins remain dry 48 hours after rain storms to lessen avian impacts, and that the following be prohibited: steady or flashing lights directed towards aircraft, uses that would reflected sunlight toward aircraft, smoke or water vapor generation, and uses that generate electrical interference. Condition of Approval 10.PLANNING.17 incorporates ALUC's conditions (Plot Plan No. 25686).
13. This project is within the City Sphere of Influence of City of Palm Desert. Project information was forwarded to the City of Palm Desert. No comments or objections have been received from the City of Palm Desert as of the date of this staff report.

14. The project was presented to the Bermuda Dunes Community Council on May 14, 2015 for informational purposes only.
15. The varied roof line with stucco for the new proposed 28,711 square foot medical office building with desert landscaping along the exterior property lines shall reduce visual impacts to the surrounding community.
16. The project complies with Bermuda Dunes Neighborhood Preservation Overlay Zone in Section 19.6 of Zoning Ordinance No. 348 for example: Section 19.4 D.1.a. Street Environment: "All landscaped areas in a public street, sidewalk, or right of way that abuts a residential or commercial property shall be maintained by the property owner or agent". This standard will be met with final approved landscape plan including area along Washington Street as indicated by Condition of Approval 80.TRANS.1 – Landscape Plot Plan prior to building permit issuance, and, per Condition of Approval 10.Planning.22 - Comply Bermuda Dunes Overlay.
17. Fire protection and suppression services will be available for the subdivision through the Riverside County Fire Department.
18. The project abuts Washington Street (110' right-of-way) and 41<sup>st</sup> Avenue (60' right-of-way) with existing traffic signal at the intersection of these two streets, and is directly accessed from Sparkey Way (60' right-of-way) with two 24-foot wide driveways.
19. The project is served by domestic water and sewer service from the Coachella Valley Water District.
20. Site disturbance has already occurred with the existing medical office building and parking lot with vacant commercial office pad. Potential impacts to archaeological resources were previously reviewed, and no archaeological resources were located on this lot. Notification letters regarding AB 52 were also mailed out on July 28, 2015 to the Agua Caliente Band of Cahuilla Indians and to the Soboba Band of Luiseño Indians. No request to consult was received.
21. Environmental Assessment No. 42732 identified no potentially significant environmental impacts, and no mitigation is required.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Commercial Office Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the General Residential (R-3-4,000) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule H map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.

6. The proposed project will not have a significant effect on the environment.
7. The proposed project is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

**INFORMATIONAL ITEMS:**

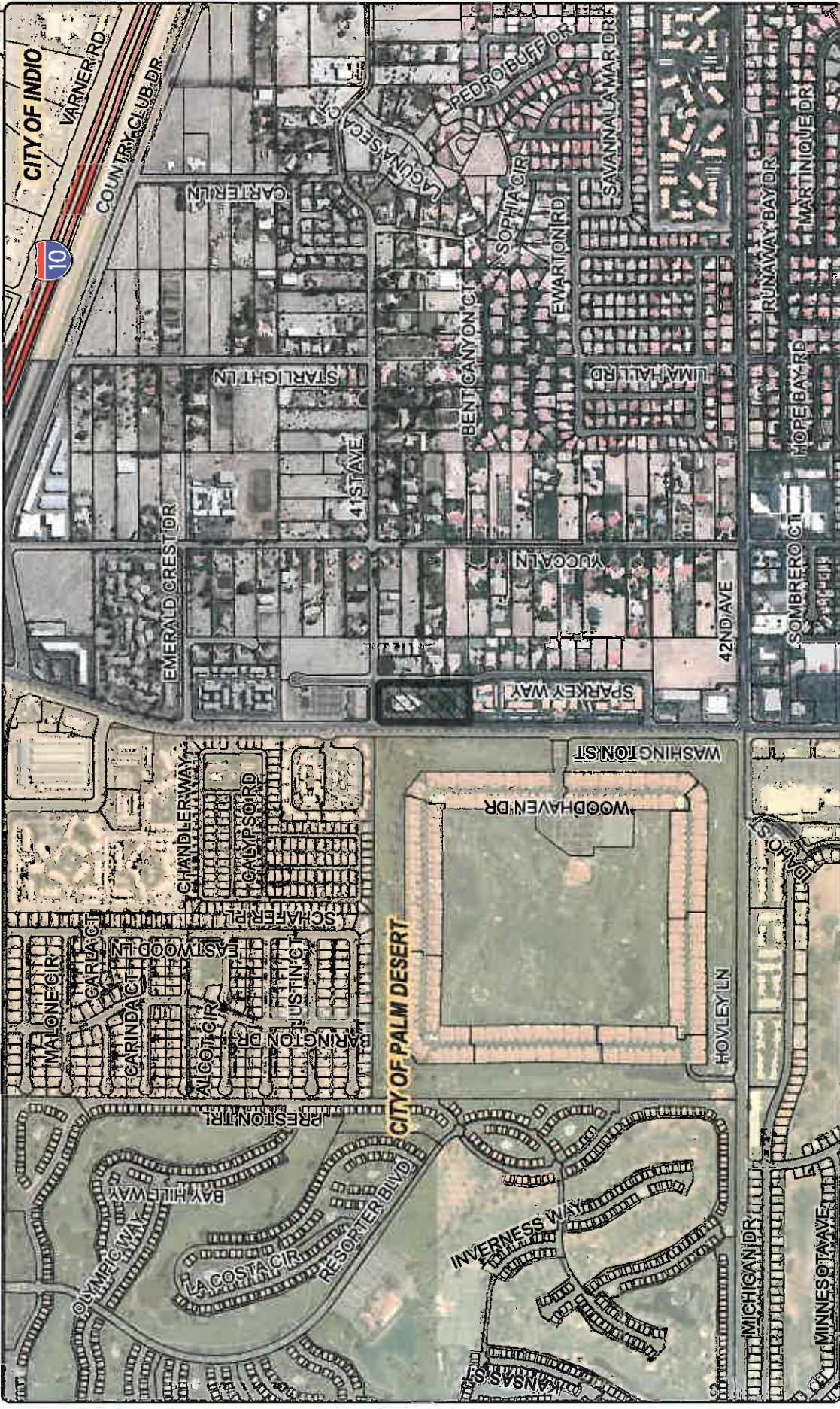
1. As of this writing (7/6/17), one (1) public comment letter was received dated 7/3/17 regarding traffic flow along Washington Street and off-site traffic congestion at the main entrance/exit to the Woodhaven Country Club. The main entrance to the country club is approximately 1,300 feet from the existing traffic signal at Washington Street and 41<sup>st</sup> Avenue where the project site is accessed via 41<sup>st</sup> Avenue and Sparkey Way. Due to the project site's 1,300 distance from the country club entrance/exit and being on opposite side of the street than the project site, with existing curbs, gutters, sidewalk improvements along existing abutting streets, and since project is for infill purposes only on 14,171 vacant pad with existing 287 space/van pool parking lot, no further street related improvements including traffic signals are recommended. No other letters, in support or opposition have been received.
2. The project site is not located within:
  - a. General Plan Policy Overlay;
  - b. An Agriculture Preserve;
  - c. An Area of Flooding Sensitivity
  - d. A High Fire Area;
  - e. A County Fault Zone;
  - f. A Dam Inundation Area; or
  - g. A CVMSHCP Conservation Area.
3. The project site is located within:
  - a. An Airport Influence Area;
  - b. Are Area of Moderate Liquefaction Potential;
  - c. The boundaries of the Desert Sands Unified School District; and,
  - d. Bermuda Dunes Neighborhood Preservation Overlay Zone; and
  - e. Zone B of the Mt. Palomar Lighting Area.
4. The subject site is currently designated as Assessor's Parcel Number 607-070-018.



**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**PM36837 PP25686**  
**VICINITY/POLICY AREAS**

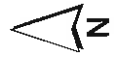
Supervisor: Benoit  
 District 4

Date Drawn: 05/12/2017  
 Vicinity Map



Zoning Dist: Bermuda Dunes

Author: Vinnie Nguyen



Disclaimer: On October 7, 2003, the County of Riverside adopted a new General Plan, the Riverside General Plan, which contains different types of land use than is provided for in the Riverside County General Plan. The Riverside County Planning Department offices in Riverside at 855 1055 9200 (Western Corridor) or in Palm Desert at (760) 343-7777 (Eastern Corridor) in Riverside, CA 92506, will assist you.

