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



ITEM 3.66 (ID # 7571)

MEETING DATE:

Tuesday, August 28, 2018

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Resolution No. 2018.169 Adopting Specific Plan No. 386, including the adoption of Mitigated Negative Declaration for EA No. 42661, and Adopt Ordinance No. 348.4886 formally changing the site's zone to Specific Plan (FAST TRACK NO. 2014-01) - Applicant: Thousand Palms 278, LLC- Representative: The Altum Group - Fourth Supervisorial District - Thousand Palms Zoning Area - Western Coachella Valley Area Plan - Zoning: One Family Dwelling (R-1) and General Residential (R-3) – Location: Southerly of Ramon Road and easterly of Monterey Avenue - 119.11 acres - REQUEST: SPECIFIC PLAN NO. 386 proposes a maximum of 590 residential units on 117.99 gross acres with various lot configuration options for one- and two-story single-family residences with four architectural styles. APNs: 693-230-001; 693-160-002; and 693-180-001. [Applicant fees 100%.] (Will be considered at 10:30 a.m. Public hearing closed on May 1, 2018)

RECOMMENDED MOTION: That the Board of Supervisors:

- 1. APPROVE RESOLUTION NO. 2018-169 adopting Specific Plan No. 386 and associated Mitigated Negative Declaration for EA No. 42661, consistent with the Board's action on May 1, 2018; and,
- 2. ADOPT ORDINANCE NO. 348.4886 amending the zoning in the Thousand Palms District shown on Map No. 40.048 Change of Zone No. 7850, attached hereto and incorporated herein by reference.

ACTION: Policy

MINUTES OF THE BOARD OF SUPERVISORS

8/16/2018

On motion of Supervisor Perez, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and that Ordinance 348.4886 is adopted with waiver of the reading.

Ayes:

Jeffries, Tavaglione, Washington, Perez and Ashley

Nays: Absent: None None

Date:

August 28, 2018

Ssistant TLMA Director

XC:

Planning, Building and Safety, Co.Co., MC, COB

Kecia Harper-Ihem

Clerk b

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FINANCIAL DATA	Current	: Fiscal Year:	Next F	iscal Year:	Tot	al Cost:	⊕	olng Cost
COST	\$	N/A	\$	N/A	\$	N/A	\$	N/A
NET COUNTY COST	\$	N/A	\$	N/A	\$	N/A	\$	N/A
SOURCE OF FUND	S: App	licant Fee	s 100%	· · · · · · · · · · · · · · · · · · ·		Budget A	djustment	: No
						For Fisca	l Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Specific Plan No. 386 (Thousand Palms) proposes to create a specific plan to allow for a maximum of 590 residential units on 117.99 gross acres with various lot configuration options for one- and two-story single-family residences with four architectural styles. SP No. 386 is associated with General Plan Amendment (GPA) No. 1135, Change of Zone No. 7850, and Tentative Parcel Map No. 37191.

The public hearing for General Plan Amendment No. 1135, Change of Zone No. 7850, Specific Plan No. 386, and Tentative Parcel Map No. 37191 was held on May 1, 2018, as Agenda Item No. 18.2. At the conclusion of the public testimony, the Board of Supervisors closed the public hearing, adopted a Mitigated Negative Declaration for Environmental Assessment No. 42661, and tentatively approved General Plan Amendment No. 1135, Change of Zone No. 7850, and Specific Plan No. 386 and approved Tentative Parcel Map No. 37191 subject to final approvals of General Plan Amendment No. 1135, Change of Zone No. 7850, and Specific Plan No. 386. As part of the second cycle 2018 General Plan Amendments, on June 26, 2018, the Board adopted Resolution No. 2018-118 approving General Plan Amendment No. 1135. Today's action will finalize the Board's tentative actions that were taken on May 1, 2018, pursuant to Agenda Item No. 18.2 and adopt SP No. 386 and formally change the property's zoning classification to Specific Plan.

Impact on Residents and Businesses

The impacts of processing Specific Plan No. 386 have been evaluated through the environmental review and public hearing process by staff and the Board of Supervisors. The opportunity for public review and comment was provided during the public hearings on the Mitigated Negative Declaration, the General Plan Amendment, Specific Plan, the Change of Zone, the Tentative Parcel Map, and any verbal or written testimony provided by the public was considered by the hearing body at that time. With incorporation of the Project's mitigation measures, there will be no significant environmental impacts.

Additional Fiscal Information

There is no fiscal impact to the County because the cost for processing Specific Plan No. 386 has been borne by the applicant.

ATTACHMENTS:

A. Resolution No. 2018-169

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

- **B.** Ordinance No. 348.4886
- C. Staff Report Packet from May 1, 2018 Public Hearing
- D. Board Minutes of May 1, 2018
- E. Board Minutes of June 26, 2018

Scott Bruckner

8/20/2018

Gregory V. Priamos, Director County Counsel

8/16/2018

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RESOLUTION NO. 2018-169 ADOPTING SPECIFIC PLAN NO. 386 (THOUSAND PALMS)

WHEREAS, pursuant to the provisions of Government Code Section 65450 et seq., a public hearing was held before the Riverside County Board of Supervisors in Riverside, California, on May 1, 2018 to consider Specific Plan No. 386 (Thousand Palms); and,

WHEREAS, a public hearing before the Planning Commission was not required because Specific Plan No. 386 was granted Fast Track Status (FTA No. 2014-01) by the Economic Development Agency ("EDA") on March 26, 2014, pursuant to Board Policy A-32, which allows the project to go directly to the Board of Supervisors; and,

WHEREAS, the Board of Supervisors, after taking public testimony, closed the May 1, 2018 public hearing; adopted a Mitigated Negative Declaration ("MND") for Environmental Assessment No. 42661; tentatively approved General Plan Amendment No. 1135, Change of Zone No. 7850, and Specific Plan No. 386; and approved Tentative Parcel Map No. 37191 subject to final approval of General Plan Amendment No. 1135, Change of Zone No. 7850, and Specific Plan No. 386; and,

WHEREAS, on June 26, 2018, the Board of Supervisors adopted Resolution No. 2018-118 approving General Plan Amendment No. 1135; and,

WHEREAS, all the provisions of the California Environmental Quality Act ("CEQA") and the Riverside County CEQA implementing procedures have been satisfied, and the MND for Environmental Assessment No. 42661, which was prepared in connection with this Specific Plan No. 386 and related cases General Plan Amendment No. 1135, Change of Zone No. 7850, and Tentative Parcel Map No. 37191, is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or lessen such effects to a level of less than significant have been evaluated in accordance with CEQA and its implementing procedures; and,

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

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Board of Supervisors of the County of Riverside, in regular session assembled on August 28, 2018, that:

- A. Specific Plan No. 386 is a 119.11-acre planned community located north of Interstate-10, east of Monterey Avenue, and south of Ramon Road. It proposes the construction of a maximum of 590 dwelling units on 117.99 gross acres with various lot configuration options for one- and two-story single-family residences with four architectural styles.
- B. Specific Plan No. 386 is associated with General Plan Amendment No. 1135, Change of Zone No. 7850, and Tentative Parcel Map No. 37191, which were considered concurrently at the public hearing before the Board of Supervisors. General Plan Amendment No. 1135, approved on June 26, 2018, amended the project site's land use designation from Community Development: Medium Density Residential (MDR) to those as reflected in the Specific Plan No. 386 land use plan. Change of Zone No. 7850 proposes to change the existing zoning classifications of the subject site from a mix of General Residential (R-3-6000) and One-Family Dwellings (R-1), to Specific Plan (SP). The SP zoning classification would revise the existing development standards by replacing them with those standards required to implement Specific Plan No. 386.
- C. No potentially significant environmental impacts are associated with the project other than those identified in the MND for Environmental Assessment No. 42661, and all such impacts would all be avoided or reduced to below a level of significance.

BE IT FURTHER RESOLVED by the Board of Supervisors that Specific Plan No. 386 is consistent with the Riverside County General Plan.

BE IT FURTHER RESOLVED by the Board of Supervisors that it has reviewed and considered the MND for Environmental Assessment No. 42661 in evaluating Specific Plan No. 386, and the related cases referenced above, that the MND for Environmental Assessment No. 42661 is an accurate and objective statement that complies with CEQA and reflects the County's independent judgment, that the MND for Environmental Assessment No. 42661 is incorporated herein by this reference, and that the MND therefore is hereby adopted.

BE IT FURTHER RESOLVED by the Board of Supervisors that Specific Plan No. 386, on file with the Clerk of the Board, including the final conditions of approval and exhibits, is hereby adopted as the Specific Plan of Land Use for the real property described and shown in the plan, and said real property shall be developed substantially in accordance with the plan as amended, unless the plan is repealed or amended by the Board.

BE IT FURTHER RESOLVED by the Board of Supervisors that copies of Specific Plan No. 386 shall be placed on file in the Office of the Clerk of the Board, in the Office of the Assistant Director of TLMA, and in the Office of the Building and Safety Director, and that no applications for subdivision maps, conditional use permits or other development proposals shall be accepted for the real property described and shown in the plan unless such applications are substantially in accordance therewith.

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

ROLL CALL:

Ayes:

Jeffries, Tavaglione, Washington, Perez and Ashley

Nays:

None

Absent:

None

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

of said Board

ORDINANCE NO. 348.4886

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

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

Section 1. Section 4.1 of Ordinance No. 348 and Official Zoning Map No. 2, as amended, are further amended by placing in effect in the Thousand Palms Zoning Plan the zone or zones as shown on the map titled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 40.048, Change of Zone Case No. 7850", which map is made part of the ordinance.

Section 2. Article XVIIa of Ordinance No. 348 is amended by adding thereto a new Section 17.123 to read as follows:

"SECTION 17.123 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 386.

a. Planning Area 1

- as Article VI, Section 6.1 of Ordinance No. 348, except that those permitted uses in Article VI, Section 6.1 a. (2), (3), (5), (7), (8) and (9); b.(1), (2), (3), (4) and (5); c.(1); and e.(1) shall not be permitted. In addition, the permitted uses allowed under Section 6.1.a. shall include passive and active neighborhood pocket parks. Additionally, the permitted uses allowed under Section 6.1.b. shall include temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of five (5) years in any event.
- (2) Except as provided in subsections (3) and (4) below, the development standards for one family dwellings in Planning Area 1 of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2 except the development standards set forth

in Article VI, Section 6.2. a., b., c., d., and e. shall be deleted and replaced, respectively, with each of the following:

- a. Building height shall not exceed two stories, with a maximum height of twenty-six feet (26'), excluding chimneys and architectural appendages.
- b. The minimum lot area shall be four thousand five hundred square feet (4,500').
- c. The minimum average width of each lot shall be forty feet (40'), except that lots fronting on knuckles or cul-de-sacs shall have a minimum width of thirty-five feet (35'), and the minimum average depth shall be sixty feet (60').
- d. The minimum frontage of a lot shall be thirty-five feet (35').
- e. The minimum yard requirements shall be the following:
 - i. The front yard shall not be less than fifteen feet (15'), measured from the existing street line or from any future street line as shown on any circulation plan, whichever is nearer to the proposed dwelling.
 - ii. The minimum setback for garages shall be eighteen feet (18').
 - iii. Interior side yards shall not be less than five feet (5') measured from the property line.
 - iv. Street side yards shall not be less than five feet (5') measured from the property line and twenty feet (20') measured from the street.
 - v. Rear yards shall not be less than twenty feet (20').
 - vi. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural elements shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least one side of the structure has a five foot (5') setback. No other structural

encroachments shall be permitted except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standard shall apply:

- aa. The edge of any pool, spa and associated equipment shall be at least five feet (5') from any property line.
- (3) The development standards for one family dwellings with garages in the rear of the lot in Planning Area 1 of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2 except the development standards set forth in Article VI, Section 6.2. a., b., c., d., and e. shall be deleted and replaced, respectively, with each of the following:
 - a. Building height shall not exceed two stories, with a maximum height of twenty-six feet (26'), excluding chimneys and architectural appendages.
 - b. The minimum lot area shall be three thousand eight hundred square feet (3,800').
 - c. The minimum average width of each lot shall be forty feet (40') and the minimum average depth shall be sixty feet (60').
 - d. The minimum frontage of a lot shall be thirty-five feet (35').
 - e. The minimum yard requirements shall be the following:
 - i. The front yard shall not be less than thirty feet (30'), measured from the existing street line or from any future street line as shown on any circulation plan, whichever is nearer to the proposed dwelling.
 - ii. The minimum distance between buildings shall not be less than ten feet (10') with at least one side maintaining a five foot (5') setback.
 - iii. Street side yards shall not be less than five feet (5') measured from the property line and twenty feet (20') measured from the street.
 - iv. Rear yards shall not be less than five feet (5') measured from the edge of the alley.

v. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural elements shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least one side of the structure has a five foot setback. No other structural encroachments shall be permitted except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standard shall apply:

- aa. The edge of any pool, spa and associated equipment shall be at least five feet (5') from any property line.
- (4) The development standards for clustered one family dwellings in Planning Area 1 of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2 except the development standards set forth in Article VI, Section 6.2. a., b., c., d., and e. shall be deleted and replaced, respectively, with each of the following:
 - a. Building height shall not exceed two stories, with a maximum height of twenty-six feet (26'), excluding chimneys and architectural appendages.
 - b. There is no minimum lot area.
 - c. There is no minimum average lot width or depth.
 - d. The minimum frontage of a lot shall be thirty-five feet (35').
 - e. The minimum yard requirements shall be the following:
 - i. The front yard shall not be less than five feet (5') measured from the edge of the common driveway.
 - ii. The minimum distance between habitable structures shall be ten feet (10') or five feet (5') from any wall between dwellings.
 - iii. Street side yards shall not be less than ten feet (10') measured from any street.
 - iv. Rear yards shall not be less than ten feet (10') from another habitable structure or five feet (5') from any wall.

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v. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural elements shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least one side of the structure has a five foot setback. No other structural encroachments shall be permitted except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standard shall apply:

- aa. The edge of any pool, spa and and associated equipment shall be at least five feet (5') from any property line.
- (5) The development standards for non-residential development in Planning Area 1 of Specific Plan No. 386 shall be the same standards as those identified in Article VI, Section 6.2 of Ordinance No. 348.
- (6) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

b. Planning Area 2

- as Article VI, Section 6.1 of Ordinance No. 348, except that those uses permitted in Article VI, Section 6.1.a.(2), (3), (5), (7), (8) and (9);b. (1), (2), (3), (4), and (5); c.(1); and e.(1) shall not be permitted. In addition, the permitted uses allowed under Section 6.1.a. shall include passive and active neighborhood pocket parks. Additionally, the permitted uses allowed under Section 6.1.b. shall include temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of five (5) years in any event.
- (2) Except as provided in subsections (3) and (4) below, the development standards for one family dwellings in Planning Area 2 of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2 except the development standards set forth

in Article VI, Section 6.2. a., b., c., d., and e. shall be deleted and replaced, respectively, with each of the following:

- a. Building height shall not exceed two stories, with a maximum height of twenty-six feet (26'), excluding chimneys and architectural appendages.
- b. The minimum lot area shall be four thousand five hundred square feet (4,500°).
- c. The minimum average width of each lot shall be forty feet (40'), except that lots fronting on knuckles or cul-de-sacs shall have a minimum width of thirty-five feet (35'), and the minimum average depth shall be sixty feet (60').
- d. The minimum frontage of a lot shall be thirty-five feet (35').
- e. The minimum yard requirements shall be the following:
 - i. The front yard shall not be less than fifteen feet (15'), measured from the existing street line or from any future street line as shown on any circulation plan, whichever is nearer to the proposed dwelling.
 - ii. The minimum setback for garages shall be eighteen feet (18').
 - iii. Interior side yards shall not be less than five feet (5') measured from the property line.
 - iv. Street side yards shall not be less than five feet (5') measured from the property line and twenty feet (20') measured from the street.
 - v. Rear yards shall not be less than twenty feet (20').
 - vi. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural elements shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least one side of the structure has a five foot (5') setback. No other structural

encroachments shall be permitted except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standard shall apply:

- aa. The edge of any pool, spa and associated equipment shall be at least five feet (5') from any property line.
- (3) The development standards for one family dwellings with garages in the rear of the lot in Planning Area 2 of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2 except the development standards set forth in Article VI, Section 6.2. a., b., c., d., and e. shall be deleted and replaced, respectively, with each of the following:
 - a. Building height shall not exceed two stories, with a maximum height of twenty-six feet (26'), excluding chimneys and architectural appendages.
 - b. The minimum lot area shall be three thousand eight hundred square feet (3,800').
 - c. The minimum average width of each lot shall be forty feet (40') and the minimum average depth shall be sixty feet (60').
 - d. The minimum frontage of a lot shall be thirty-five feet (35').
 - e. The minimum yard requirements shall be the following:
 - i. The front yards shall not be less than thirty feet (30') between structures.
 - ii. The minimum distance between buildings shall not be less than ten feet (10') with at least one side maintaining a five foot (5') setback.
 - iii. Street side yards shall not be less than five feet (5') measured from the property line and twenty feet (20') measured from the street.
 - iv. Rear yards shall not be less than five feet (5') measured from the edge of the alley.

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v. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural elements shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least one side of the structure has a five foot (5') setback. No other structural encroachments shall be permitted except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standard shall apply:

- aa. The edge of any pool, spa and associated equipment shall be at least five feet (5') from any property line.
- (4) The development standards for clustered one family dwellings in Planning Area 2 of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2 except the development standards set forth in Article VI, Section 6.2. a., b., c., d., and e. shall be deleted and replaced, respectively, with each of the following:
 - a. Building height shall not exceed two stories, with a maximum height of twenty-six feet (26'), excluding chimneys and architectural appendages.
 - b. There is no minimum lot area.
 - c. There is no minimum average lot width or depth.
 - d. The minimum frontage of a lot shall be thirty-five feet (35').
 - e. The minimum yard requirements shall be the following:
 - i. The front yard shall not be less than five feet (5') measured from the edge of the common driveway.
 - ii. The minimum distance between habitable structures shall be ten feet (10') or five feet (5') from any wall between dwellings.
 - iii. Street side yards shall not be less than ten feet (10') measured from any street.
 - iv. Rear yards shall not be less ten feet (10') from another habitable structure or five feet (5') from any wall.

v. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural elements shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least one side of the structure has a five foot (5') setback. No other structural encroachments shall be permitted except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standard shall apply:

- aa. The edge of any pool, spa and associated equipment shall be at least five feet (5') from any property line.
- (5) The development standards for non-residential development in Planning Area 2 of Specific Plan No. 386 shall be the same standards as those identified in Article VI, Section 6.2 of Ordinance No. 348.
- (6) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

c. Planning Area 3

- as Article VI, Section 6.1 of Ordinance No. 348, except that those permitted uses in Article VI, Section 6.1 a. (2), (3), (5), (7), (8) and (9); b.(1), (2), (3), (4) and (5); c.(1); and e.(1) shall not be permitted. In addition, the permitted uses allowed under Section 6.1.a. shall include passive and active pocket parks, neighborhood park and community gardens. Also, the permitted uses allowed under Section 6.1.b. shall include temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of five (5) years in any event.
- (2) Except as provided in subsections (3) and (4) below, the development standards for one family dwellings in Planning Area 3 of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2 except the development standards set forth

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in Article VI, Section 6.2. a., b., c., d., and e. shall be deleted and replaced, respectively, with each of the following:

- a. Building height shall not exceed two stories, with a maximum height of twenty-six feet (26'), excluding chimneys and architectural appendages.
- b. The minimum lot area shall be four thousand five hundred square feet (4,500°).
- c. The minimum average width of each lot shall be forty feet (40'), except that lots fronting on knuckles or cul-de-sacs shall have a minimum width of thirty-five feet (35'), and the minimum average depth shall be sixty feet (60').
- d. The minimum frontage of a lot shall be thirty-five feet (35').
- e. The minimum yard requirements shall be the following:
 - i. The front yard shall not be less than fifteen feet (15'), measured from the existing street line or from any future street line as shown on any circulation plan, whichever is nearer to the proposed dwelling.
 - ii. The minimum setback for garages shall be eighteen feet (18').
 - iii. Interior side yards shall not be less than five feet (5') measured from the property line.
 - iv. Street side yards shall not be less than five feet (5') measured from the property line and twenty feet (20') measured from the street.
 - v. Rear yards shall not be less than twenty feet (20').
 - vi. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural elements shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least one side of the structure has a five foot (5') setback. No other structural

encroachments shall be permitted except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standards shall apply:

- aa. The edge of any pool, spa and associated equipment shall be at least five feet (5') from any property line.
- (3) The development standards for one family dwellings with garages in the rear of the lot in Planning Area 3 of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2 except the development standards set forth in Article VI, Section 6.2. a., b., c., d., and e. shall be deleted and replaced, respectively, with each of the following:
 - a. Building height shall not exceed two stories, with a maximum height of twenty-six feet (26'), excluding chimneys and architectural appendages.
 - b. The minimum lot area shall be three thousand eight hundred square feet (3,800°).
 - c. The minimum average width of each lot shall be forty feet (40') and the minimum average depth shall be sixty feet (60').
 - d. The minimum frontage of a lot shall be thirty-five feet (35').
 - e. The minimum yard requirements shall be the following:
 - i. The front yard shall not be less than thirty feet (30') measured between structures.
 - ii. The minimum distance between buildings shall not be less than ten feet (10') with at least one side maintaining a five foot (5') setback.
 - iii. Street side yards shall not be less than five feet (5') measured from the property line and twenty feet (20') measured from the street.
 - iv. Rear yards shall not be less than five feet (5') measured from the edge of the alley.

v. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural elements shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least one side of the structure has a five foot (5') setback. No other structural encroachments shall be permitted except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standard shall apply:

- aa. The edge of any pool, spa, and associated equipment shall be at least five feet (5') from any property line.
- (4) The development standards for clustered one family dwellings in Planning Area 3 of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2 except the development standards set forth in Article VI, Section 6.2. a., b., c., d., and e. shall be deleted and replaced, respectively, with each of the following:
 - a. Building height shall not exceed two stories, with a maximum height of twenty-six feet (26'), excluding chimneys and architectural appendages.
 - b. There is no minimum lot area.
 - c. There is no minimum average lot width or depth.
 - d. The minimum frontage of a lot shall be thirty-five feet (35').
 - e. The minimum yard requirements shall be the following:
 - i. The front yard shall not be less than five feet (5') measured from the edge of the common driveway.
 - ii. The minimum distance between habitable structures shall be ten feet (10') or five feet (5') from any wall between dwellings.
 - iii. Street side yards shall not be less than ten feet (10') measured from any street.
 - iv. Rear yards shall not be less ten feet (10') from another habitable structure of five feet (5') from any wall.

v. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural elements shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least one side of the structure has a five foot (5') setback. No other structural encroachments shall be permitted except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standard shall apply:

- aa. The edge of any pool, spa and associated equipment shall be at least five feet (5') from any property line.
- (5) The development standards for non-residential development in Planning Area 3 of Specific Plan No. 386 shall be the same standards as those identified in Article VI, Section 6.2 of Ordinance No. 348.
- (6) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

d. Planning Area 4

- as Article VI, Section 6.1 of Ordinance No. 348, except that those permitted uses in Article VI, Section 6.1 a. (2), (3), (5), (7), (8) and (9); b.(1), (2), (3), (4) and (5); c.(1); and e.(1) shall not be permitted. In addition, the permitted uses allowed under Section 6.1.a. shall include passive and active pocket parks, dog parks and community gardens. Also, the permitted uses allowed under Section 6.1.b. shall include temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of five (5) years in any event.
- (2) Except as provided in subsections (3) and (4) below, the development standards for one family dwellings in Planning Area 4 of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2 except the development standards set forth

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in Article VI, Section 6.2. a., b., c., d., and e. shall be deleted and replaced, respectively, with each of the following:

- a. Building height shall not exceed two stories, with a maximum height of twenty-six feet (26'), excluding chimneys and architectural appendages.
- b. The minimum lot area shall be four thousand five hundred square feet (4,500').
- c. The minimum average width of each lot shall be forty feet (40'), except that lots fronting on knuckles or cul-de-sacs shall have a minimum width of thirty-five feet (35'), and the minimum average depth shall be sixty feet (60').
- d. The minimum frontage of a lot shall be thirty-five feet (35').
- e. The minimum yard requirements shall be the following:
 - i. The front yard shall not be less than fifteen feet (15'), measured from the existing street line or from any future street line as shown on any circulation plan, whichever is nearer to the proposed dwelling.
 - ii. The minimum setback for garages shall be eighteen feet (18').
 - iii. Interior side yards shall not be less than five feet (5') measured from the property line.
 - iv. Street side yards shall not be less than five feet (5') measured from the property line and twenty feet (20') measured from the street.
 - v. Rear yards shall not be less than twenty feet (20').
 - vi. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural elements shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least one side of the structure has a five foot (5') setback. No other structural

encroachments shall be permitted except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standard shall apply:

- aa. The edge of any pool, spa and associated equipment shall be at least five feet (5') from any property line.
- (3) The development standards for one family dwellings with garages in the rear of the lot in Planning Area 4 of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2 except the development standards set forth in Article VI, Section 6.2. a., b., c., d., and e. shall be deleted and replaced, respectively, with each of the following:
 - a. Building height shall not exceed two stories, with a maximum height of twenty-six feet (26'), excluding chimneys and architectural appendages.
 - b. The minimum lot area shall be three thousand eight hundred square feet (3,800').
 - c. The minimum average width of each lot shall be forty feet (40') and the minimum average depth shall be sixty feet (60').
 - d. The minimum frontage of a lot shall be thirty-five feet (35').
 - e. The minimum yard requirements shall be the following:
 - i. The front yard shall not be less than thirty feet (30') measured between structures.
 - ii. The minimum distance between buildings shall not be less than ten feet (10') with at least one side maintaining a five foot (5') setback.
 - iii. Street side yards shall not be less than five feet (5') measured from the property line and twenty feet (20') measured from the street.
 - iv. Rear yards shall not be less than five feet (5') measured from the edge of the alley.

v. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural elements shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least one side of the structure has a five foot (5') setback. No other structural encroachments shall be permitted except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standards shall apply:

- aa. The edge of any pool, spa and associated equipment shall be at least five feet (5') from any property line.
- (4) The development standards for clustered one family dwellings in Planning Area 4 of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2 except the development standards set forth in Article VI, Section 6.2. a., b., c., d., and e. shall be deleted and replaced, respectively, with each of the following:
 - a. Building height shall not exceed two stories, with a maximum height of twenty-six feet (26'), excluding chimneys and architectural appendages.
 - b. There is no minimum lot area.
 - c. There is no minimum average lot width or depth.
 - d. The minimum frontage of a lot shall be thirty-five feet (35').
 - e. The minimum yard requirements shall be the following:
 - i. The front yard shall not be less than five feet (5') measured from the edge of the common driveway.
 - ii. The minimum distance between habitable structures shall be ten feet (10') or five feet (5') from any wall between dwellings.
 - iii. Street side yards shall not be less than ten feet (10') measured from any street.
 - iv. Rear yards shall not be less ten feet (10') from another habitable structure or five feet (5') from any wall.

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v. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural elements shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least one side of the structure has a five foot (5') setback. No other structural encroachments shall be permitted except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standards shall apply:

- aa. The edge of any pool, spa and associated equipment shall be at least five feet (5') from any property line.
- (5) The development standards for non-residential development in Planning Area 4 of Specific Plan No. 386 shall be the same standards as those identified in Article VI, Section 6.2 of Ordinance No. 348.
- (6) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

e. Planning Area 5

- The uses permitted in Planning Area 5 of Specific Plan No. 386 shall be the same as Article VI, Section 6.1 of Ordinance No. 348, except that those uses permitted in Article VI, Section 6.1a.(1), (2), (3), (4), (5), (6), (7), (8) and (9); b.(1), (2), (3),(4), (5) and (6); c.(1); and e.(1) shall not be permitted. In addition, the permitted uses identified in Section 6.1.c. shall include solar arrays and associated support structures.
- (2) The development standards for Planning Area 5 of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2 except the development standards set forth in Article VI, Section 6.2. a., b., c., d., and e. shall be deleted.

 In addition, the following development standards shall apply:
 - aa. Fencing shall comply with Figure IV-26, Detail E, of Specific Plan No. 386.
 - bb. No light glare shall flow to neighboring properties.

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- dd. Solar panels shall comply with all applicable State and local laws and regulations.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

f. Planning Area 6

- (1). The uses permitted in Planning Area 6 of Specific Plan No. 386 shall be the same as Article VIIIe, Section 8.100 of Ordinance No. 348, except that those uses permitted in Section 8.100.a.(1), (3), (7), (8) and (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified in Section 8.100.a. shall include a community center and associated recreational facilities.
- (2). The development standards for Planning Area 6 of Specific Plan No. 386 shall be the same as identified in Article VIIIe, Section 8.101, except the development standard set forth in Section 8.101.b. shall be deleted.

In addition, the following development standards shall apply:

- aa. Buildings shall have a landscape setback not less than twenty feet (20') from the perimeter of Planning Area 6.
- bb. The minimum setback from the property line of a residential dwelling shall be twenty feet (20°).
- Fencing shall comply with Figure IV-26, Detail B, of Specific Plan No.386. A sixteen foot high chain link fence is permitted for tennis courts.
- dd. No light glare shall flow off site to neighboring properties.
- ee. Building height shall not exceed twenty-six feet (26'), excluding chimneys and architectural appendages.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIIIe of Ordinance No. 348.
- g. Planning Area 7a

- (1). The uses permitted in Planning Area 7a of Specific Plan No. 386 shall be the same as Article VI, Section 6.1 of Ordinance No. 348, except that those permitted uses in Article VI, Section 6.1.a.(1), (2), (3), (4), (5), (6), (7), (8) and (9); and b. (1), (2), (3), (5) and (6) shall not be permitted. In addition, the permitted uses identified in Article VI, Section 6.1.a. shall include storm water control facilities, bike paths and trails.
- (2) The development standards for Planning Area 7a of Specific Plan No. 386 shall be the same standards as those identified in Article VI, Section 6.2 of Ordinance No. 348, except the development standard set forth in Section 6.2.a., b., c., d., e., f., and g. shall be deleted.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

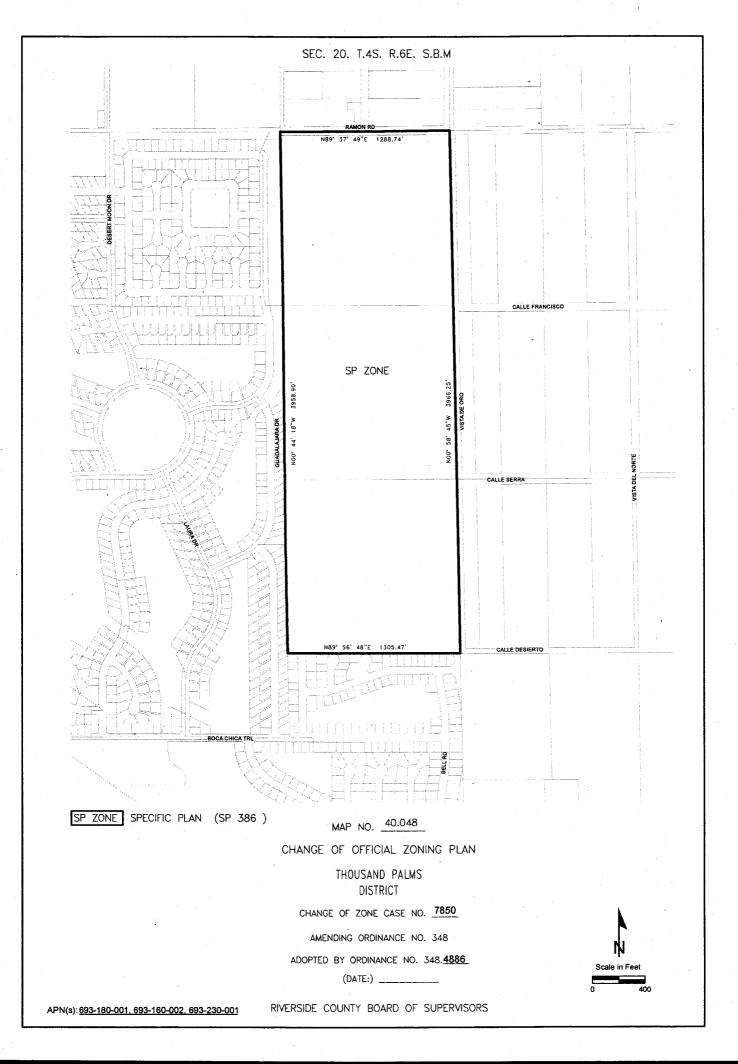
h. Planning Area 7b

- (1). The uses permitted in Planning Area 7b of Specific Plan No. 386 shall be the same as Article VI, Section 6.1 of Ordinance No. 348, except that those permitted uses in Article VI, Section 6.1.a. (1), (2), (3), (4), (5), (6), (7), (8) and (9); and b. (1), (2), (3), (5) and (6) shall not be permitted. In addition, the permitted uses identified in Article VI, Section 6.1.a. shall include storm water control facilities and trails.
- (2) The development standards for Planning Area 7a of Specific Plan No. 386 shall be the same standards as those identified in Article VI, Section 6.2 of Ordinance No. 348, except the development standard set forth in Section 6.2.a., b., c., d., e., f., and g. shall be deleted.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348."