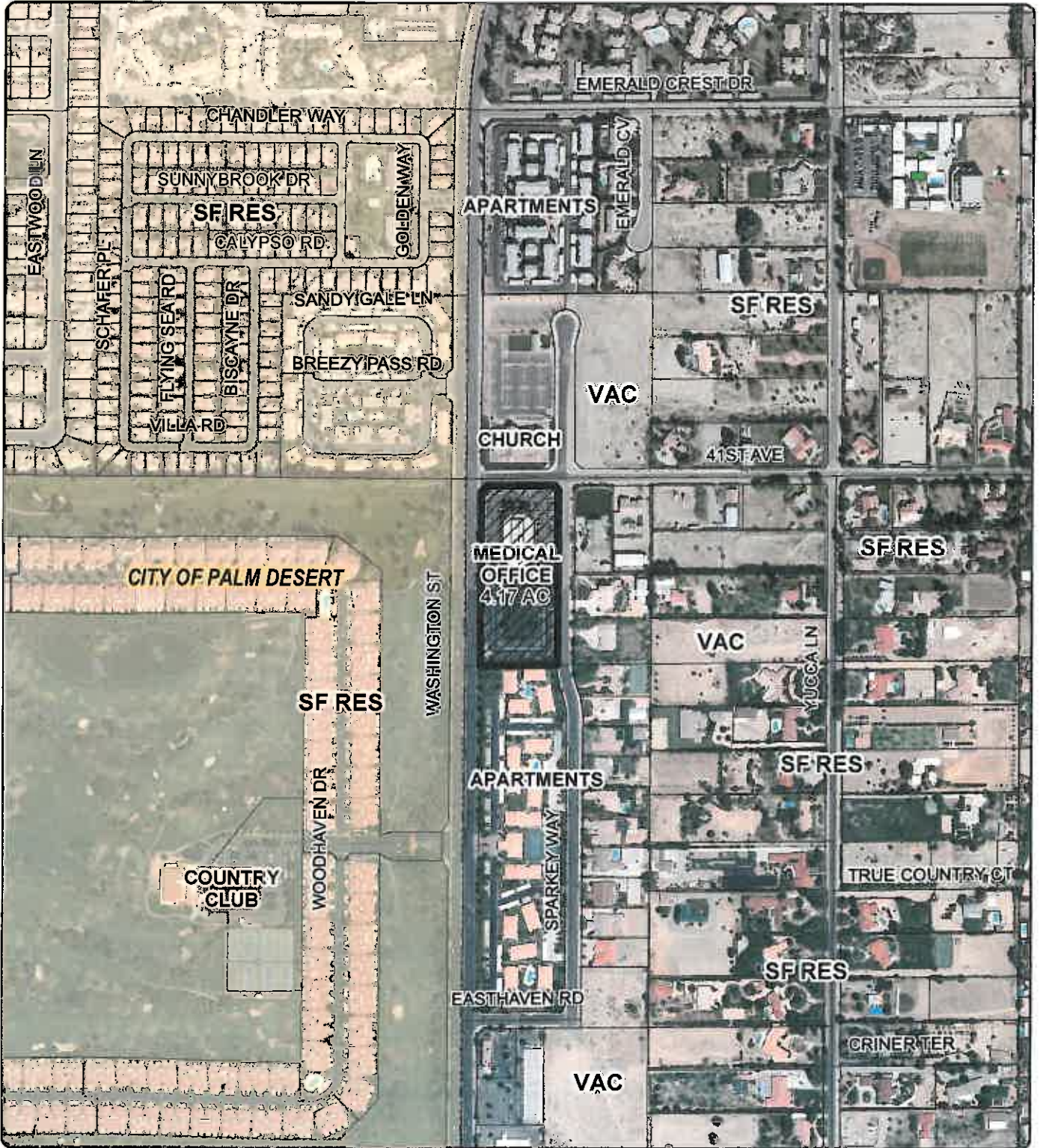


RIVERSIDE COUNTY PLANNING DEPARTMENT  
**PM36837 PP25686**

Supervisor: Benoit  
 District 4

Date Drawn: 05/12/2017  
 Exhibit 1

**LAND USE**



Zoning Dist: Bermuda Dunes

Author: Vinnie Nguyen

**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>



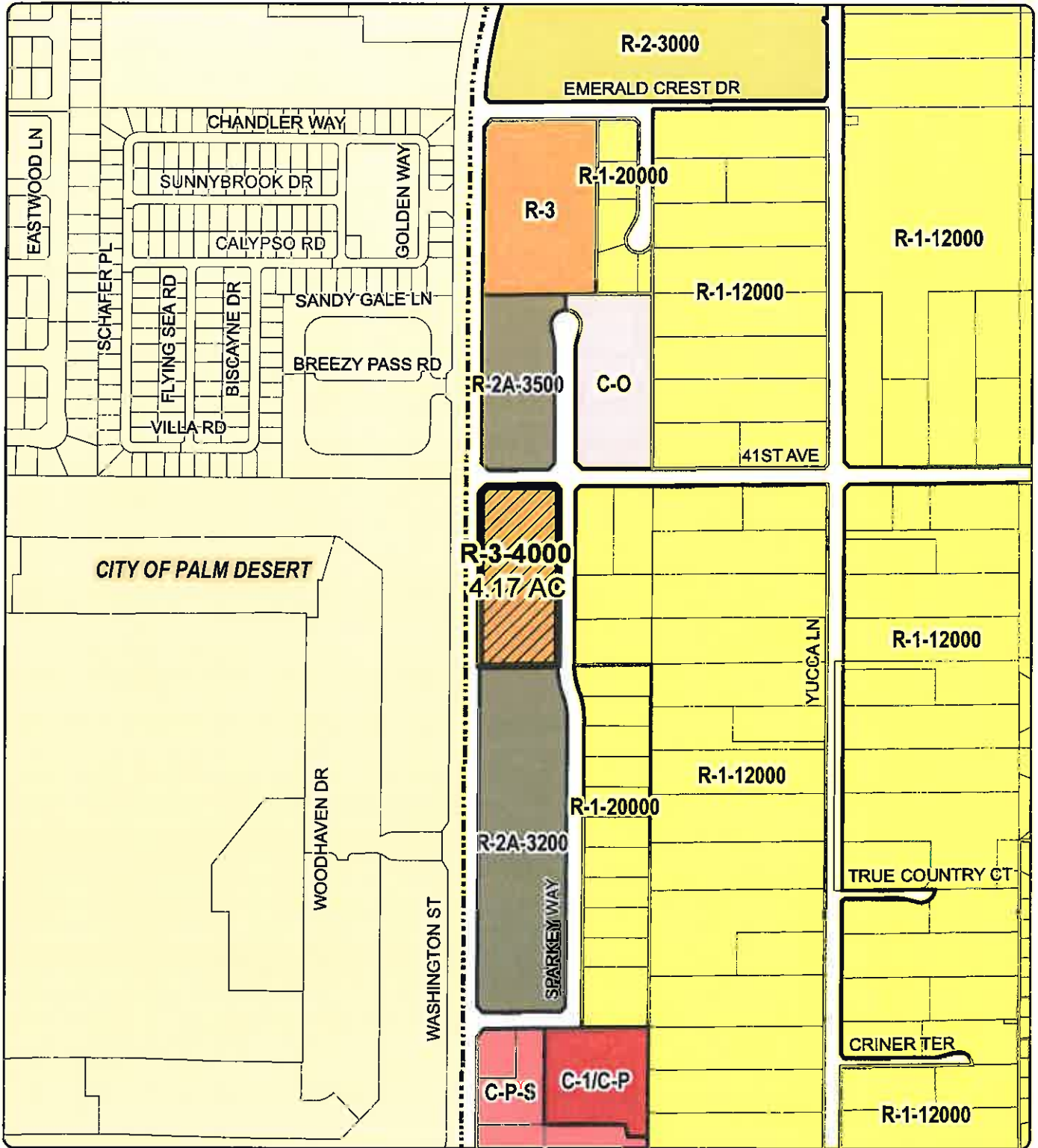
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM36837 PP25686

EXISTING ZONING

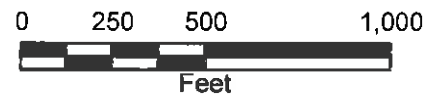
Supervisor: Benoit  
District 4

Date Drawn: 05/12/2017  
Exhibit 2



Zoning Dist: Bermuda Dunes

Author: Vinnie Nguyen



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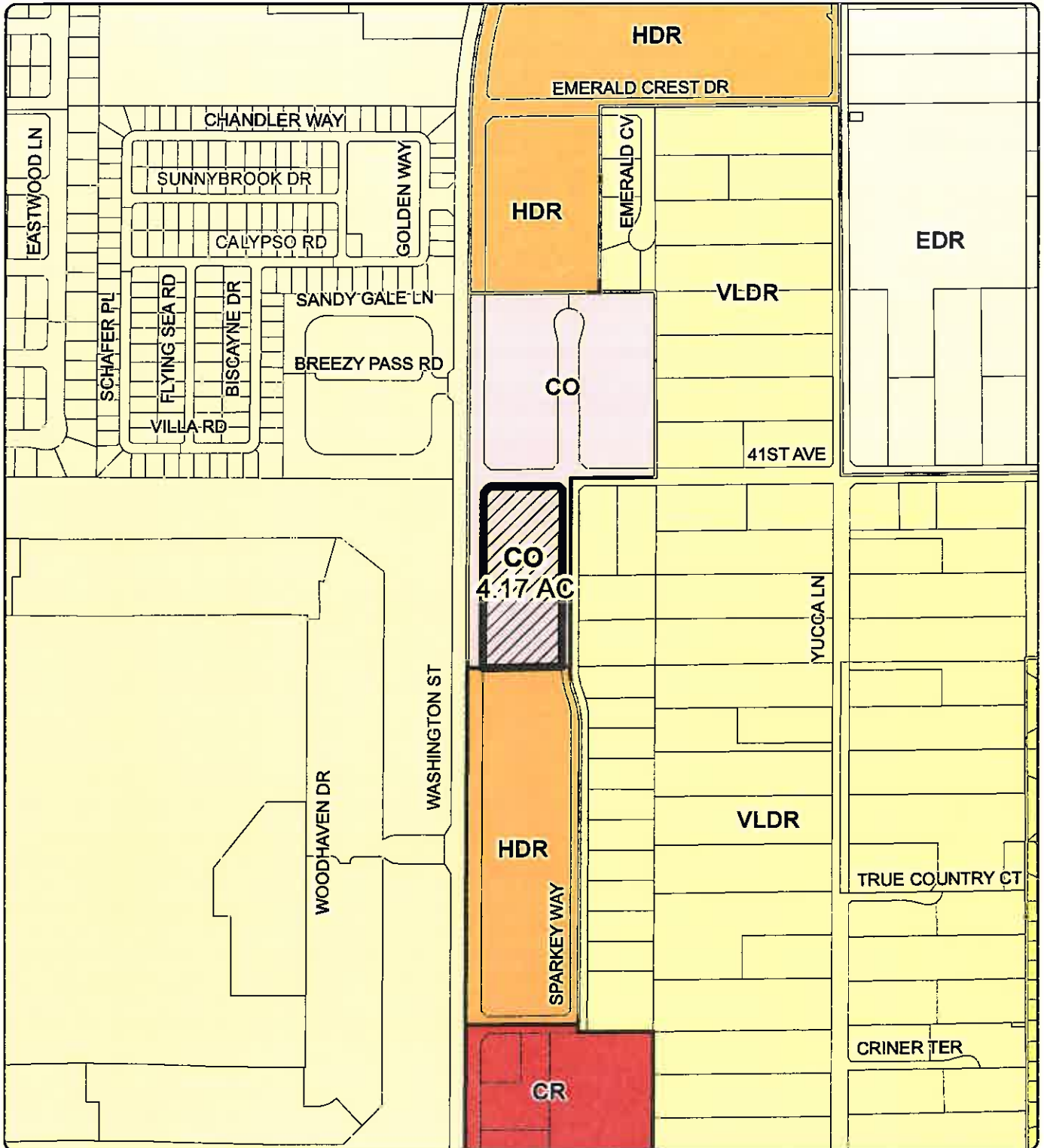
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM36837 PP25686

EXISTING GENERAL PLAN

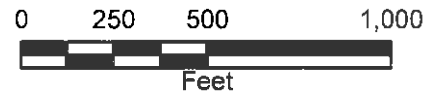
Supervisor: Benoit  
District 4

Date Drawn: 05/12/2017  
Exhibit 5



Zoning Dist: Bermuda Dunes

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

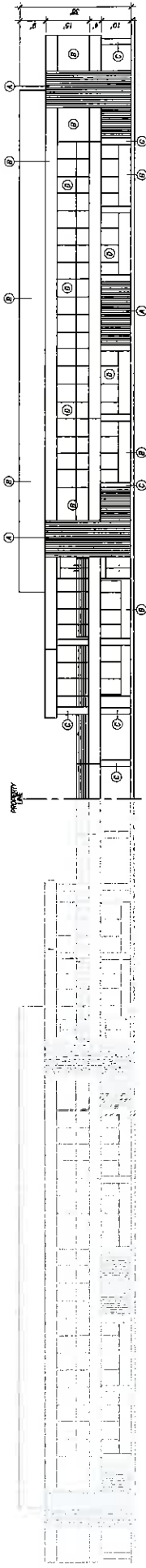


EAST SIDE VIEW  
VIEW FROM EAST LOOKING

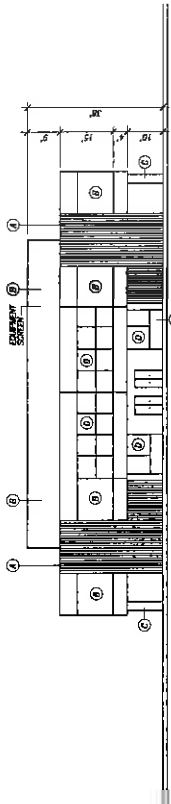




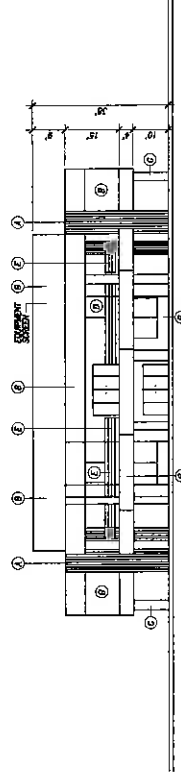




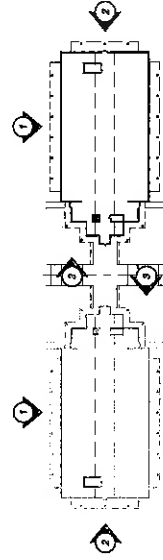
1 WEST AND EAST EXTERIOR ELEVATIONS  
 (REFLECTS 1/16" = 1'-0")  
 SCALE: 1/16" = 1'-0"



2 NORTH AND SOUTH END EXTERIOR ELEVATIONS  
 SCALE: 1/16" = 1'-0"



3 NORTH AND SOUTH ARCADE EXTERIOR ELEVATIONS  
 SCALE: 1/16" = 1'-0"



KEY PLAN  
 SCALE: NONE

DATE PREPARED  
 SEPTEMBER 8, 2014

LAND OWNER  
 DANA WASHINGTON STREET MEDICAL, LLC  
 41120 WASHINGTON STREET, SUITE 102  
 LASAN, CALIF. 92543  
 CONTACT PERSON: BOB DAVIS  
 PHONE: (951) 214-1800  
 FAX: (951) 214-1800

ASSESSOR'S PARCEL NUMBERS  
 807-070-418

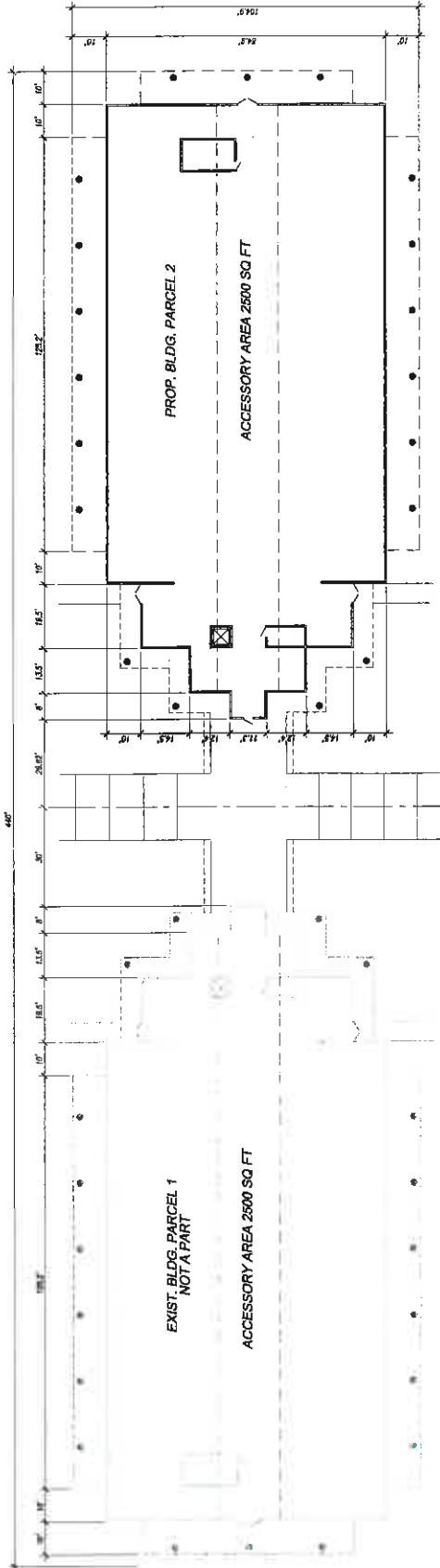
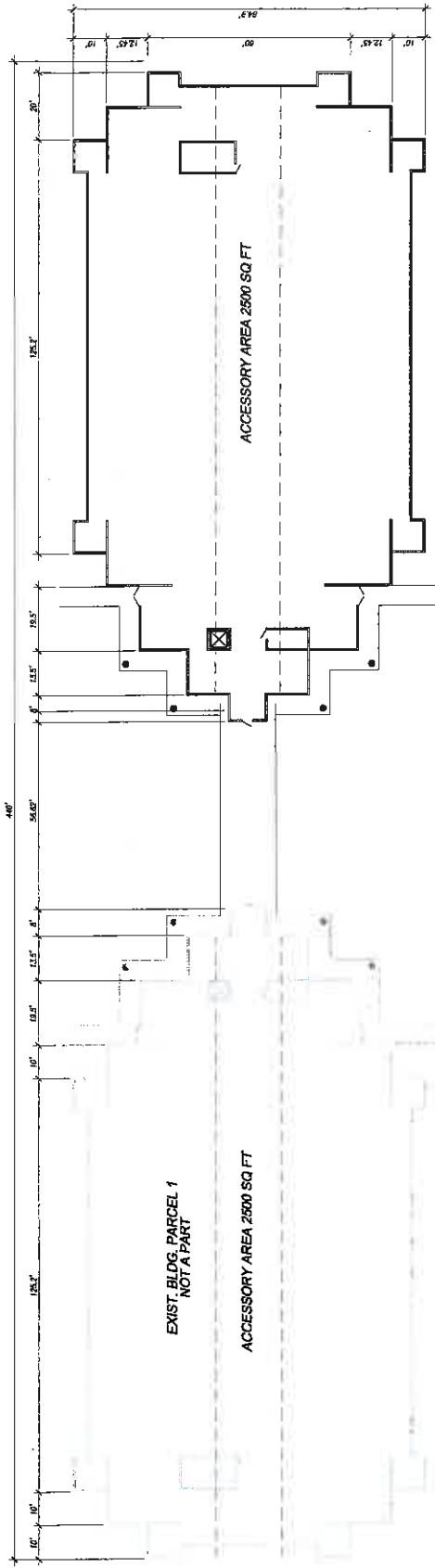
APPLICANT  
 DANA WEST GROUP, INC.  
 41120 WASHINGTON STREET, SUITE 102  
 LASAN, CALIF. 92543  
 CONTACT PERSON: BOB DAVIS  
 PHONE: (951) 214-1800  
 FAX: (951) 214-1800

- BUILDING MATERIALS SCHEDULE**
- A. MASONRY, 8 X 8 X 16 UNITS, VERTICAL RIBBED REINFORCED, PAINTED.
  - B. CONCRETE FLASHER, MACHINE APPLIED FINISH, PAINTED.
  - C. PAINTED CONCRETE COLUMNS, COATED WITH MACHINE APPLIED FINISH, CONCRETE PLASTER, PAINTED.
  - D. REFLECTIVE GLASS RECESSANT, ANGLERED THERMO-PANE SAFETY GLASS.
  - E. STEEL, STRUCTURAL, GALVALUM, 18" G.C. PAINTED.

COUNTY OF RIVERSIDE  
 EXHIBIT "B"  
 EXTERIOR ELEVATIONS  
 JFY MEDICAL BUILDING  
 41120 WASHINGTON ST.  
 RINDO, CA 92283

ARMSTRONG & BUCKS CONSULTING ENGINEERS  
 PLANNING, ENVIRONMENTAL, ELECTRICAL/MECHANICAL, WATER/SANITARY  
 1000 W. 10TH STREET, SUITE 1000, RIVERSIDE, CA 92507  
 PHONE: (951) 508-9100 FAX: (951) 508-1000

SCALE AS SHOWN  
 1 OF 2 SHEETS



DATE PREPARED  
SEPTEMBER 5, 2014

LAND OWNER  
DAN WEST GROUP, INC.  
1000 WASHINGTON STREET, SUITE 102  
LAJUNIA HILLS, CA 92033  
CONTACT PERSON: SP DUBBS  
TELEPHONE NO: (949) 210 8790

APPLICANT  
DAN WEST GROUP, INC.  
1000 WASHINGTON STREET, SUITE 102  
LAJUNIA HILLS, CA 92033  
CONTACT PERSON: SP DUBBS  
TELEPHONE NO: (949) 210 8790

ASSESSOR'S PARCEL NUMBERS  
801-010-018

AS SHOWN  
2 OF  
2 SHEETS

COUNTY OF RIVERSIDE  
EXHIBIT C

PRELIMINARY FLOOR PLANS  
FOR MECHANICAL BUILDING  
41120 WASHINGTON ST.  
INDIO, CA 92283

ARMSTRONG & BECKS CONSULTING ENGINEERS  
PLANNING, DESIGN, CONSTRUCTION ADMINISTRATION, SURVEYING  
1000 WASHINGTON STREET, SUITE 102  
LAJUNIA HILLS, CA 92033  
TEL: (949) 210-8790



**DESIGN KEY NOTES:**

- 1. PROPOSED LARGE FLOWERING TREES TO MATCH EXISTING TREES.
- 2. NEW PARKING LOT SHADE TREES.
- 3. EXISTING PARKING AREA SHALL RECEIVE CURB AND GUTTER TREATMENT ALONG FLOW LINE BY WDI AND CALIFORNIA NATIVE GRASSES PER LANDSCAPE ARCHITECT.
- 4. DECORATIVE GRAVEL OR COMPACTED DG AREA UNDER AND AROUND BIPOLE ROOF OVERHANG.
- 5. PROPOSED NEW CONC. WALKWAY, COLOR AND FINISH TO MATCH EXISTING BUILDING.
- 6. 4" W6 CONC. BENCH-COURSE.
- 7. PROPOSED DROUGHT TOLERANT ACCENT TREES AT ENTRY WALKWAY TO REPLACE HIGH-WATER USE FLOWERING CHERRY TREES THIS AREA.

**PLANTING LEGEND**

| TREES | TREE NAME  | QTY. | WUCOLS |
|-------|--|------|--------|
|       | SMALL PALM<br>CHALMERS PALM OR MEDITERRANEAN FAN PALM<br>24" POT SIZE, MULTI-TRUNK   | 28   | M      |
|       | LARGE FLOWERING ACCENT TREES<br>JACARANDA, MIMOSA, CALIFORNIA NATIVE<br>24" POT SIZE, MULTI-TRUNK                                  | 7    | M      |
|       | NEW PARKING LOT SHADE TREE<br>PROPOSED CHILDREN'S TREES, THINER, LESS RESISTANT<br>24" POT SIZE, STANDARD TRUNK                    | 6    | L      |
|       | PROPOSED NEW DROUGHT TOLERANT FLOWERING TREES<br>PROPOSED CHILDREN'S TREES, THINER, LESS RESISTANT<br>24" POT SIZE, STANDARD TRUNK | 10   | L      |

| SHRUBS | SHRUB NAME  | WUCOLS |
|--------|---|--------|
|        | LARGE SHRUBS SUCH AS<br>SEMI-DECIDUOUS, HEATHERY COUSA            | L      |
|        | ACCENT SHRUBS<br>ARABIS AMERICANA, CENTURY PLANT<br>16" CAL. SIZE | L      |
|        | ACCENT PLANT<br>SPYGLASS, PENNY PLANT, RED YUCCA<br>16" CAL. SIZE | L      |

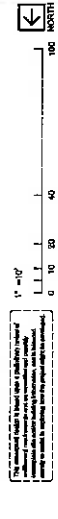
| GROUND COVER AND SHRUB MASSES | GROUND COVER/SHRUB MASS NAME   | WUCOLS |
|-------------------------------|--|--------|
|                               | EXISTING LANDSCAPE AREA SHALL REMAIN, PROTECT IN PLACE   | L      |
|                               | LOW GROWING PLANT TO PLANT, GROUND COVER CONSISTING OF<br>RACHICAMPUS, LAMAR, TWIN PEAKS, COTYLE CORN<br>16" CAL. SIZE @ 4" O.C. | L      |
|                               | MEDIUM GROWING PLANT TO BE TREATED WITH<br>16" CAL. SIZE @ 4" O.C.   | L      |
|                               | 1" LAYER OF DECORATIVE GRAVEL OVER FILTER FABRIC, TAN COLOR,<br>3/4" LAYER OF COMPACTED DGA                                      | L      |