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA By: Chairman AGENT: Kecia Harper-Ihem CLERK OF THE BOARD: By: CLERK OF THE BOARD: APPROVED AS TO FORM: Approved AS TO FORM: MELISSA R. CUSHMAN Deputy County Counsel G-PROPERTYMCLACKPLANNING AND LAND USESSPECIFIC PLANSDRAFT ZONING ORDINANCE FOR SP NO. 386 FOR BOARD OF SUPERVISORS.DOCX	1	Section 3. This ordinance shall take effect 30 days after its adoption.
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11	STATE OF CALIFORNIA)
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14	LHEDERY CERTIEV that at a regular mosting of the Reard of Supervisors of said county
	I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on August 28, 2018, the foregoing ordinance consisting of 3 Sections was adopted by
15	the following vote:
16	AYES: Jeffries, Tavaglione, Washington, Perez and Ashley
17	NAYS: None
18	
19	ABSENT: None
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21	
~ _	I DATE: August 28 2018 VECTA HADDED IHEM
201	DATE: August 28, 2018 KECIA HARPER-IHEM Clerk of the Board
22	
22	Clerk of the Board
	Clerk of the Board
23	Clerk of the Board BY: Deputy

Item 3.66





COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

Agenda Item No.:

Choose an item. May 1, 2018

PROPOSED PROJECT		
	Specific Plan No. 386, Change of Zone No. 7850, General Plan Amendment No. 1135, and Parcel	Applicant(s): Thousand Palms 278
Case Number(s):	Map No.37191	Representative(s): The Altum Group
EA No.:	42661	
Area Plan:	Western Coachella Valley	
Zoning Area/District:	Thousand Palms District	
Supervisorial District:	Fourth District	Charissa Leach, P.E.
Project Planner:	Dave Alvarez	Assistant TLMA Director
Project APN(s):	693-230-001; 693-160-002; and	
	693-180-001	·
PROJECT DESCRIPTION	ON AND LOCATION	

FAST TRACK NO. 2014-01 as proposed, the Board of Supervisors authorized and approved Fast Track status for Specific Plan No. 386 on March 26, 2014.

SPECIFIC PLAN NO. 386 proposes a maximum of 590 residential units on 117.99 gross acres. The Specific Plan provides for various lot configuration options for one- and two-story single-family residences with four architectural styles. The Specific Plan also includes areas designated as Pedestrian Trails, Parks, Community Center, Dog Park, Public Facilities, and Bicycle Lanes. A total of 2.5 acres is designated as Community Center and a total of 4 acres is designated for parks. Of the public facilities area, 7.34 acres could be used for solar panels, retention, and recreation with 0.67 acres of a landscape and recreation buffer.

GENERAL PLAN AMENDMENT NO. 1135 as proposed by the applicant includes General Plan Entitlement/Policy Amendment. The Entitlement/Policy Amendment proposes to change the underlying land use designations in the Western Coachella Valley Area Plan from Community Development: Medium Density Residential (MDR) to those as reflected in the Specific Plan land use plan.

CHANGE OF ZONE NO. 7850 proposes to change the zoning classification of the subject site from a mix of General Residential (R-3-6000) and One-Family Dwellings (R-1), to Specific Plan (SP) and adopt a Specific Plan zoning ordinance to establish the permitted uses and development standards for the Specific Plan Planning Areas.

TENTATIVE PARCEL MAP NO. 37191 proposes a Schedule "I" subdivision to create four (4) residential parcels. The parcels will be a minimum of twenty-one (21) gross acres. APNs: 693-230-001; 693-160-002; and 693-180-001.

The overall project area is located Southerly of Ramon Road and easterly of Monterey Avenue.

Staff Report: May 1, 2018

Page 2 of 8

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

<u>ADOPT</u> a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42661, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment;

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1135 amending the Land Use designation for the subject property from Medium Density Residential (MDR) to land uses as reflected within Specific Plan (SP) land use plan; in accordance with Exhibit #6, and based on the findings and conclusions incorporated in the staff report;

<u>TENTATIVELY APPROVE</u> SPECIFIC PLAN NO. 386, subject to the attached conditions of approval and based on the findings and conclusions incorporated in the staff report, and pending adoption of the Specific Plan resolution by the Board of Supervisors;

<u>APPROVE</u> CHANGE OF ZONE NO. 7850 amending the zoning classification for the subject property from General Residential (R-3-6000) and One-Family Dwellings (R-1), to Specific Plan (SP), in accordance with Exhibit# 4, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors;

<u>APPROVE TENTATIVELY</u> PARCEL MAP NO. 37191, subject to the attached conditions of approval, and based upon the findings and conclusions provided in this staff report; and

PROJECT DATA	
Land Use and Zoning:	
Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development (CD)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium Density Residential (MDR)
Proposed General Plan Land Use Designation:	As reflected in Specific Plan (SP) No. 386
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Commercial Retail (CR) AND Very Low Density Residential (VLDR)
East:	Medium Density Residential (MDR)
South:	Medium Density Residential (MDR)
West:	Medium Density Residential (MDR)

File No(s). SP 386, CZ 7850, GPA 1135, and PM 37191 Staff Report: May 1, 2018 Page 3 of 8

Existing Zoning Classification:	General Residential (R-3-6000) and One-Family Dwellings (R-1)
Proposed Zoning Classification:	Specific Plan (SP)
Surrounding Zoning Classifications	
North:	Scenic Highway Commercial (C-P-S) and General Residential (R-3-6000)
East:	General Residential (R-3-6000) and One-Family Dwellings (R-1)
South:	General Residential (R-3-6000)
West:	Mobile Home Subdivisions and Parks (R-T)
Existing Use:	Vacant
Surrounding Uses	
North:	Vacant
South:	Residential
East:	Vacant
West:	Residential

Project Site Details:

tem,	Value	Min./Max. Development Standard
Project Site (Acres):	117.99 gross	N/A
Proposed Maximum Units:	590	590

Located Within:

City's Sphere of Influence:	Yes - City of Cathedral City
Community Service Area ("CSA"):	No
Recreation and Parks District:	No
Special Flood Hazard Zone:	Yes
Area Drainage Plan:	No
Dam Inundation Area:	No
Agricultural Preserve	No
Liquefaction Area:	Yes - Moderate
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No

Staff Report: May 1, 2018

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Airport Influence Area ("AIA"). No

PROJECT LOCATION MAP

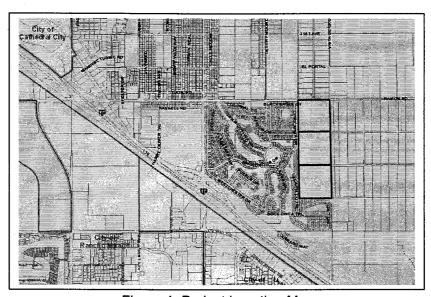


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

On March 26, 2014, the Board of Supervisors authorized and approved Fast Track (FT No. 2014-01) status for Specific Plan No. 386.

On June 27, 2014, Thousand Palms 278 LLC submitted applications for a Specific Plan, a General Plan Amendment, and Change of Zone, applications for a maximum of 590 residences on 117.99 gross acres. The Specific Plan also provides for various lot configuration options for one- and two-story single-family residences with four architectural styles. The Specific Plan would also include areas designated as Pedestrian Trails, Parks, Community Center, Dog Park, Public Facilities, and Bicycle Lanes. A total of 2.5 acres is designated as Community Center and a total of 4 acres is designated for parks. Of the public facilities area, 7.34 acres could be used for solar panels, retention, and recreation with 0.67 acres of a landscape and recreation buffer

On November 10, 2016 Thousand Palms 278 LLC submitted a Parcel Map application for a proposed Schedule "I" subdivision to create four (4) developable residential parcels to be consistent with Specific Plan No. 386.

ENVIRONMENTAL REVIEW

Staff Report: May 1, 2018

Page 5 of 8

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS and Mitigated Negative Declaration represent the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statue and Guidelines Section 15105. Based on the findings incorporated in the initial study, the project will not have a significant effect on the environment and mitigation measures are necessary. No comment were received during the review period.

FINDINGS

In order for the County to approve a proposed project, the following findings are required to be made:

- 1. The project includes the following: Specific Plan No. 386, General Plan Amendment No. 1135, Change of Zone No. 7850 and associated zoning ordinance, and Parcel Map No. 37191 (the "project").
- 2. The project site is designated Community Development (CD): Medium Density Residential (MDR) in the Western Coachella Valley Area Plan. Upon adoption of General Plan Amendment No. 1135, the project will be consistent with the Land Uses as proposed on the Specific Plan Land Use Plan.
- 3. The project site is surrounded by properties which are designated Community Development (CD): Commercial Retail (CR) and Very Low Density Residential (VLDR) to the north, and Community Development (CD): Medium Density Residential (MDR) to the east, south, and west.
- 4. The following findings can be made in support of the Specific Plan No. 386. The Western Coachella Valley Area Plan contains policies that guide the physical development and land uses in the unincorporated western portion of the Coachella Valley. The Area Plan is not a stand-alone document, but rather an extension of the General Plan and Vision Statement.
 - WCVAP 1.3 Encourage property owners within this policy area to develop their properties under a single Specific Plan application covering the entire area.
 - WCVAP 1.8 Incorporate open space and recreational amenities into the planning area in order to enhance recreational opportunities and community aesthetics
- 5. The following findings can be made in support of the General Plan Amendment No. 1135 Entitlement/Policy Amendment pursuant to Ordinance No. 348 Section 2.4.C.2.a), b) and c):
 - a) The General Plan Amendment does not in any way or conflict with the Riverside County Vision. The Riverside County Vision, in its discussion on Population Growth, specifically states the following:
 - "New growth patterns no longer reflect a pattern of random sprawl. Rather, they follow
 a framework of transportation and open space corridors, with concentrations of
 development that fit into that framework. In other words, important open space and
 transportation corridors define growth areas."

Staff Report: May 1, 2018

Page 6 of 8

- "Growth focus in Riverside County is on quality, not on frustrating efforts to halt growth."
- "Population growth continues and is focused where it can best be accommodated."
- "Growth is well coordinated between cities and Riverside County and they jointly influence periodic state and regional growth forecasts affecting Riverside County and its cities."

The project will be located adjacent to a similar type or intensity of development. As stated above the Riverside County Vision discusses the population growth and that the focus on growth is on quality development, not on halting growth. The project with its land use plan and other provisions will require the development of a well-designed, quality community. In addition, the project is designed to support a variety of transportation choices including walking, biking, and the automobile by providing trails, bike paths, and circulation for automobiles. The project will also coordinate transportation with local and regional agencies where possible in order to maximize integration of the project with local transportation planning and implementation efforts to adding a bus stop.

On the topic of Healthy Communities, the Riverside County Vision states, "Communities are developed so that they support and encourage residents to be more physically active; achieved by increasing the number of and access to active parks and trails, creating new passive open spaces, working with schools to open up school yards as parks, and promoting well balanced transportation networks with an equity between vehicle, public transit, bicycling and walking networks." The project, through its designation and distribution of active park areas, community center, connecting trails and sidewalks, and open space meets this provision of the Riverside County Vision.

This is simply a sampling of the Vision topics related to the Circulation Element General Plan Amendment in which the proposed General Plan Amendment is consistent with and not an exhaustive list of Vision topics. There are no other provisions or statements within the Riverside County Vision that the proposed General Plan Amendment is inherently inconsistent with. Therefore, the proposed General Plan Amendment would not conflict with the Riverside County Vision.

b) General Planning Principle: The General Plan Amendment implements the Principle for Maturing Communities for every community to mature in its own way, at its own pace and within its own context. This Principle highlights that communities are not fixed in their development patterns, but that over time may transition, in particular to more urban intensities, while still respecting the existing communities where they meet by transitioning densities and providing buffers where appropriate. The General Plan Amendment implements the Principle for Efficient Land Use which encourages compact development and increased densities. The General Plan Amendment implements the Principle for Environmentally Sensitive Design which aims to preserve significant environmental features where possible through the project's inclusion of areas of open space. The General Plan Amendment implements the Principle for Community Open Space with its provision of a number of designated park areas that would provide a variety of amenities and facilities. The General Plan Amendment meets the General Plan Principle of encouraging a wide range of housing opportunities for residents in a wider range of economic circumstances. This is simply a sampling of the Principles in which the proposed General Plan

Staff Report: May 1, 2018

Page 7 of 8

Amendment is consistent with and not an exhaustive list of all consistent Principles. There are no other Principles that the General Plan Amendment inherently conflicts with. Therefore, General Plan Amendment No. 1135 would not conflict with the Riverside County General Plan Principles.

- c) The Western Coachella Valley Area plan discusses the focus on growth in areas well served by public facilities and services or where they can readily be provided. Development is concentrated in key unincorporated areas located near existing development and major roadways. Residential land uses provide for a variety of densities, which in turn provide for a variety of housing choices. The rural and open space character of remote areas is protected through the use of appropriate rural and open space land use designations. California's Housing Element law requires that each city and county develop local housing programs designed to meet its "fair share" of housing needs for all income groups, as determined by the jurisdiction's Council of Governments, when preparing the state-mandated Housing Element of its General Plan. This "fair share" allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its current population, but also for those households who might reasonably be expected to reside within the jurisdiction, particularly lower-income household. According to the Housing Element "between 2000 and 2007 Riverside County grew by over 489,000 people or approximately 32% compared to 12% for the SCAG region and 11% for California as a whole. The unincorporated growth during this period was 28%." The proposed project will provide for a residential master-planned community with a variety of housing types consisting of a maximum of 590 residences. The project will also provide for various lot configuration options for one- and two-story single-family residences with different architectural styles. Such variety is intended to provide a wide range of housing opportunities that will allow appropriate responses to market demand and the needs of the community's future residents.
- 6. The proposed Change of Zone No. 7850 shall be changed to Specific Plan as detailed in the attached Ordinance 348.xxxx.
- 7. The proposed Parcel Map No. 37191 is consistent with the Schedule "I", map requirements of Ordinance 460 by:
 - a. Streets: By being in conformance with the local and collector streets, as per standards 105 of Ordinance No. 460.
 - b. Domestic Water: Water will be provided by the Coachella Valley Water District
 - c. Fire Protection: Hydrants and water pressure requirements are conditioned per the standards of the Riverside County Fire Department.
 - d. Sewage Disposal: Sewage Disposal shall be provided.
 - e. Fences: Any hazardous areas shall be fenced as shown on the landscape plan.
 - f. Electrical and Communication Facilities: Electrical and communication facilities shall be installed underground.
- 8. The project is located within a Community Development Overlay of the General Plan. The project will continue to implement the Community Development land use designations
- 9. The zoning for the subject site is General Residential, 6,000 square feet minimum (R-3-6000) and One-Family Dwellings (R-1).

Staff Report: May 1, 2018

Page 8 of 8

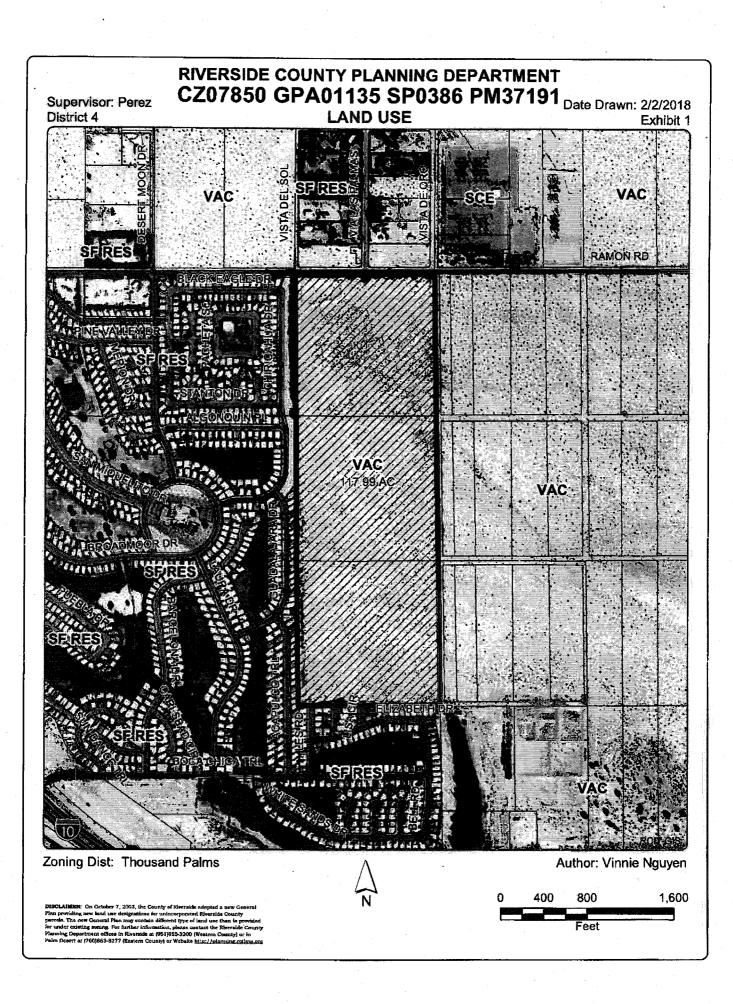
10. The project site is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S) and General Residential (R-3-6000) to the north, General Residential (R-3-6000) and One-Family Dwellings (R-1) to the east, General Residential (R-3-6000) to the south, and General Residential (R-3-6000) and Mobile Home Subdivision and Mobile Home Park (R-T) to the west.

- 11. The current land uses on surrounding parcels include vacant land to the north and east and residential to the south and west.
- 12. This project site is not located in a fire hazard severity area. No subdivision is proposed at this time but future subdivisions will be required to comply with the provisions of Government Code section 66474.02.
- 13. Fire protection and suppression services will be available for the Specific Plan through Riverside County Fire Department.

PUBLIC HEARING NOTIFICATION AND OUTREACH

Public hearing notices were mailed to property owners within 500 feet of the proposed project site. As of the writing of this report Planning Staff has not received written communication/phone calls from residents who indicated support/opposition to the proposed project.

Date Drawn: 2/2/2018 4,000 Vicinity Map **Author: Vinnie Nguyen** RCT-GIS 1,000 2,000 MJ Ę LIMA CHOCIAWED 0 RIVERSIDE COUNTY PLANNING DEPARTMENT CZ07850 GPA01135 SP0386 PM37191 RAMON RD VICINITY/POLICY AREAS VISTA DEL SC **Y**BRBTNOM Zoning Dist: Thousand Palms YAW MAIRIM TENERAL DISTRIBUTE RANCHO MIRAGE DINAH SHORE DR Supervisor: Perez CITYOF

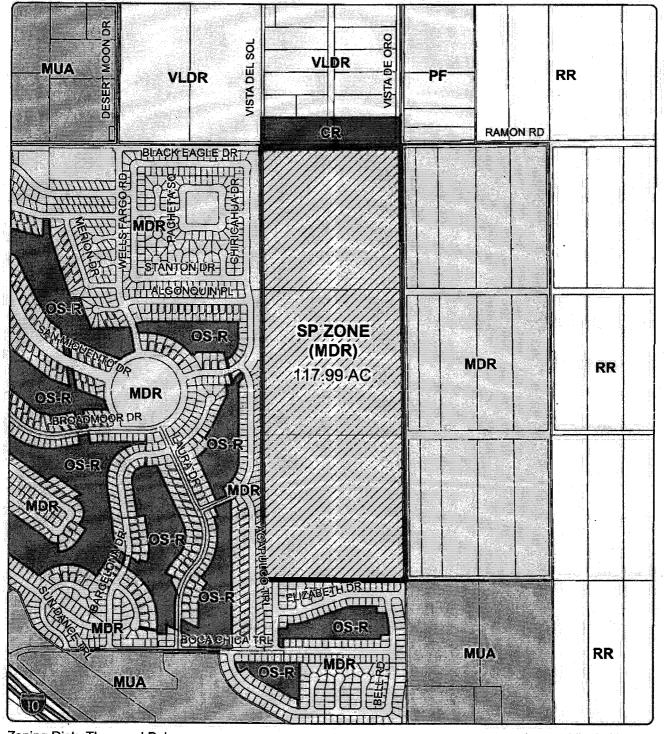


RIVERSIDE COUNTY PLANNING DEPARTMENT CZ07850 GPA01135 SP0386 PM37191 Date Drawn: 2/2/2018

Supervisor: Perez District 4

PROPOSED GENERAL PLAN

Exhibit 6

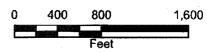


Zoning Dist: Thousand Palms

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providing new fant use designations for uninconversed Normalis County
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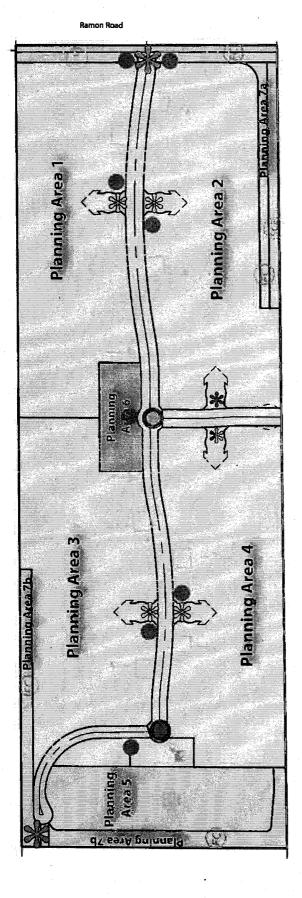
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Author: Vinnie Nguyen



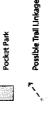
RIVERSIDE COUNTY PLANNING DEPARTMENT CZ07850 GPA01135 SP0386 PM37191 Date Drawn: 2/2/2018 Supervisor: Perez District 4 **PROPOSED ZONING** Exhibit 3 R-3-6000 R-3-6000 R-3-6000 WEAW R-3-6000 © PIS (G.P.S) C-P-S RAMON RD RT R-3-6000 R#3-6000 (R-3-6000) R-1 **R-1** SP ZONE 117/99 AC (R-1) **R-1** R-1 My MU Zoning Dist: Thousand Palms Author: Vinnie Nguyen 1,600 800 Feet





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Neighborhood Entry (Potential for Gates)

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MHDR Medium High Density Residential

PF Public Facilities

Land Use Designations

O5-R Open Space - Recreation









Parkway

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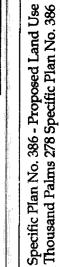
Southern California Edison Easement