**GENERAL NOTES:**

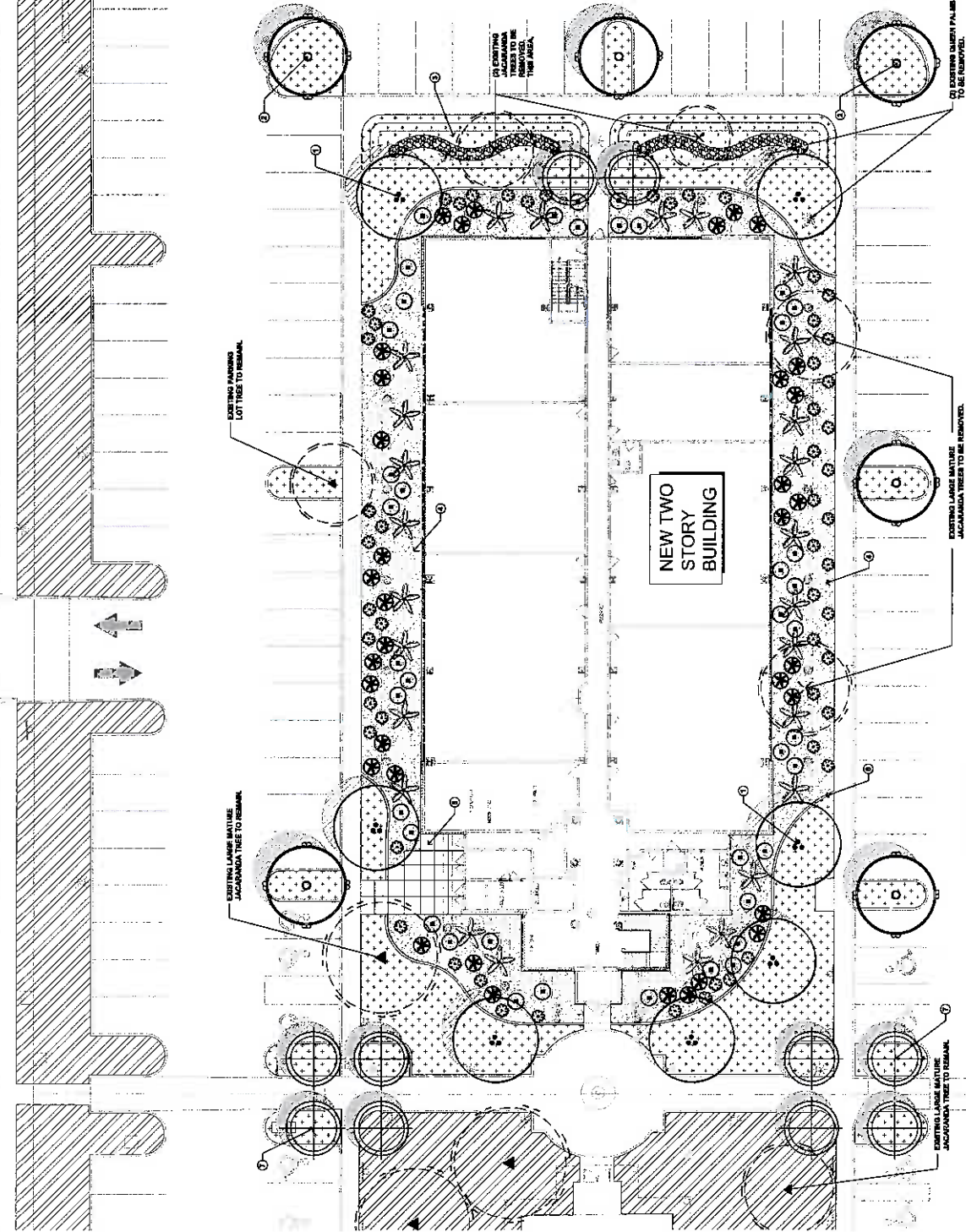
- 1. EXISTING TREES SHALL BE EVALUATED WITH SPECIALIST CONSULTANT, DURING COVER PER REVIEW, AND WHICH MATERIAL WITH WHICH MATERIAL SHALL BE APPLIED FOR PROVISION CONTROL.
- 2. ROOF RAMP MATERIAL SHALL BE INSTALLED WHERE DRAIN LINES CONNECT TO PAVILION AREAS.
- 3. PLANTING SHALL BE ACCORDING TO WUCOLS, PRELIMINARY CHECKS AND THE DESIGN SHALL BE ASSIGNED WITH EXISTING PLANT MATERIALS AND PLANT MATERIALS HAVE BEEN IDENTIFIED.

**CONCEPTUAL PLAN NOTE:**  
THIS IS A CONCEPTUAL LANDSCAPE PLAN. IT IS BASED ON PRELIMINARY INFORMATION WHICH IS NOT FULLY VERIFIED AND MAY BE INCOMPLETE. IT IS MEANT AS A COMPARATIVE AND EXAMINING ALTERNATE DEVELOPMENT BECOMES AVAILABLE. ALL QUANTITIES INDICATED ARE SUBJECT TO REVISION AS MORE RELIABLE INFORMATION BECOMES AVAILABLE.

**ASSOCIATION NOTE:**  
THE PROJECT WILL BE EQUIPPED WITH A LOW FLOW IRRIGATION SYSTEM CONSISTING OF ET WEATHER BASED SMART CONTROLLER, LOW FLOW NOZZLES, BUBBLER AND OR Drip SYSTEM THROUGHOUT. THE IRRIGATION WATER EFFICIENCY WILL MEET OR EXCEED THE CURRENT STATE MANDATED AS-IRI WATER ORDINANCE.



WARE MALCOMB  
03-06-2015  
SHEET L-1



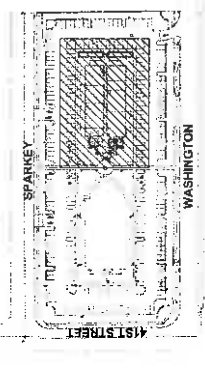
**WUCOLS PLANT FACTOR**  
THIS PROJECT IS LOCATED IN WUCOLS REGION 14 SOUTH HILLS AND VALLEY.  
M = HIGH WATER NEEDS  
L = MODERATE WATER NEEDS  
LA = VERY LOW WATER NEEDS



**SPLA**  
SOFT PLANTING LANDSCAPE ARCHITECT, INC.  
10000 WASHINGTON STREET, SUITE 101  
DENVER, CO 80231  
PH: 303.733.8888

CONCEPTUAL LANDSCAPE PLAN  
OMNI WASHINGTON STREET MEDICAL PLAZA  
INDIO, CALIFORNIA

**KEY MAP**  
SCALE: 1" = 100'-0"



# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42732  
**Project Case Type (s) and Number(s):** Tentative Parcel Map No. 36837; Plot Plan No. 25686  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** 77-588 El Duna Ct, Ste. H Palm Desert, CA 92211  
**Contact Person:** Jay Olivas, Project Planner  
**Telephone Number:** (760) 863-8271  
**Applicant's Name:** Omni Washington Street Medical, LLC  
**Applicant's Address:** 23187 La Cadena Drive Ste. 102 Laguna Hills, CA 92653  
**Engineer's Name:** A&B Consulting Engineers  
**Engineer's Address:** P.O. Box 78088 Corona, CA 92877

### I. PROJECT INFORMATION

**A. Project Description:** Tentative Parcel Map No. 36837 proposes to subdivide four (4) acres into two (2) parcels (Schedule H) of approximately two (2) acres each containing an existing two-story medical office building (14,171 sq. ft. footprint, 28,489 square foot rentable/leasable space) on proposed Parcel 1 up to approximately 38 feet in height, Plot Plan No. 25686 proposes a new two-story medical office building (14,171 sq. ft. footprint, 28,711 square foot rentable/leasable space) up to approximately 38 feet in height on proposed Parcel 2, with overall site containing approximately 287 parking spaces (257 spaces, 30 vanpool credits), with drainage facilities and landscaping.

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

**C. Total Project Area:** 4.17 Acres

|                                |                |                                      |                                    |
|--------------------------------|----------------|--------------------------------------|------------------------------------|
| <b>Residential Acres:</b> 4.17 | <b>Lots:</b> 2 | <b>Units:</b>                        | <b>Projected No. of Residents:</b> |
| <b>Commercial Acres:</b>       | <b>Lots:</b>   | <b>Sq. Ft. of Bldg. Area:</b> 28,711 | <b>Est. No. of Employees:</b> 30   |
| <b>Industrial Acres:</b>       | <b>Lots:</b>   | <b>Sq. Ft. of Bldg. Area:</b>        | <b>Est. No. of Employees:</b>      |
| <b>Other:</b>                  |                |                                      |                                    |

**D. Assessor's Parcel No(s):** 607-070-018

**E. Street References:** Southerly of 41<sup>st</sup> Avenue, easterly of Washington Street, and westerly of Sparkey Way.

**F. Section, Township & Range Description or reference/attach a Legal Description:** Township 5 South, Range 7 East, Section 7.

**G. Brief description of the existing environmental setting of the project site and its surroundings:** This project site consists of an existing medical office building of approximately 28,489 square feet (Plot Plan No. 13317) on half of the existing parcel, with a vacant graded pad portion on the other half of the existing parcel. An existing church building and vacant land are to the north, multiple family dwellings to the south, one-family dwellings to the east, and one family dwellings with golf course to the west located in the City of Palm Desert. The project site is not located within a conservation area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** The proposed project meets the requirements of the Community Development: Commercial Office General Plan Land Use designation in that the site contains circulation facilities such as curbs, gutters and sidewalks (LU 29.7) and includes desert landscaping (WCVAP 1.1). The proposed project meets all other applicable land use policies.
2. **Circulation:** The project has adequate circulation to the site with improved streets including Washington Street, 41<sup>st</sup> Avenue, and Sparkey Way that contains curbs, gutters, and sidewalks. Therefore, it is consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located within Areas of Flooding Sensitivity. Proposed retention areas address flood impacts from increased runoff. The proposed project has allowed for sufficient provision of emergency response services. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient measures against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project is not housing and therefore is not subject to Housing Element Policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading activities. The proposed medical office building meets all applicable Air Quality element policies.

**B. General Plan Area Plan(s):** Western Coachella Valley

**C. Foundation Component(s):** Community Development

**D. Land Use Designation(s):** Commercial Office (0.25 - 1.0 Floor Area Ratio)

**E. Overlay(s), if any:** Not Applicable

**F. Policy Area(s), if any:** Not Applicable

**G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** The project site is surrounded by properties which are designated Commercial Office, High Density Residential, and Very Low Density Residential

**H. Adopted Specific Plan Information**

- 1. **Name and Number of Specific Plan, if any:** Not applicable
- 2. **Specific Plan Planning Area, and Policies, if any:** Not applicable

**I. Existing Zoning:** General Residential (R-3-4,000)

**J. Proposed Zoning, if any:** Not Applicable

**K. Adjacent and Surrounding Zoning:** The project site is surrounded by properties which are zoned Limited Multiple Family Dwellings (R-2A-3,500) and Commercial Office (C-O) to the north, Limited Multiple Family Dwellings (R-2A-3,200) to the south, and One Family Dwellings (R-1-12,000) to the east.

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

**IV. DETERMINATION**

On the basis of this initial evaluation:

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED**

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the

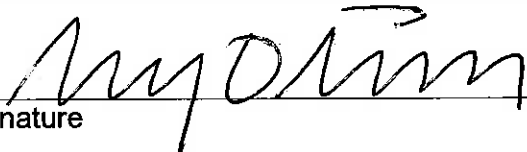


environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature

June 22, 2017

Date

Jay Olivas, Project Planner

For Charissa Leach, P.E.  
Assistant TLMA Director

Printed Name

## V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

### Findings of Fact:

- a) The project site is located along Washington Street which is designated as a scenic highway corridor. Impacts would be less than significant due to similar land uses in the area including an existing commercial medical office use on the existing project parcel and proposed additional desert landscaping. No signage is proposed at this time with the project.
- b) The proposed commercial medical office use which is located within an existing commercial and residential area, will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view as the project includes varied building elevations and will be required to have final desert landscape plan with inspections in accordance with County Ordinance No. 859 as indicated by Conditions of Approval (COA's) such as COA 90.Trans.26-Landscape Inspection Requirements (Plot Plan No. 25686). Therefore, impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

- a) The project site is located approximately 42 miles from Mt. Palomar Observatory and is within Zone B of Ordinance No. 655. The project is therefore required to comply with Ordinance No. 655 of the *Riverside County Standards and Guidelines*. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, hooded and directed in order to obstruct shining onto adjacent properties and streets such as COA 10.Planning.16 - Mt. Palomar Lighting Area (Plot Plan No. 25686). These are general requirements that apply throughout Zone B of Ordinance No. 655 and not mitigation pursuant to CEQA. With the above-described Condition of Approval, impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

|   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>3. Other Lighting Issues</b>   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Expose residential property to unacceptable light levels?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: On-site Inspection, Project Application Description

Findings of Fact:

- a) The project consisting of a 28,711 multi-story square foot medical office building would create a new light source, however, any new source of light is not anticipated to reach a significant level due to the size and scope of the project which includes existing hooded light poles within the existing 287 space parking lot. Additionally, any lighting is conditioned to be shielded and hooded thereby reducing any lighting impacts (COA 10.Planning.3 – Lighting Hooded) (Plot Plan No. 25686). Existing and proposed desert landscaping will also buffer residential

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

properties to the east along Sparkey Way (COA 10.Trans.11 Landscape Requirement) (Plot Plan No 25686). Impacts would be less than significant.

- b) Surrounding land uses include a commercial office building, residential dwellings, an existing church, apartments, and vacant land. The amount of light that will be created is consistent with existing levels and is not considered substantial; therefore, surrounding properties will not be exposed to unacceptable light levels. All lighting shall be shielded and hooded and will not be directed toward any adjoining properties in accordance with COA 10.Planning.3 - Lighting Hooded (Plot Plan No. 25686). No additional parking light poles are proposed with approximately 14 existing light poles which are currently hooded. Outdoor lighting impacts are therefore considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

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

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

Findings of Fact:

a-d) The project is not affected by agriculture programs and land use standards of the Riverside County General Plan. The project site is not designated as farmland of "local importance", it is "urban-built up land". The project is not adjacent to, or within 300 feet of agricultural zones (A-1, A-2, C/V, A-D and A-P). The project does not involve changes to the existing environment that could result in conversion of Farmland to non-agricultural use. Therefore, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| <b>5. Forest</b>  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) Result in the loss of forest land or conversion of forest land to non-forest use?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

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

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) According to General Plan, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| <b>AIR QUALITY</b> Would the project  |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>6. Air Quality Impacts</b>   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Conflict with or obstruct implementation of the applicable air quality plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| source emissions?  |                                |  |                              |                                     |
| e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| f) Create objectionable odors affecting a substantial number of people?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

Source: SCAQMD Significance Thresholds and Analysis

**Findings of Fact:** The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan (Salton Sea Air Basin) to ensure compliance with state and federal air quality standards. The SCAQMD has adopted the 2012 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2012 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

- a) The 2012 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the proposed General Plan Land Use designation of Commercial Office (CO), and population estimates. The population proposed by this project will not obstruct the implementation of the 2012 AQMP. Therefore, impacts are considered less than significant.
- b) Minor air quality impacts would occur during business operations which the majority would come from vehicle trips to and from the commercial office site. Vehicle trips and the air quality emissions that are associated with them are anticipated to be less than significant due to the fact that the project is located within an area intended for commercial office development in the R-3-4,000 zone and is limited to approximately 57,200 square feet of total building area for the existing building previously approved under PP13317 and proposed building under PP25686 with existing parking lot not to be expanded. It is therefore reasonable to assume that a portion of the customers will be already visiting the immediate area which is bordered by existing land uses such as commercial office on same site, existing church, apartment dwellings, one family dwellings, and vacant land. Additionally, the medical office use is limited to approximately 287 spaces with van pools which spaces are vacant during long periods of time, and, automobiles are required to be CA licensed and comply with smog standards further limiting impacts to air quality. Due to the relatively limited size of the land of 4.17 acres with 28,711 square feet of proposed additional building area and associated landscaping, PM10 dust control for precise grading, air quality impacts would be minor both on a project and cumulative level. Impacts are therefore less than significant.
- c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to any applicable federal or state ambient air quality standard. Due to the relatively limited size of project with 28,711 square foot additional medical office building and surrounding landscaping with PM10 dust control (COA 60.BS Grade.16 – PM10 Plan Required) (Plot Plan No. 25686), air quality impacts would be minor both on a project and cumulative level. Therefore, less than significant impacts are expected.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include an existing church, apartments and one family dwellings, with vacant land, but is not expected to generate substantial point-source emissions due to the limited size of project of 4.11 acres and the type of use, an office building, which is not typically associated with significant emissions. The project will not include major transportation facilities or generate significant odors. Therefore, impacts are less than significant.
- e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. An office building is not a sensitive receptor. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, no impacts are expected.
- f) The project is merely a medical office building, which is not a type of use anticipated to create objectionable odors affecting a substantial number of people. No impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?           | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?                  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

Source: GIS database, WRC-MSHCP and/or CV-MSHCP, Environmental Programs Division (EPD) review

Findings of Fact:

- a) The proposed project is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CV-MSHCP). A review by the Environmental Programs Division of the Planning department was done to assure consistency with the CV-MSHCP plan. No inconsistencies were reported. The land is previously disturbed with existing medical office building and rough grading for a vacant commercial pad. The project is conditioned to conduct nesting bird survey prior to precise grading permit (COA 60.EPD.1 – MBTA Survey) (Plot Plan No. 25686), which is a standard condition of approval and not mitigation pursuant to CEQA. The project site does not conflict with the provisions of any of the above adopted Habitat Conservation Plans, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. For these reasons, the proposed project will have a less than significant impact.
- b) Based on the review conducted by the Environmental Programs Department (EPD), the land division will not have a substantial adverse effect, either directly or through habitat modifications, on any endangered or threatened species as listed in the California and Federal Code of Regulations since none are present within the project site. Therefore, impacts are considered less than significant.
- c) Based on the review conducted by EPD, the land division will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Wildlife Service. Therefore impacts are expected to be less than significant.
- d) With the requirement for MBTA Survey prior to grading permit issuance, as required under Condition of Approval 60.EPD.1, the proposed project will not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, less than significant impacts to wildlife corridors are anticipated.



| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

- e) The project site does contain riparian/riverine habitat due existing disturbance with existing buildings and existing paved parking lot. No impacts are expected.
- f) The project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act since there are no wetlands on the existing property. Therefore there is no impact.
- g) The only tree preservation policy in the County relates to oak trees. The subject property does not contain any oak trees. Therefore, no impacts will result from project implementation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**CULTURAL RESOURCES** Would the project

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| <b>8. Historic Resources</b>  |                                |  |                              |                                     |
| a) Alter or destroy an historic site?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) There is no known historic site or historic structure on the project site. The project therefore does not propose the disturbance of a historic site or the demolishing of historic structures. The project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. Therefore, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| <b>9. Archaeological Resources</b>   |                                |  |                              |                                     |
| a) Alter or destroy an archaeological site.  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of formal cemeteries?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| d) Restrict existing religious or sacred uses within the potential impact area?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

Source: Project Application Materials, On Site Inspection

Findings of Fact:

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

a) Site disturbance has already occurred with the existing medical office site with existing parking lot and pre-graded existing commercial pad. Potential impacts to archaeological resources were previously reviewed, and no archaeological resources were located on this lot. Notification letters regarding AB 52 were also mailed out to tribes including Agua Caliente Band of Cahuilla Indians and Soboba Band of Luiseño Indians for the project on July 28, 2015. No request to consult was received regarding AB 52. Therefore, the project is not anticipated to alter or destroy any known archaeological site and no impacts are anticipated.

b) The proposed project is not expected to impact archaeological resources. If, however, during any ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find (COA 10.Planning.18 – Unanticipated Resources) (Plot Plan No. 25686). This is a standard condition of approval and does not constitute mitigation pursuant to CEQA. No impacts are expected.

c) No human remains have been discovered or are anticipated to be discovered at the project site. However, there may be a possibility, although unlikely, that the project's ground disturbing activities could expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. No impacts are anticipated.

d) The project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**10. Tribal Cultural Resources**

a) Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Source: Project Application Materials

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notifications regarding this project were mailed to the Agua Caliente Band of Cahuilla Indians and Soboba Band of Luiseño Indians for the project on July 28, 2015. No request to consult was received regarding AB 52. There are no known physical tribal cultural resources at the project site, and any new ground disturbing activities are limited to precise grading on previously graded pad. For these reasons, there is anticipated to be no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**11. Paleontological Resources**

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: GIS database, County Geologist review

Findings of Fact:

a) According to GIS database, this site has been mapped as having a low potential for paleontological resources. Due to low potential, no paleontological report has been required. However, should fossil remains be encountered, all site earthmoving shall be ceased, the County Paleontologist shall be notified, the applicant shall retain a qualified paleontologist (COA 10.Planning.20 – Low Paleo) (Plot Plan No. 25686). This is a standard requirement for all projects that may involve grading or ground disturbance and therefore does not qualify as mitigation pursuant to CEQA. No impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GEOLOGY AND SOILS** Would the project

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>12. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologic Report No. 2485

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

**Findings of Fact:**

a) According to RCLIS (GIS database), the proposed project is not located within a fault or special studies zone. Based on the review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing trending toward the subject site that would expose people to structures to potential substantial adverse risks. Therefore, no impacts are expected.

b) In addition, the site is not located within one-half mile from an earthquake fault zone. Therefore, the potential for this site to be affected by surface fault rupture is considered low and no impacts are expected.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**13. Liquefaction Potential Zone**

a) Be subject to seismic-related ground failure, including liquefaction?

**Source:** Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologic Report No. 2485

**Findings of Fact:**

a) According to the County Geologist, the potential for liquefaction is moderate at this site and the potential for seismically induced liquefaction is unlikely. The project will be precise graded with desert landscaping surrounding the additional commercial office pad and proposed building. County Geologic Report No. 2485 recommended over excavations extending at least 5 feet below proposed grade or 3 foot below the lowest proposed footings within the building areas and 2 to 3 feet below proposed footings in wall areas whichever is deeper (COA 10.Planing.21- GEO 2485 Accepted) (Plot Plan No. 25686). Compliance with California Building Code (CBC 2016) also addresses any potential liquefaction concerns during grading activities for the finished pad. Therefore, impacts from liquefaction are less than significant.

**Mitigation:** No mitigation measures required.

**Monitoring:** No monitoring measures are required.

**14. Ground-shaking Zone**

Be subject to strong seismic ground shaking?

**Source:** Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geologist review

**Findings of Fact:**

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

a) There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. CBC 2016 requirements pertaining to development will mitigate the potential impact to less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**15. Landslide Risk**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Geologist review

Findings of Fact:

a) According to the County Geologist, landslides are not a potential hazard to the site. Therefore, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**16. Ground Subsidence**

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

Source: GIS database, County Geologist review

Findings of Fact:

a) According to GIS database, the site is located in an area susceptible to subsidence. However, County Geologist review concluded that subsidence in the area will not cause any differential settlement or cracking to the proposed graded pad and building foundation subject to the CBC 2016. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**17. Other Geologic Hazards**

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Source: Project Application Materials, County Geologist review

a) According to the County Geologist, tsunamis and seiches are not potential hazards to the site because there are no nearby bodies of water. There are similarly no nearby volcanoes. Therefore, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**18. Slopes**

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Change topography or ground surface relief features?                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in grading that affects or negates subsurface sewage disposal systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

- a) The proposed project contains relatively flat topography on existing rough graded commercial pad. The proposed project will not substantially alter ground surface relief features. Therefore, there is no impact.
- b) No slopes with a slope ratio greater than two to one (2:1) (horizontal run: vertical rise) are proposed. Therefore, there is no impact.
- c) No infiltration lines will be disturbed as a result of the project. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**19. Soils**

|  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Result in substantial soil erosion or the loss of topsoil?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?                          | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Source: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

- a) The project will not result in substantial soil erosion or loss of top soil since the 4.17 acre site is largely improved with existing office building and paved parking lot. Any new grading shall be limited to 14,171 square foot vacant pad with desert landscaping and small drainage features such as dry wells on the property. Furthermore, precise grading is limited to approximately 600 cubic yards of cut and 600 cubic yards of fill. Therefore, impacts would be less than significant.
- b) The expansion potential of the onsite soils is considered low, and engineered cut and fill will create less than significant impacts.
- c) The project site does not propose septic systems or alternative waste water disposal. Therefore, there is no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**20. Erosion**

|  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Result in any increase in water erosion either on or off site?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**Source:** Flood Control District review, Project Application Materials

**Findings of Fact:**

- a) The project is not near a river, stream, or lakebed and therefore will not have an impact or change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. While the project site is within the overall Whitewater River Basin, there are no rivers in the vicinity of the project located in Bermuda Dunes. Therefore, there would be no impact.
- b) The proposed project is anticipated to slightly increase water erosion, but the existing on-site dry wells and existing transportation-related improvements will prevent any impacts from rising to a level of significance (COA 10. BS Grade.7 Erosion Control Protection) (Plot Plan No. 25686). The project is required to accept and properly dispose of all off-site drainage flowing onto or through the site. Impacts related to water erosion are considered less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
|--|--------------------------------|--|------------------------------|-----------|

**21. Wind Erosion and Blowsand from project either on or off site.**

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

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The project site lies within a moderate wind erosion susceptibility area. The project site is not anticipated to be heavily impacted by wind erosion and blow sand because of existing site improvements such as an approximately 89,710-square-foot paved and lighted automobile parking area, and a required PM 10 Plan (COA 60.BS Grade.16) (Plot Plan No. 25686) for precise grading of vacant pad area. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

**22. Greenhouse Gas Emissions**

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

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

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

Source: Project application materials

Findings of Fact:

a) The Planning Department does not require a greenhouse gas numerical analysis for small projects that would not contribute cumulatively significant amounts of exhaust emissions or generate cumulatively considerable levels of GHGs from fuel combustion or involve substantial water and electricity demands. The type of small-scale development authorized by this project would not generate enough GHG emissions from its operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and retail stores from having to quantify and mitigate GHG emissions under CEQA. Because of this small size of the proposed project, its contribution to GHG emissions is far



| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

below the 900-ton threshold that might otherwise trigger GHG analysis according to CAPCOA's model. Therefore, the impact is considered less than significant.