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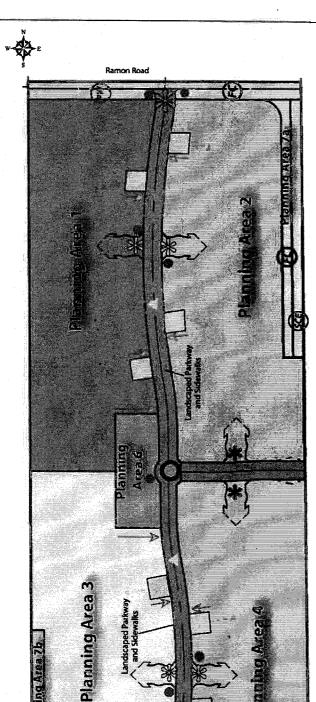
101

PF Storm water Channel
Collector Road/Access Road/East
Stub Road

Parkway

Ramon Road Dedication

PF Soler / Ratention / Recretion OS-R Community Center PF/PW Storm-witter Channel Page 12 of 129



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Legend:

- (FC) Flood Control Channel
- Main Project Access
- Community Emergency Ingress and Egress
- Neighborhood Entry (Potential for Gates)
- Secondary Neighborhood Entry (Potential for Gates)
- Emergency Access (Potential Secondary Exit)

Main Collector Road

Neighborhood Park

Pocket Park

Monumentation

- (1) 116 Traffic Circle

Community Park

- 102'Traffic Circle

Possible Trail Linkage

Multi-Purpose Pedestrian Trail

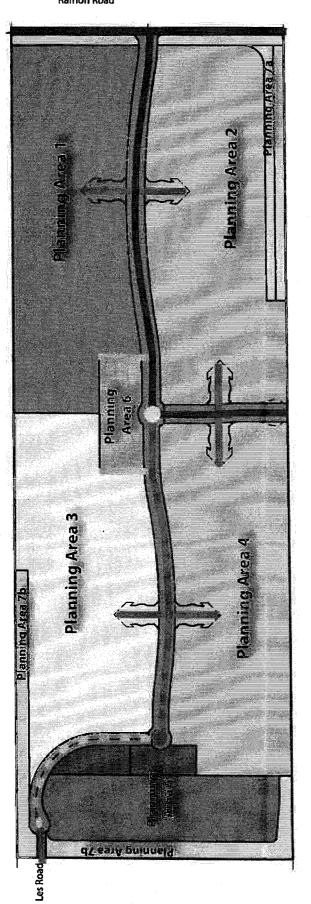
Dog Park

Solar Arrays/Retention Area (CC) Edison Easement

Conceptual Land Use Plan Thousand Palms 278 SP Specific Plan No. 386

Figure II-1

Page 24 of 129



Legend:

60' Local Street

41' Private Local Street

76' Collector Street

88' Collector Street

Gated Emergency Ingress and Egress

Ramon Road

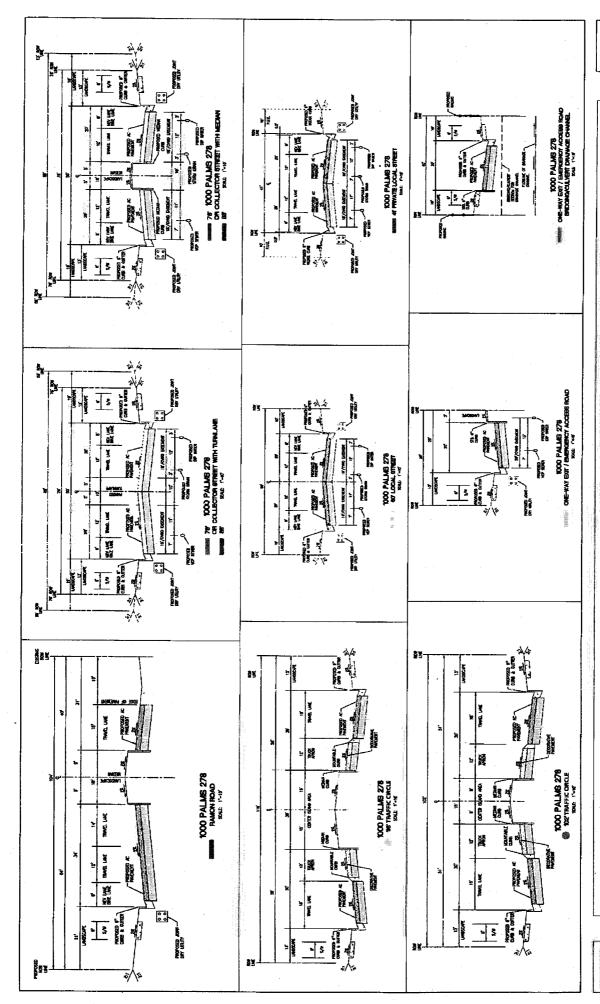
Emergency Access Road (Potential Secondary Exit)

102'Traffic Circle

116'Traffic Circle

Thousand Palms 278 Specific Plan No. 386 Conceptual Circulation Plan





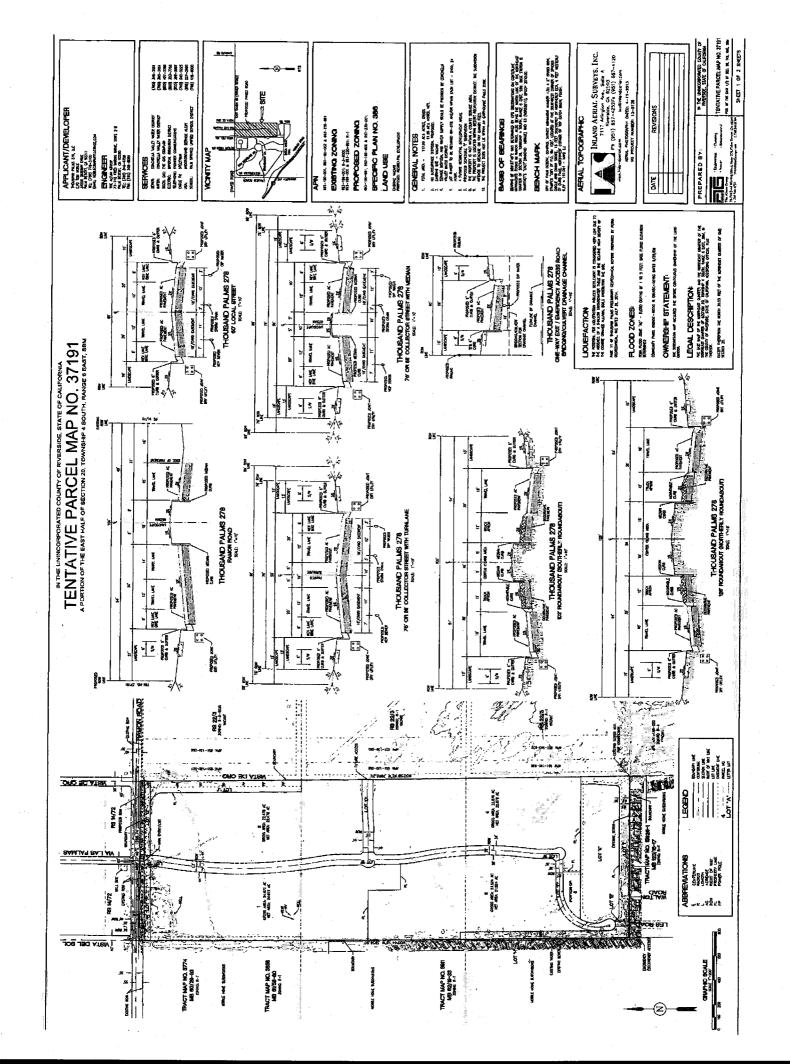
Proposed Street Cross-sections Thousand Palms 278 Specific Plan No. 386