- b) As of the creation of this environmental analysis, the only adopted policy that would impact this project at the time of approval would be AB 32. This project does not conflict with the requirements of AB 32 such as due to California Smog Requirements for most customers that use the existing 287 space parking lot with van pools. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**23. Hazards and Hazardous Materials**

|  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Source: Project Application Materials

Findings of Fact:

- a) The project does not propose any use that would involve the transport, use, or disposal of hazardous material—beyond a small increase in typical commercial cleaning agents to be used with the proposed medical office building. Therefore, less than significant impacts are expected.
- b) The proposed project is not anticipated to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, there is no impact.
- c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project allows for adequate emergency access. Therefore, there is no impact.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

- d) There are no existing or proposed schools within 1000 feet the project site. Also, the proposed project does not propose the transportation of substantial amounts of hazardous materials. Therefore, there is no impact.
- e) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, would not create a significant hazard to the public or the environment. Therefore, there is no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**24. Airports**

|  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Result in an inconsistency with an Airport Master Plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Require review by the Airport Land Use Commission?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Source:** Riverside County General Plan Figure S-19 "Airport Locations," GIS database Airport Land Use Commission letter dated October 1, 2015

- a) The project site is located within an Airport Master Plan. The project was determined by the Airport Land Use Commission on October 1, 2015 to be "consistent" with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan. There will be no impact.
- b) The project site is located within an Airport Master Plan and required review by the Airport Land Use Commission. Compliance with the Airport Land Use Commission (ALUC) Letter dated October 1, 2015 summarized as follows: that outdoor lighting be hooded, the maximum building height shall not exceed 38 feet above ground level and the maximum elevation at the top of the structure shall not exceed 148 feet above mean sea level, that detention basins remain dry 48 hours after rain storms to lessen avian impacts, and that the following be prohibited: steady or flashing lights directed towards aircraft, uses that would reflected sunlight toward aircraft, smoke or water vapor generation, and uses that generate electrical interference as stated under COA 10.Planning.17 – ALUC Letter (Plot Plan No. 25686). These are standard conditions of approval for projects within an Airport Land Use Plan and does not qualify as mitigation pursuant to CEQA. As a result of these measures, impacts would be less than significant.
- c) The project site is located within an airport land use plan and was determined to be consistent based on conditions as stated in the October 1, 2015 letter from ALUC; therefore the project

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. Impacts would be less than significant.

- d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**25. Hazardous Fire Area**

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

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

**Source:** Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

**Findings of Fact:**

- a) The project site is in an urbanized area and is not located in a high fire area. Therefore, there is no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**26. Water Quality Impacts**

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

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

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

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

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

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

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

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

- e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

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

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Otherwise substantially degrade water quality?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Coachella Valley Water District (CVWD) letter dated December 3, 2014; Hydrology Study dated June 16, 2016 by Armstrong and Brooks Consulting Engineers

Findings of Fact:

- a) The topography of the site is partially improved and graded desert land to be paved for a medical office building. The project would not substantially alter the existing drainage patterns of the project site; however, the project is required to submit final drainage plans and allow easements for drainage. The owner must provide measures to be incorporated into the development to prevent flooding of the site or downstream properties as part of the drainage of the site (COA's 60.Trans.7-Drainage Plans and 60.Trans.8-Easement for Drainage) (Plot Plan No. 25686) which will include on site dry wells capable of infiltrating the 100-year 24 hour storm event. Therefore, impacts are less than significant.
- b) The proposed project will not violate any water quality standards or waste discharge requirements. The water quality calculations were based on the Design Handbook for Low Impact Development Best Management Practices (BMP's). The Whitewater Watershed spreadsheet was applied in the water quality calculations. Impacts would be less than significant with the BMP's incorporated and required BMP permit (COA BS Grade 60.BMP.14 Construction NPDES Permit) (Plot Plan No. 25686). These BMPs are standard, generally applicable requirements and therefore do not qualify as mitigation measures pursuant to CEQA.
- c) The proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Additionally, plans for grading, a final desert landscape plan, and irrigation are required to be reviewed and approved by the Coachella Valley Water District ensuring efficient water management and County Transportation Landscape Inspections (COA 90.Trans.27- LC Comply / Irrigation Comply) (Plot Plan No. 25686). Therefore, there is less than significant impact.
- d) The project has the potential to contribute to additional polluted runoff water. However, due to the small size of the project, the project will not exceed the capacity of planned storm water drainage systems with site improvements including on-site dry wells capable of infiltrating the 100 year 24 hour storm event. The project provides for adequate drainage facilities and/or appropriate easements. Therefore, the impact is considered less than significant.

|                                |  |                              |           |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

- e) The proposed project will not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Therefore, there is no impact.
- f) The project proposes a medical office building within Zone X on the Federal Flood Insurance rate maps, but is less than significant due to dry wells to retain incremental increase of storm water runoff (COA 60.BS Grade.6 – Drainage Design Q100) (Plot Plan No. 25686).
- g) The proposed project is not anticipated to substantially degrade water quality due to the Water Quality Management Plan required prior to grading permit issuance (COA 60.Trans.6–WQMP). Impacts would less than significant.
- h) The site proposes drainage infrastructure. The proposed project does include construction of new or retrofitted storm water Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins). BMPs are standard, generally applicable requirements and therefore do not qualify as mitigation measures pursuant to CEQA. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**27. Floodplains**

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

| NA - Not Applicable <input checked="" type="checkbox"/>  | U - Generally Unsuitable <input type="checkbox"/> | R - Restricted <input type="checkbox"/> |                                     |                                     |
|--|---|---|-------------------------------------|-------------------------------------|
| a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site? | <input type="checkbox"/>                          | <input type="checkbox"/>                | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Changes in absorption rates or the rate and amount of surface runoff?   | <input type="checkbox"/>                          | <input type="checkbox"/>                | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?   | <input type="checkbox"/>                          | <input type="checkbox"/>                | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Changes in the amount of surface water in any water body?   | <input type="checkbox"/>                          | <input type="checkbox"/>                | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Source: Coachella Valley Water District (CVWD) letter dated December 3, 2014; Hydrology Study dated June 16, 2016 by Armstrong and Brooks Consulting Engineers

Findings of Fact:

- a) The project will not substantially alter the existing drainage pattern for the area due to proposed drainage improvements including requirement for on-site dry wells capable of infiltrating the 100 year 24 hour storm event in order to prevent flooding to downstream properties. The project lies in the area of the Whitewater River Basin. The site is currently an

|                                |  |                              |           |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

existing medical office building of approximately 28,489 square feet with adjacent vacant pre-graded pad where drainage is absorbed by the existing soil, however, the site contains a fully improved impervious parking lot surface which 100% drainage to be kept on-site through use of additional on-site dry wells with inlet grates and inlet capacity calculations to limit drawn down time to not exceed 48 hours to accommodate the additional proposed 28,711 square foot medical office building. Impacts are therefore considered less than significant with drainage improvements including dry wells and desert landscaping (COAs 60.BSGrade.6 Drainage Design and 80.Trans.18.Landscape Plot Plan). (Plot Plan No. 25686)

- b) It is not anticipated that offsite flows will be substantially affected by implementation of the proposed project due to proposed drainage improvements largely consisting of proposed on-site dry wells as outlined in the approved hydrology report. Therefore, the impact is considered less than significant.
- c) The proposed project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam due to proposed drainage improvements such as on-site dry wells as outlined in the approved hydrology report. In addition, the project site is not located in an area susceptible to the impacts of the failure of a levee or dam. Impacts are considered less than significant.
- d) There is no nearby surface water body, and therefore the proposed project is not expected to change the amount of surface water in any body of water. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**LAND USE/PLANNING** Would the project

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>28. Land Use</b>  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Result in a substantial alteration of the present or planned land use of an area?                   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: GIS database, Project Application Materials

Findings of Fact:

- a) The project would result in an alteration of the present land use of the area since an additional medical office building on an overall 4.11 acre site would be constructed. The subject land is located within an existing commercial and residential area intended for such development. The project would be consistent with the subject land since the land is currently designated Commercial Office (CO), and areas with a Land Use Designation of CO are generally envisioned for such medical office uses. The subject land also proposes a tentative parcel map (Schedule H) to subdivide the 4.11 gross acre site into two parcels of 2 gross acres each to accommodate the commercial office uses in the General Residential (R-3-4,000) zone including previous commercial office approved under Plot Plan No. 13317 in 1992 which remains valid and in effect, and new proposed commercial office building under Plot Plan No. 25686. In order to record the map the project is conditioned to prepare a final map with County Survey Office (COA 50.Planning.1 Prepare Final Map) (PM36837). Therefore, impacts would

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

be less than significant. See also discussion under Sections I and II, herein, as it relates to project land use, zoning, and general plan consistency.

- b) The project is located within the Sphere of Influence (SOI) of the City of Palm Desert. The project is consistent with surrounding uses and will not affect land use within the City of Palm Desert or its SOI. Project information was forwarded to the City of Palm Desert, and no comments have been received as of this writing. The project attended the Bermuda Dunes Community Council on May 14, 2015 for informational purposes. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| 29. Planning  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| a) Be consistent with the site's existing or proposed zoning?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Be compatible with existing surrounding zoning?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Be compatible with existing and planned surrounding land uses?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?                         | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a-b) The project will be consistent with the site's existing General Residential (R-3-4,000) zone due to the proposed commercial office land use which is specifically listed as permitted with an approved plot plan. The proposed commercial building complies with development standards of the R-3-4000 zone such a minimum lot area of 7,200 square feet, the site is 4.17 acres. The project is surrounded by properties which are zoned Limited Multiple Family Dwellings (R-2A-3,500) and Commercial Office (C-O) to the north, Limited Multiple Family Dwellings to the south (R-2A-3,200) to the south, One Family Dwellings (R-1-12,000) to the east, and Palm Desert Zoning to the west. The project would buffer adjacent zones with perimeter treatment, hooded lighting, and landscaping (COAs 80.Planning.8 Lighting Plans and 80.Trans.18 Landscape Plot Plan) (Plot Plan No. 25686). Therefore, impacts would be less than significant.

c-d) The proposal to add a medical office with existing parking will be conditionally compatible with existing and surrounding land uses including a medical office, existing church building, multiple family dwellings, one-family dwellings, and existing golf course uses, which have been constructed and are operating in the project vicinity, which project includes buffering and perimeter treatment such as landscaping. Therefore, impacts would be less than significant.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

e) The project area is compatible with the project's proposed use, and therefore the project will not disrupt or divide the physical arrangement of an established community. There will be no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required

**MINERAL RESOURCES** Would the project

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| <b>30. Mineral Resource</b>   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?                                 | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c. Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| d. Expose people or property to hazards from proposed, existing or abandoned quarries or mines?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

**Source:** Riverside County General Plan Figure OS-5 "Mineral Resources Area"

- a) The project area has not been used for mining. Therefore, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, there is no impact.
- b) The project site has not been used for mineral resources; therefore, the project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, there is no impact.
- c) Surrounding the project site are commercial and industrial buildings, residences, and vacant land. There are no existing surface mines surrounding the project site; therefore, the project will be compatible with the surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, there is no impact.
- d) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.



| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**31. Airport Noise**

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

NA  A  B  C  D

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

NA  A  B  C  D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The project site is located within two miles of a public use airport that would expose people using the project to some airport noise, but the noise level would be less than significant due to commercial nature of the project in compliance with the 2016 CBC.

b) The project is not located within the vicinity of a private airstrip and would not expose people residing on the project site or area to excessive noise levels. No impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**32. Railroad Noise**

NA  A  B  C  D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: The proposed project is not located within immediate vicinity of an existing rail road, and there would no impact due to commercial nature of the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**33. Highway Noise**

NA  A  B  C  D

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Source: On-site Inspection, Project Application Materials

Findings of Fact: The proposed project is located within approximately 2,500 feet of Interstate 10 located to the north and immediately adjacent to Washington Street to the west, but there would no impact due to commercial nature of the project in compliance with 2016 CBC.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**34. Other Noise**

NA  A  B  C  D

Source: Project Application Materials, GIS database

Findings of Fact: The project is not affected by other noise impacts. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**35. Noise Effects on or by the Project**

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

a) The project shall not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The proposed development for medical office will not substantially increase ambient noise levels due to existing traffic noise along Washington Street. No outdoor speakers are proposed. Therefore, impacts are less than significant.

b) The proposed project may create a short-term temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during project grading

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
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from construction equipment. However, the project will be consistent with the County Noise Ordinance No. 847; therefore, impacts are considered less than significant.

- c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance (County Ordinance No. 847), or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847 (COA's 10.Planning.11 – Exterior Noise Levels). Therefore, impacts are expected to be less than significant.
- d) The proposed project will not expose people to or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**POPULATION AND HOUSING** Would the project

**36. Housing**

|   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Affect a County Redevelopment Project Area?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Cumulatively exceed official regional or local population projections?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

- a) The proposed project will not displace any existing residences due to the commercial nature of the project. Therefore, there is no impact.
- b) The proposed project would create a demand for additional housing due to the commercial nature of the project with approximately 30 new employees as result of the 28,711 square foot commercial office. However, this would create a minor amount of additional housing need due

|                                |  |                              |           |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

to small increase of workers at the site with existing housing units located in the surrounding area including Bermuda Dunes and City of Palm Desert.

- c) The project site will not displace substantial numbers of people necessitating the construction of replacement housing elsewhere due to commercial nature of the project. Therefore, there is no impact.
- d) The project is not located within or near a County Redevelopment Project Area. Therefore, there is no impact.
- e) The project would add a new business with up to approximately 30 employees and up to 100 construction jobs. This population increase will not exceed official regional or local population projections. Therefore, there is no impact.
- f) The project will not induce substantial population growth in an area since the business would be for medical office with up to approximately 30 employees, and there are approximately 49 employees within an existing medical office on same property previously approved under PP13317. Impacts from the addition of approximately 30 employees or less would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

**37. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed commercial office will have a less than significant impact on the demand for Fire services since the project provides adequate fire access along Washington Street, 41<sup>st</sup> Avenue with minimum 24 foot wide driveway entrances from Sparkey Way. Fire protection improvements such as maintaining minimum required fire truck access (COA's 10.Fire.2 – Fire Access) (Plot Plan No. 25686) shall be required.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not Fire Services' ability to maintain acceptable service ratios, response times or other performance objectives for any of the public services. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Monitoring: No monitoring measures are required.

**38. Sheriff Services**

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

Source: Riverside County General Plan

Findings of Fact:

The Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site. Similar to fire protection services, the proposed project will slightly increase the demand for sheriff services in the project area; however, due to its limited size, the proposed project will create a less than significant impact on sheriff services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**39. Schools**

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

Source: GIS database

Findings of Fact:

The Desert Sands Unified School District provides public education services for the project area. The applicant is anticipated to be required to pay school fees due to new medical office building (COA 80.Planning.6 - School Fees) (Plot Plan No. 25686). Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**40. Libraries**

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

Source: Riverside County General Plan

Findings of Fact:

The proposed project will not create an incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.



|                            | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|----------------------------|--------------------------------|--|------------------------------|-------------------------------------|
| <b>41. Health Services</b> | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

Source: Riverside County General Plan

Findings of Fact:

The use of the proposed project area would not cause a significant impact on health services since the project proposes approximately 30 workers who could potentially work at the new medical office building. The site is located within the service parameters of County health centers. The project will not physically alter existing health facilities or result in the construction of new or physically altered health facilities. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**RECREATION**

**42. Parks and Recreation**

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

- a) The scope of the proposed project does not involve the construction or expansion of recreational facilities that would have an adverse physical effect on the environment since the land is part of an existing commercial area. Therefore, there is no impact.
- b) Due to the relatively small size of the 4.11-acre site which allows commercial office uses, it is not anticipated that the project could generate impacts to nearby parks or recreational facilities. Therefore, there would be no impact.
- c) The project is not subject to Quimby fees at this time due to subdivision which does not generate habitable dwelling parcels. Thus, there is no impact.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**43. Recreational Trails**

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

Source: Riverside County General Plan

Findings of Fact: The General Plan does not identify a Class I Bikeway/Regional Trail along Washington Street, therefore, no impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**TRANSPORTATION/TRAFFIC** Would the project

**44. Circulation**

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

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

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

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

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

d) Alter waterborne, rail or air traffic?

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

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

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

f) Cause an effect upon, or a need for new or altered maintenance of roads?

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

g) Cause an effect upon circulation during the project's construction?

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

h) Result in inadequate emergency access or access to nearby uses?

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

i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?

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

|                                |  |                              |           |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

Source: Riverside County General Plan

Findings of Fact:

- a) The proposed project to add a commercial office will slightly increase vehicular traffic on the surrounding streets including Washington Street (110' right-of-way), 41<sup>st</sup> Avenue (60' right-of-way), and Sparkey Way (60' right-of-way) within a residential and commercial area. However, the Transportation Department did not require a traffic study due to existing streets with curb, gutter, street light, and sidewalk improvements already built in conformance with the General Plan (COA 10.Trans.4– No Additional Road Improvements). The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system in that the additional traffic would be limited to existing 287 parking spaces with van pools. Nor will the project conflict with any County policy regarding mass transit. TUMF mitigation fees shall be required (COA 80.Trans.3 - TUMF), which is a standard requirement that does not qualify as mitigation pursuant to CEQA. Impacts are considered less than significant.
- b) The project site meets all parking requirements of Ordinance No. 348 Section 18.12 "Off-Street Parking." Project parking consists of approximately 287 spaces with van pools. With approximate total building square footage of 57,200 square feet for both existing and proposed office buildings, and one parking space per 200 square feet of floor area, 287 spaces are required which the existing parking lot provides with 30 van pool credits. Additionally, Condition of Approval 80.PLANNING.11 requires Reciprocal Easement for shared parking (Plot Plan No. 25686). The project will not conflict with an applicable congestion management plan. Therefore, there is no impact.
- c & d) The proposed project is located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks or alter waterborne or rail traffic patterns. Therefore, there is no impact.
- e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there is no impact.
- f) The project may cause a slight increase in the population of the area, thus creating an increase in road maintenance responsibility. A portion of property taxes are provided to the Bermuda Dunes #121 County Service Area to offset the increased cost of road related maintenance. Therefore, there is a less than significant impact.
- g) It is not anticipated that there will be a substantial effect upon circulation during the proposed project's construction. Therefore, this impact is considered less than significant.
- h) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.
- i) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**45. Bike Trails**

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

Source: Riverside County General Plan

Findings of Fact: The General Plan does not identify a Class I Bikeway/Regional Trail along Washington Street or surrounding streets. Therefore there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**46. Water**

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

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

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

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

Source: Coachella Valley Water District correspondence and Department of Environmental Health Review

a) The proposed project is served by the Coachella Valley Water District (CVWD) for domestic water (COA 10 E. Health.1 Water & Sewer Service) (PM36837), and would result in the expansion of existing water line facilities as the result of the medical office and desert landscape irrigation. Impacts would be less than significant.

b) Based on review by CVWD and correspondence, it is anticipated that the project will have sufficient water supplies available for the project. A preliminary desert landscape irrigation plan has been prepared and reviewed by CVWD and the County Transportation Department in accordance with County Ordinance No. 859 and Riverside County Desert Friendly Landscape Guide which will limit impacts to ground water supply. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**45. Sewer**

a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which

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

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| <u>would cause significant environmental effects?</u>  |                                |  |                                     |                          |
| b. Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Department of Environmental Health Review; Coachella Valley Water District correspondence

Findings of Fact:

- a) The proposed project is served by the Coachella Valley Water District (CVWD) for sanitation service (COA 10 E. Health.1 Water & Sewer Service) (PM36837) and would not result in the construction of new waste water treatment facilities or expansion of existing facilities as the result of the new medical office. Less than significant impacts are anticipated.
- b) The proposed project is affected by adequate wastewater treatment capacity to serve the existing project site since new building proposed. Less than significant impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

|   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>46. Solid Waste</b>  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project will generate less than significant trash waste due to proposed medical office building with existing waste disposal and dumpsters including for medical waste (COA 10.E. Health.3 – Medical Waste Generator) in compliance with Riverside County Ordinance No. 718.1 and California Health and Safety Code Sections 117600-118300 of the Medical Waste Management Act. Additionally, adequate disposal facilities and services are located on the project site subject to review and approval by County Waste Resources Department with required Waste Recycling Plan (WRP) as indicated by COAs such as 90.Planning.16- Co. Waste Resources (Plot Plan No. 25686) which includes disposal by local waste hauler. Impacts are therefore less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.



| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

**47. Utilities**

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

|   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Electricity?                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Natural gas?                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Communications systems?                            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Storm water drainage?                              | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Street lighting?                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f) Maintenance of public facilities, including roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| g) Other governmental services?                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Source: Riverside County General Plan

Findings of Fact:

a,b,c) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will require utility services in the form of electricity, natural gas, and telecommunications. Each of the utility systems is available at the project site and lines will have to be extended onto the vacant pad portion. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Imperial Irrigation District, Southern California Gas, and the telephone company will ensure that potential impacts to utility systems are reduced. Therefore, there will be a less than significant level of impact.

d) The project would use existing storm water drainage facilities including curbs, gutters already in place along Washington Street, 41<sup>st</sup> Avenue, and Sparkey Way to be maintained by County Transportation Department with less than significant impacts

e) Existing street lights are located along Washington Street. Electricity is available at the project site and lines will have to be extended onto the site. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Less than significant impact to occur.

f) Based on data available at this time, no offsite utility improvements will be required to support this project. This impact is considered less than significant.

g) The project will not require additional government services. No impact

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**48. Energy Conservation**

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

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

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Source: Riverside County General Plan

Findings of Fact:

a-b) The proposed project would result in a new medical office building. This land use would primarily increase electrical usage. The proposed project would develop the site in a manner consistent with the County's General Plan land use designations for the property, and energy demands associated with the proposed Project are addressed through long range planning by energy purveyors and can be accommodated as they occur. Therefore, project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause any significant environmental effects.

The State of California regulates energy consumption under Title 24 of the California Code of Regulations with efficiency standards. As such, the development and operation of the proposed project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 49. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

|   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 50. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

|                                |  |                              |           |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable, due to the relatively small size of the 4.17 acre site for proposed additional medical office building on approximately 14,171 square footprint, 28,711 square foot rentable/leasable space portion on the southeast corner of Washington Street and 41<sup>st</sup> Avenue. The site is surrounded by existing commercial and residential development such as multiple and single family dwellings and would largely serve traffic and customers who would normally visit this area even without the additional medical office building.

There are no cumulatively considerable impacts associated with the project that are not already evaluated and disclosed throughout this environmental assessment, including minor traffic increase which would use existing adjoining streets which are improved and project landscaping to improve the aesthetics of the current planned development of the area. Additionally, air quality and greenhouse gas emissions would be individually limited due to California Vehicle Smog requirements for the automobiles that access the property with 287 parking spaces and vanpools, and would not be cumulatively considerable. Impacts are less than significant.

51. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, project application

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

**VI. EARLIER ANALYSES**

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

- Earlier Analyses Used, if any: SCAQMD
- GP: Riverside County General Plan
- RCLIS: Riverside County Land Information System
- PP13317, EA36340

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department  
77-588 El Duna Ct. Ste. H  
Palm Desert, CA 92211

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|                                      |  |                                       |              |
|--------------------------------------|--|---------------------------------------|--------------|
| Potentially<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less<br>Than<br>Significant<br>Impact | No<br>Impact |
|--------------------------------------|--|---------------------------------------|--------------|

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## VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

File: EA42732

PARCEL MAP Parcel Map #: PM36837

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 36837 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 36837, Amended No. 2, dated 5/3/17.

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

10. EVERY. 2 MAP - HOLD HARMLESS

RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP or FINAL MAP, which action is brought within the time period provided for in California Government Code Section 66499.37; and,

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

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

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

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10. GENERAL CONDITIONS

10. EVERY. 2 MAP - HOLD HARMLESS (cont.) RECOMMND

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

10. EVERY. 3 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is to subdivide four (4) acres into two (2) parcels (Improvement Schedule H) of approximately two (2) acres each containing an existing two-story medical office building (14,171 square feet footprint, 28,489 s.f. rentable/leasable) on Parcel 1 up to approximately 38 feet in height, and, separate Plot Plan (PP25686) proposes a new two-story medical office building (14,171 square feet footprint, 28,711 maximum rentable/leasable) up to approximately 38 feet in height on Parcel 2, with overall site containing approximately 287 parking spaces (257 spaces, 30 vanpool credits).