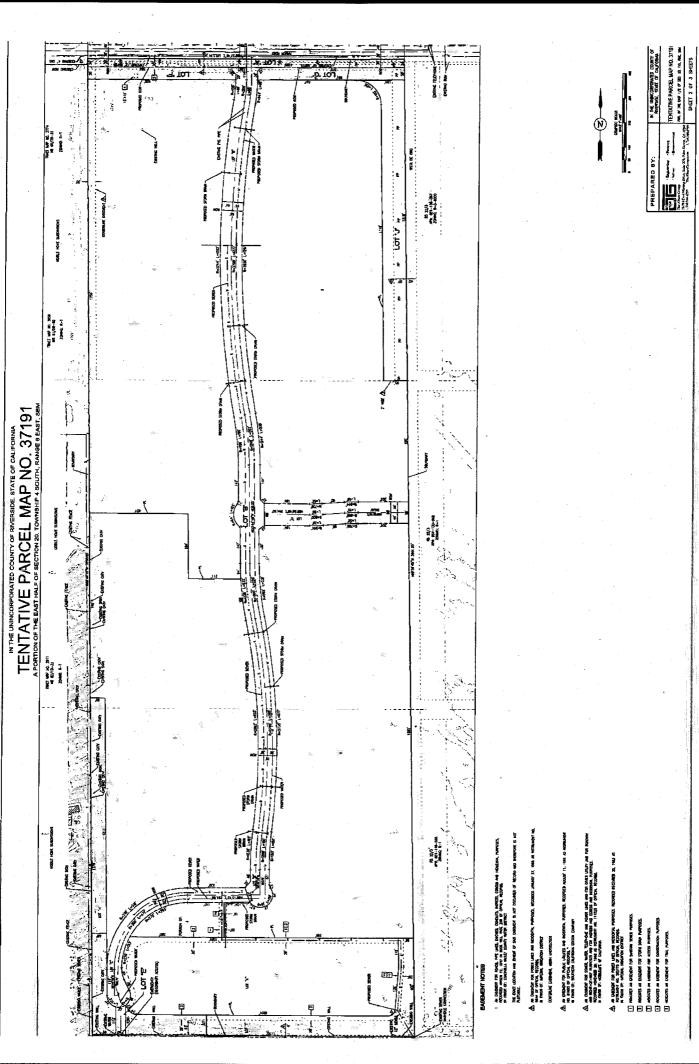
Figure II-3

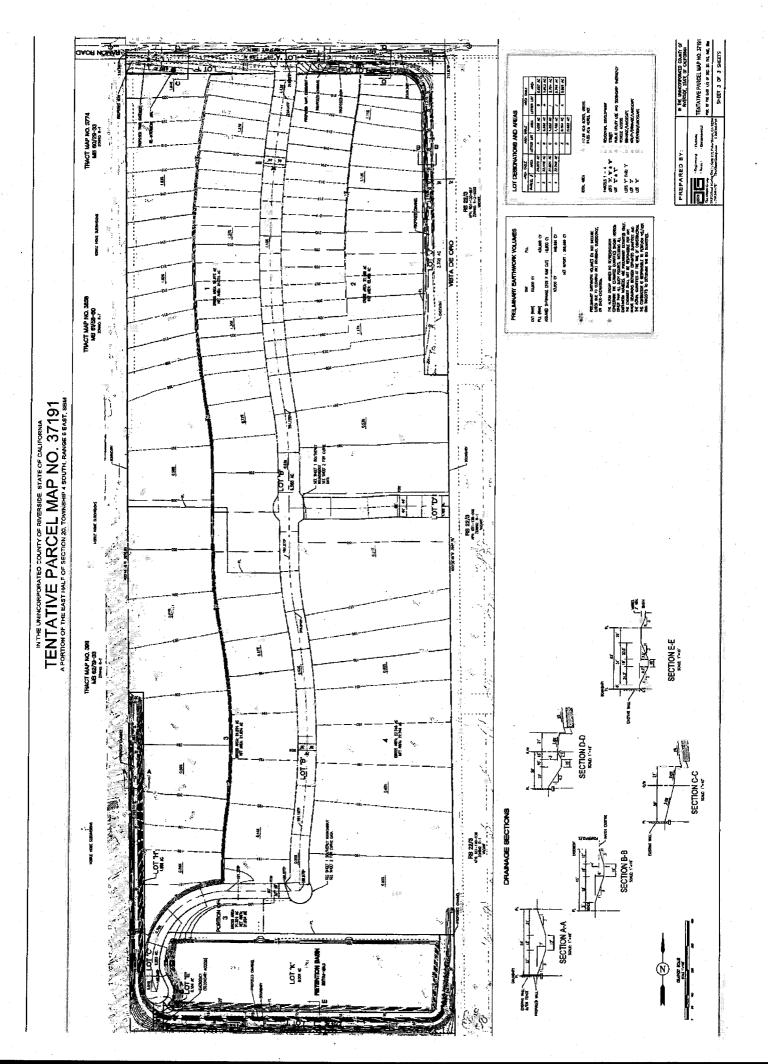
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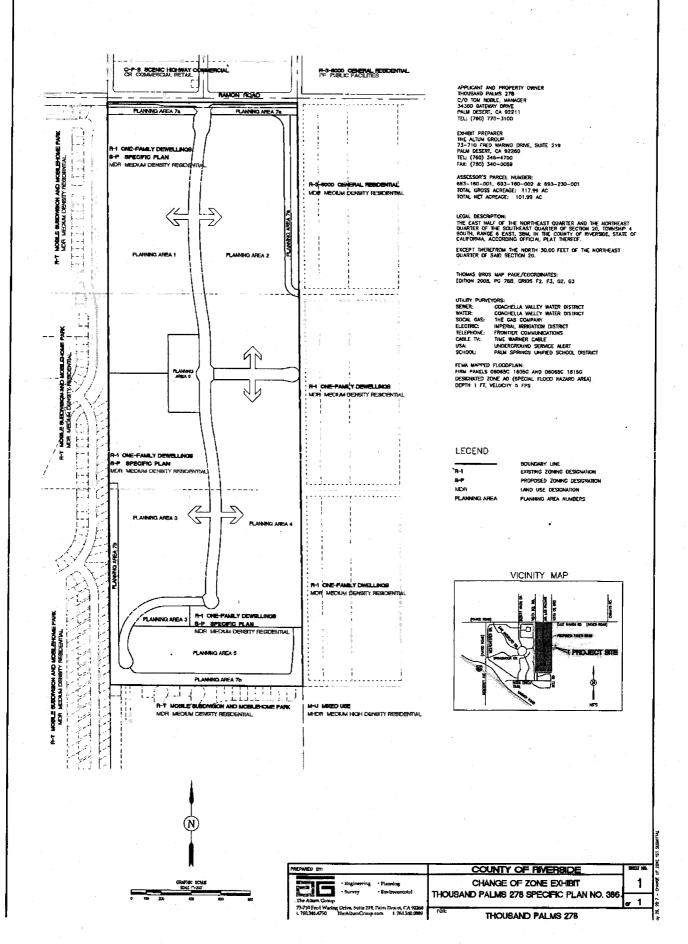
Thousand Palms 278 Specific Plan No. 386







IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA CHANGE OF ZONE EXHIBIT THOUSAND PALMS 278





RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E. Assistant TLMA Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Specific Plan No. 386, Parcel Map No. 37191, Change of Zone 7850, General Plan Amendment No. 1135

Based on the Environmental Assessment, it has been determined that the proposed project, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND ENVIRONMENTAL ASSESSMENT REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED E	<u>3Y:</u>		- N
By: <u>Dave Alvarez</u>	Title: Project Planner	Date:	2 <u>/23/2018</u>
Applicant/Project Sponsor:	The Altum Group	_ Date Submitted:	2/23/2018
ADOPTED BY: Board of Su	pervisors		
Person Verifying Adoption:	Dave Alvarez	Date:	2/23/2018
The Negative Declaration rassessment, if any, at:	nay be examined, along with doc	uments referenced	in the environmental
Riverside County Planning D	Pepartment 4080 Lemon Street, 12 th	Floor, Riverside, C	CA 92501
For additional information, pl	ease contact Dave Alvarez at 951-9	955-5719.	

Please charge deposit fee case#: SP00386, PM37191	FOR COUNTY CLERK'S USE ONLY	
	•	



COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY

AND LAND MANAGEMENT AGENCY
Juan C. Perez
Agency Director



02/23/18, 10:36 am

SP00386

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for SP00386. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

E Health

E Health. 1

0010-E Health-SP - 386 DEH COMMENTS

The Department of Environmental Health (DEH) has received and reviewed the Specific Plan. Prior to the approval of any project within the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the proposed project:

1)The specific plan will be required to have sanitary sewer and potable drinking water for all its inhabitable structures. The purveyor in the area is Coachella Valley Water District (CVWD). DEH will require the water and sewer availability will serve letters at the time the applicants make a submittal to the Planning Department for the issuance of a SAN53. It is the responsibility of the developer to ensure that all requirements associated with obtaining CVWD water and sewer are met.

2)If any public food facility and/or public swimming pool are proposed, the developer shall contact the DEH District Environmental Services (DES) to obtain information regarding plan check permitting and requirements. Contact (760)863-8287 for additional details.

- 3)Prior to the approval of any Planning Case project subject to SP#00386, the applicant shall obtain clearance from Department of Environmental Health (DEH), Environmental Cleanup Program (ECP) For further information, please contact ECP at (951)955-8980.
- 4) Prior to the approval of any Planning Case project subject to SP#00386, the applicant shall obtain clearance from the Office of Industrial Hygiene. Please contact (951)955-8980 for additional details.
- **A more detailed review of subsequent projects will be conducted to determine any additional requirements.**

Comments: RECOMMND KAKIM 20170413

Fire

Fire. 1

0010-Fire-SP-#47 SECONDARY ACCESS

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation

Fire

Fire. 1

0010-Fire-SP-#47 SECONDARY ACCESS (cont.)

and Fire Departments and shall be maintained through out any phasing.

Comments: RECOMMND LMILICK 20170524 DRAFT LMILICK 20170524 C000806866

Fire. 2

0010-Fire-SP-#71-ADVERSE IMPACTS

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction.

The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

Comments: RECOMMND LMILICK 20171012 DRAFT LMILICK 20170524 C000816949

Fire. 3

0010-Fire-SP-#86-WATER MAINS

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance 460 and/or No.787, subject to the approval by the Riverside County Fire Department.

Comments: RECOMMND LMILICK 20170524 DRAFT LMILICK 20170524 C000806865

Fire. 4

0010-Fire-SP*-#100-FIRE STATION

Based on the adopted Riverside County Fire Protection Master Plan, one new fire station and/or engine company could be required for every 2,000 new dwelling units, and/or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to _ fire station(s) MAY be needed to meet anticipated service demands. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional intergraded fire protection response system.

Comments: RECOMMND LMILICK 20171012

DRAFT LMILICK 20170524

General

General, 1

0100-Planning-SP - COUNT RES BUILD PERMITS

General

General. 1

0100-Planning-SP - COUNT RES BUILD PERMITS (cont.)

This condition is applied to assist the Planning Department with tracking the build-out of the SPECIFIC PLAN by automatically counting all the issuance of all new residential building permits on the County's Land Management System which are electronically associated with the Specific Plan. Accordingly, this condition will not allow more than 590 residential building permits to be issued within the SPECIFIC PLAN.

Comments: RECOMMND DAALVAREZ

General 2

0100-Planning-SP - PARK CONSTRUCTION

The park designated as Planning Area 6 shall be constructed concurrently with the development of the first permits issued for construction of single-family dwelling units.

Comments: RECOMMND DAALVAREZ

Planning

Planning. 1

0010-Planning-SP - GEO02537 ACCEPTED

County Geologic Report (GEO) No. 2537, submitted for the project (PM37191) was prepared by Petra Geotechnical, Inc. and is entitled: "Preliminary Geotechnical Assessment in Support of Environmental Impact Report Activities; Thousand Palms 278 Project, Ramon Road East of Monterey Avenue, Thousand Palms, County of Riverside, California", dated July 31, 2014.

GEO02537 concluded:

- 1. No active or potentially active faults are known to project through the site and the site does not lie within the bounds of an "Earthquake Fault Zone."
- 2. The potential for active fault rupture at the site is considered to be very low.
- 3.In view of the depth to groundwater and moderately dense to very dense alluvial fan materials that underlie the site, the potential for manifestation of liquefaction induced features or significant dynamic settlement in considered negligible.
- 4.Portions of the site lie within an active drainage course, and the property lies within a flood zone mapped by the Riverside County Land Information System website; therefore, a flood plain review will likely be required.
- 5.Based on the site conditions, lateral spreading, ground lurching, and ground subsidence is considered unlikely at the site.

GEO02537 recommendations:

- 1.Any compressible soils that exist within proposed structural fill areas, or any that remain in-place at finish grade in proposed cut areas, should be removed to underlying competent older alluvium and then replaced as compacted fill.
- 2. The upper 4 to 6 feet of alluvial soil will need to be removed and replaced as properly compacted fill.
- 3.We recommend that a detailed geotechnical evaluation be conducted when the site grading and foundation plans are developed to prepare site specific grading and

Planning

Planning. 1 0010-Planning-SP - GEO02537 ACCEPTED (cont.) foundation recommendations that are appropriate for the proposed construction.

GEO No. 2537 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2537 is hereby accepted for Planning Department 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 review and additional comments and/or conditions may be imposed by the County upon application for grading and /or building permits.

Comments: RECOMMND DWALSH 20170921

Planning. 2 0010-Planning-SP - LOW PALEO POTENTIAL

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

Planning

Planning. 2 0010-Planning-SP - LOW PALEO POTENTIAL (cont.) 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", palaeontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8. The property owner and/or applicant on whose land the palaeontological 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.

Comments: RECOMMND DWALSH 20170921

Planning. 3

0010-Planning-SP - MAINTAIN AREAS & PHASES

All planning area and phase numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment or specific plan substantial conformance accompanied by a revision to the complete specific plan document.

Comments: RECOMMND DAALVAREZ

Planning. 4

0010-Planning-SP - LANDSCAPING PLANS

All landscaping plans shall be prepared in accordance with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12.

Comments: RECOMMND DAALVAREZ

Planning. 5

0020-Planning-SP - 90 DAYS TO PROTEST

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

Comments: RECOMMND DAALVAREZ

Planning. 6

0030-Planning-SP - AMENDMENT REQUIRED

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

Planning

Planning. 6 0030-Planning-SP - AMENDMENT REQUIRED (cont.)

- 1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN:
- 2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or
- 3. as determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts. This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

Comments: RECOMMND DAALVAREZ

Planning, 7

0030-Planning-SP - ARCHAEOLOGIST RETAINED

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits. The Monitoring Plan shall include a Controlled Grading Program within 50 feet of the boundaries of sites P-33-00785 and P-33-4729 any grading shall be conducted using controlled grading techniques. This will ensure that the grading effort in these areas are conducted in a manner that enhances the identification of and minimizes damage to unknown subsurface resources.