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

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

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

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

10.BS GRADE. 4 MAP - DISTURBS NEED G/PMT RECOMMND

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



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10. GENERAL CONDITIONS

10.BS GRADE. 5

MAP - NPDES INSPECTIONS

RECOMMND

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

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

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

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

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10. GENERAL CONDITIONS

10.BS GRADE. 5                    MAP - NPDES INSPECTIONS (cont.)                    RECOMMND

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. 6                    MAP - EROS CNTRL PROTECT                    RECOMMND

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

10.BS GRADE. 7                    MAP - DUST CONTROL                    RECOMMND

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

10.BS GRADE. 8                    MAP - 2:1 MAX SLOPE RATIO                    RECOMMND

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

10.BS GRADE. 9                    MAP - MINIMUM DRNAGE GRADE                    RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1                    USE - \*WATER AND SEWER SERVICE                    RECOMMND

PM36837 is proposing potable water service from Coachella Valley Water District (CVWD) and sanitary sewer service from CVWD. It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

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10. GENERAL CONDITIONS

10.E HEALTH. 2                      HAZMAT BEP                      RECOMMND

The facility requires a business plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet, or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

10.E HEALTH. 3                      USE -MEDICAL WASTE GENERATOR                      RECOMMND

Medical Waste Generators must submit medical waste documentation and a permit application, with appropriate fees to Environmental Health Department, in accordance with Riverside County Ordinance 718.1 and the California State Health and Safety Code Sections 117600-183600, Medical Waste Management act.

FIRE DEPARTMENT

10.FIRE. 1                              MAP-FIRE ACCESS                              RECOMMND

Fire Apparatus access roads shall be in compliance with the Riverside County Fire Prevention Standards.  
øAccess lanes will not have an up, or downgrade of more than 15%.  
Access lanes will be designed to withstand the weight of 75,000 pounds over 2 axles.  
øAccess will have a turning radius capable of accommodating fire apparatus.  
øAccess lanes shall be constructed with a surface so as to provide all weather driving capabilities.  
øAny turn-around requires a minimum 38-foot turning radius.  
øAccess roads shall have an unobstructed width of not less than 24 feet along with an unobstructed vertical clearance of not less than 13 feet 6 inches.

10.FIRE. 2                              MAP-FIRE HYDRANTS                              RECOMMND

The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material being placed on an individual lot. Two sets of water plans are to be submitted to the Fire Department for approval. Three fire hydrants will be required with a cumulative flow of 2,500 gpm with a 2 hour duration at a minimum 20 psi residual pressure (based on the square footage of 35,340 Type V-N fully sprinklered).

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10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1                   MAP - MAP ACT COMPLIANCE                   RECOMMND

his land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule H, unless modified by the conditions listed herein.

10.PLANNING. 2                   MAP - FINAL MAP PREPARER                   RECOMMND

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

10.PLANNING. 3                   MAP - FEES FOR REVIEW                   RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 4                   MAP - ZONING STANDARDS                   RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the R-3-4,000 zone.

10.PLANNING. 5                   MAP - 90 DAYS TO PROTEST                   RECOMMND

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

10.PLANNING. 9                   MAP - ORD 875 CVMSHCP FEE (1)                   RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection approval, the holder of the construction permit(s) shall comply with the provisions of Riverside County Ordinance No. 875, which requires payment of the appropriate fee set forth in that ordinance. Riverside County Ordinance No. 875 has been established to set forth policies, regulations and fees

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10. GENERAL CONDITIONS

10.PLANNING. 9                    MAP - ORD 875 CVMSHCP FEE (1) (cont.)                    RECOMMND

related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in the ordinance within the Coachella Valley and surrounding mountains.

The fee shall be paid for each residential unit to be constructed within a residential land division. The amount of the fee for commercial and industrial projects shall be calculated on the bases of "Project Area".

In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 875 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 10                    MAP - ORD NO. 659 (DIF)                    RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 11                    MAP - UNANTICIPATED RESOURCES                    RECOMMND

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

PARCEL MAP Parcel Map #: PM36837

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10. GENERAL CONDITIONS

10.PLANNING. 11                   MAP - UNANTICIPATED RESOURCES (cont.)                   RECOMMND

project:

1)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.

a)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.

b)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.

c)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. 12                   MAP - IF HUMAN REMAINS FOUND                   RECOMMND

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

Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

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10. GENERAL CONDITIONS

10.PLANNING. 12                    MAP - IF HUMAN REMAINS FOUND (cont.)                    RECOMMND

- a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
  - i) A County Official is contacted.
  - ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:
  - iii) The Coroner shall contact the Native American Heritage Commission within 24 hours.
- b) The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.
- c) The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC 5097.98.
- d) Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:
  - i) The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission.
    - (1) The MLD identified fails to make a recommendation; or
    - (2) The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

10.PLANNING. 13                    MAP - 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 owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.



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10. GENERAL CONDITIONS

10.PLANNING. 13

MAP - LOW PALEO (cont.)

RECOMMND

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

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

5.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.

6.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.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with 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. \* Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

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10. GENERAL CONDITIONS

10.PLANNING. 13                    MAP - LOW PALEO (cont.) (cont.)                    RECOMMND

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

10.PLANNING. 14                    MAP - GEO02485 ACCEPTED                    RECOMMND

County Geologic Report GEO No. 2485, submitted for the project PM36837, APN 607-070-018, was prepared by LGC Geo-environmental, Inc., and is titled; "Updated Preliminary Geotechnical Report for the Proposed Medical Office Development Located at 41120 Washington Street in the City of Bermuda Dunes, Riverside County, California," dated February 29, 2016. In addition, LGC Geo-environmental, Inc. has submitted the following reports:

"Response to Review Comments from Daniel P. Walsh and Associates on Behalf of the Riverside County Planning Department Regarding LGC Geo-Environmental Report; namely, Updated Preliminary Geotechnical Report for the Proposed Medical Office Development Located at 41120 Washington Street in the City of Bermuda Dunes, Riverside County, California," response dated June 27, 2016.

"Preliminary Geotechnical Investigation for the Proposed Development Plan and Forensic Evaluation of Distressed Pavement, Located at 41120 Washington Street, APN: 607-670-018 (sic), Riverside County, California", dated February 21, 2011.

These documents are herein incorporated in GEO02485.

GEO02485 concluded:

1. Based on a review of published and unpublished geologic maps and reports, and a review of aerial photography for the site, active or potentially active faults are not known to exist on the site.

2. Review of geologic literature and our geologic mapping of the property does not indicate the presence of landslides on or directly adjacent to the site.

3. Adverse effects on the proposed development resulting from groundwater are not anticipated.

4. In consideration of the anticipated grading, recommended overexcavations, proposed structures and improvements, and subsurface material types and their conditions, unfavorable ground subsidence is not anticipated.

5. The estimated static differential settlement is 0.25 inch

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10. GENERAL CONDITIONS

10.PLANNING. 14 MAP - GEO02485 ACCEPTED (cont.)

RECOMMND

and the estimated seismic differential settlement is 1.00 inch.

GEO02485 recommended:

1.Weeds, grasses, and trees in areas to be graded should be stripped and hauled offsite.

2.The upper 2 to 6 feet of potentially compressible undocumented artificial fill, topsoil and weathered alluvial deposits are considered unsuitable for support of proposed fills, structures, and/or improvements, and should be overexcavated to expose underlying competent alluvial deposits.

3.Overexcavations should also extend at least 5 feet below proposed grade or 3 feet below the lowest proposed footings, within the building areas and 2 feet to 3 feet below proposed footings in wall areas, whichever is deeper.

GEO No. 2485 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2485 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

TRANS DEPARTMENT

10.TRANS. 2 MAP - DRAINAGE 1

RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

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10. GENERAL CONDITIONS

10.TRANS. 3                      MAP - DRAINAGE 2                      RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 4                      MAP - NO ADD'L ON-SITE R-O-W                      RECOMMND

No additional on-site right-of-way shall be required on Washington Street, 41st Avenue and Sparkey Way since adequate right-of-way exists.

10.TRANS. 5                      MAP - NO ADD'L ROAD IMPRVMTS                      RECOMMND

No additional road improvements will be required at this time along Washington Street, 41st Avenue and Sparkey Way due to existing improvements.

10.TRANS. 7                      MAP - STD INTRO 3 (ORD 460/461)                      RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 8                      MAP - UTILITY INSTALL. 1                      RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461.

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10. GENERAL CONDITIONS

10.TRANS. 8                      MAP - UTILITY INSTALL. 1 (cont.)                      RECOMMND

This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and within the project boundaries.

10.TRANS. 10                      MAP - COUNTY WEB SITE                      RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1                      MAP - EXPIRATION DATE                      RECOMMND

The conditionally approved TENTATIVE MAP shall expire three (3) years after the county of Riverside Board of Supervisors original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

50. PRIOR TO MAP RECORDATION

PLANNING DEPARTMENT

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

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 1                    MAP - PREPARE A FINAL MAP (cont.)                    RECOMMND

part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 2                    MAP - SURVEYOR CHECK LIST                    RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 87,000 net square feet.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the \_\_\_ zone, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- F. The common open space area[s] shall be shown as a numbered lot[s] on the FINAL MAP.

50.PLANNING. 3                    MAP - ECS AFFECTED LOTS                    RECOMMND

The following note shall be placed on the FINAL MAP:  
"Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department - Survey Division, in E.C.S. Book \_\_\_, Page \_\_\_. This affects Parcels 1 & 2.

50.PLANNING. 7                    MAP - ECS NOTE MT PALOMAR LIGH                    RECOMMND

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

PARCEL MAP Parcel Map #: PM36837

Parcel: 607-070-018

50. PRIOR TO MAP RECORDATION

50.PLANNING. 7                    MAP - ECS NOTE MT PALOMAR LIGH (cont.)                    RECOMMND

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

50.PLANNING. 8                    MAP - FEE BALANCE                    RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 9                    MAP - CC&R C/I MO COM. EASE                    RECOMMND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office; and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current



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PARCEL MAP Parcel Map #: PM36837

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 9

MAP - CC&R C/I MO COM. EASE (cont.)

RECOMMND

hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide reciprocal easements for ingress, egress and parking, c) provide for the establishment of a maintenance operator, and d) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The Maintenance Operator established herein shall manage and continuously maintain the 'landscape area', more particularly described on Exhibit '\_\_\_', attached hereto.

The Maintenance Operator shall have the right to assess the owners of each individual parcel for the reasonable cost of maintaining such 'landscape area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'landscape area' or reciprocal easement established pursuant to the Declaration."

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restriction to the County Transportation Department - Survey Division - for safe keeping until the final map is ready

PARCEL MAP Parcel Map #: PM36837

Parcel: 607-070-018

50. PRIOR TO MAP RECORDATION

50.PLANNING. 9                    MAP - CC&R C/I MO COM. EASE (cont.) (cont.)      RECOMMND

for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

50.PLANNING. 11                  MAP - CC&R RECIPROCAL EASEMNT                              RECOMMND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for review; and (b) the land divider shall submit copies of the following documents to the Planning Department for concurrent review along with any condition review fee; and (c) the documents to be submitted by the land divider to the Office of the County Counsel shall include all of the following:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number;

2. A copy AND an original wet signed, notarized grant of reciprocal easement document, which includes, but is not necessarily limited to, both a legal description of the boundaries of the reciprocal easement and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor;

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the grant of reciprocal easement is incorporated therein by reference; and

4. A deposit equaling three (3) hours at the current hourly rate for the Review of Covenants, Conditions and Restrictions as established pursuant to Ordinance No. 671 at the time the above documents are submitted for review by the Office of the County Counsel.

The grant of reciprocal easement document submitted for review shall (a) provide for no limit to the term of years or life of the reciprocal easement, (b) provide reciprocal easements for ingress and egress, parking, [drainage and flood control facilities between lots/parcels shown on the TENTATIVE MAP, and (c) contain the following provisions