The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and Native American Monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc.

The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

Planning

Planning. 7

0030-Planning-SP - ARCHAEOLOGIST RETAINED

(cont.)

Comments: RECOMMND KBAEZ1 20171017

NOTAPPLY KBAEZ1 20171017 INEFFECT AANGUIA1 20161108 RECOMMND HTHOMSON 20160510 DRAFT HTHOMSON 20160510 RECOMMND HTHOMSON 20150812

Planning. 8

0030-Planning-SP - COMPLETE CASE APPROVALS

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the Environmental Assessment must have been approved, adopted, and certified by the Board of Supervisors, respectively.

This condition shall be considered as MET once the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the Environmental Assessment have been approved, adopted, and certified by the Board of Supervisors, respectively. This condition may not be DEFERRED."

Comments: RECOMMND DAALVAREZ

Planning, 9

0030-Planning-SP - EA REQUIRED

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject to CEQA. This condition may not be DEFERRED."

Comments: RECOMMND DAALVAREZ

Planning. 10

0030-Planning-SP - F&G CLEARANCE

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construction within or along the banks of any blue-lined stream, the following condition shall be placed on the implementing project:

Planning

Planning. 10 0030-Planning-SP - F&G CLEARANCE (cont.)

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Sections 1601/1603 Permit) should any grading or construction be proposed within or along the banks of any natural watercourse or wetland, located either on-site or any required off-site improvement areas. Copies of any agreement shall be submitted with the notification."

Comments: RECOMMND DAALVAREZ

Planning. 11

0030-Planning-SP - IF HUMAN REMAINS FOUND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: The 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:

- 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.

Planning

Planning. 11

0030-Planning-SP - IF HUMAN REMAINS FOUND (cont.)

Comments: RECOMMND KBAEZ1 20171017 NOTAPPLY KBAEZ1 20171017 INEFFECT AANGUIA1 20161108 RECOMMND HTHOMSON 20150812 DRAFT HTHOMSON 20150812 C000779162

Planning. 12

0030-Planning-SP - NON-IMPLEMENTING MAPS

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval.

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE."

Comments: RECOMMND DAALVAREZ

Planning, 13

0030-Planning-SP - PHASE IV CULTURAL REPORT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition.

Comments: RECOMMND KBAEZ1 20171017 NOTAPPLY KBAEZ1 20171017 INEFFECT AANGUIA1 20161108 RECOMMND HTHOMSON 20150812

Planning. 14

0030-Planning-SP - UNANTICIPATED RESOURCES

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract

Planning

Planning. 14

0030-Planning-SP - UNANTICIPATED RESOURCES

(cont.)

map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: The developer/permit holder or any successor in interest shall comply with the following for the life of this 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 it 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 ethic/cultural group representative), and the County Archaeologist 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 County Archaeologist, 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.

Comments: RECOMMND KBAEZ1 20171017 NOTAPPLY KBAEZ1 20171017 INEFFECT AANGUIA1 20161108 C000807772 RECOMMND HTHOMSON 20150812 C000779164

Planning. 15

0030-Planning-SP - ARCHAEOLOGIST RETAINED

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit to ensure that the unique archaeologic resources identified in the Cultural Resources Report prepared as part of this Specific Plan's environmental documentation have been adequately addressed. The condition shall read as follows:

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project

Planning

Planning. 15

0030-Planning-SP - ARCHAEOLOGIST RETAINED (cont.)

related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

Comments: RECOMMND DAALVAREZ

Planning, 16

0030-Planning-SP - CC&R RES PRI COMMON AREA

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

"The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

- 1. A cover letter identifying the project for which approval is sought;
- 2. A signed and notarized declaration of covenants, conditions and restrictions;
- 3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
- 4. A deposit equaling three (3) hours of the current hourly fee for Review if Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall

- a) provide for a minimum term of 60 years;
- b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common;
- c) provide for ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common; and
- (d) contain the following provisions verbatim:

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

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '___', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each

Planning

Planning. 16

0030-Planning-SP - CC&R RES PRI COMMON AREA

(cont.)

individual lot or unit for the reasonable cost of maintaining such 'common area' and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

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

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

Comments: RECOMMND DAALVAREZ

Planning. 17

0030-Planning-SP - CONSERVATION EASEMENT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of grading permits, the developer/ permit applicant shall grant to the Agua Caliente Band of Cahuilla Indians, a conservation easement over a portion of APN 693180001 situated in the extreme northwest corner of the parcel. This easement is for the protection of unnamed cultural resources and allows for the placement of desertscape/xeriscaping and irrigation on the 50'x50' easement pending approval of the landscape plans which will be submitted to the Agua Caliente Band of Cahuilla Indians for review and approval.

The conservation easement prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, or gravel; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than open space. The conservation easement will allow for access to the Agua Caliente Band of Cahuilla.

Comments: RECOMMND HTHOMSON 20171019 DRAFT HTHOMSON 20171019 RECOMMND KBAEZ1 20171017 NOTAPPLY KBAEZ1 20171017 INEFFECT AANGUIA1 20161108 RECOMMND HTHOMSON 20150812

Planning

Planning. 18 0030-Planning-SP - NATIVE MONITOR REQ. (cont.)

Planning. 18 0030-Planning-SP - NATIVE MONITOR REQ.

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract and retain a Native American Monitor from the Agua Caliente Band of Cahuilla Indians. The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Native American Monitor shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

The developer/permit applicant shall submit a fully executed copy of the contract to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

NOTE:

1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall coordinate with the County, developer/permit applicant and Native American Monitors throughout the process.

2)Native American monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

3)The developer/permit applicant shall not be required to further pursue any agreement for special interest monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Native American Monitors. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

4)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs.

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

Comments: RECOMMND KBAEZ1 20171017 NOTAPPLY KBAEZ1 20171017 INEFFECT AANGUIA1 20161108 RECOMMND HTHOMSON 20150812

Planning

Planning. 19

0030-Planning-SP - PDA04933R1 APPROVED (cont.)

Planning, 19

0030-Planning-SP - PDA04933R1 APPROVED

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: County Archaeological Report (PDA) No 4933r1, submitted for this Project (SP00386) was prepared Bb Michael Hogan, of _CRM Tech and is entitled: "Phase II Cultural Resources Archaeological Testing and Evaluation Program Site 33-004729 (CA-RIV-4729) and a Portion of Site 33-000785 (CA-RIV-785) Within the 'Thousand Palms Sp 278' Project Area," dated August 11, 2015.

(PDA) No 4933r1 concludes:

No significant "historical resources" are present within the Thousand Palms SP 278 project area (Assessor's Parcel Nos. 693-160-002, 693-180-001, and 693-230-001), the proposed development project will cause no substantial adverse change to any known "historical resources."

(PDA) No 4933r1 recommends:

1.Due to the project area's possible sensitivity for additional subsurface cultural deposits, archaeological monitoring should be required during all grading and other earth-moving activities within the project boundaries.

2. The previously reburied human remains, located in the northwest corner of the project area, should be preserved in-place, with no disturbances occurring to them. This study has been incorporated as part of this project, and has been accepted.

Comments: RECOMMND KBAEZ1 20171017 NOTAPPLY KBAEZ1 20171017 **INEFFECT AANGUIA1 20161108 RECOMMND HTHOMSON 20150819** DRAFT HTHOMSON 20150812 C000779163

RECOMMND HTHOMSON 20150812

Planning 20

0030-Planning-SP - POST GRADING REPORT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

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

Comments: RECOMMND DAALVAREZ

Planning, 21

0030-Planning-SP - SCHOOL MITIGATION

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Planning

Planning. 21

0030-Planning-SP - SCHOOL MITIGATION (cont.)

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

Comments: RECOMMND DAALVAREZ

Planning. 22

0030-Planning-SP *- ACOUSTICAL STUDY REQD

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, an acoustical study shall be submitted to the Planning Department and the Department of Environmental Health - Industrial Hygiene Division for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the Department of Environmental Health-Industrial Hygiene Division. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

Comments: RECOMMND DAALVARF7

Planning, 23

0030-Planning-SP *- SUBMIT FINAL DOCUMENTS

Prior to the approval of ny implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Fifteen (15) copies of the final SPECIFIC PLAN and Environmental Assessment documents (SP/EA) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EA documents shall be distributed in the following fashion:

Building and Safety Department- 1 copy

Department of Environmental Health- 1 copy

Fire Department- 1 copy

Flood Control and Water Conservation- 1 copy

Coachella Valley Water District- 1 copy

Transportation Department- 1 copy

County Planning Department in Riverside- 1 copy

Riverside County Planning Department in Indio- 2 copies

Executive Office - CSA Administrator- 2 copies

Clerk of the Board of Supervisors 1 copy

Any and all remaining documents shall be kept with the Planning Department in Riverside, or as otherwise determined by the Planning Director.

This condition cannot be DEFERRED or considered as NOT APPLICABLE."

Comments: RECOMMND DAALVAREZ

Planning-All

Planning-All. 1

0010-Planning-All-SP - HOLD HARMLESS

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

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Comments: RECOMMND DAALVAREZ

Planning-All. 2

0010-Planning-All-SP - Limits of SP DOCUMENT

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan. Notwithstanding o above, the design guidelines and development standards of the SPECIFIC PLAN or hillside development and grading shall apply in place of more general County guidelines and standards.

Comments: RECOMMND DAALVAREZ

Planning-All. 3

0010-Planning-All-SP - Ordinance Requirements

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

Comments: RECOMMND DAALVAREZ

Planning-All. 4

0010-Planning-All-SP* - Definitions

The words identified in the following list that appear in all capitals in the attached

Planning-All

Planning-All. 4

0010-Planning-All-SP* - Definitions (cont.)

conditions of Specific Plan No. 386 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 386.

CHANGE OF ZONE = Change of Zone No. 7850.

GPA = General Plan Amendment No. 1135.

EA = Environmental Assessment No. 42661.

Comments: RECOMMND DAALVAREZ

Planning-All. 5

0010-Planning-All-SP* - SP Document

Specific Plan No. 386 shall include the following:

a. Specific Plan Document, which shall include:

- 1. Board of Supervisors Specific Plan Resolution including the Mitigation Reporting/Monitoring Program
 - 2. Conditions of Approval.
 - 3. Specific Plan Zoning Ordinance.
 - 4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
 - 5. Specific Plan text.
- 6. Descriptions of each Planning Area in both graphical and narrative formats. If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

Comments: RECOMMND DAALVAREZ

Transportation

Transportation. 1

0010-Transportation-GEN - SP LANDSCAPING PLANS

All landscaping plans shall be prepared in accordance with Ordinance No. 859.3 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12. In the event conflict arises between Ordinance No. 859.3 and the SPECIFIC PLAN, then the requirements of Ordinance No. 859.3 shall prevail.

Comments: RECOMMND MARHUGHE 20170613

DRAFT MARHUGHE 20170613

Transportation. 2

0030-Transportation-SP - LC LANDSCAPE CONCEPT

PLAN

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Provide two (2) sets of plans on 24" x 36" sheet at 20 scale that includes a title block, north arrow, limit of work lines, hardscape features, graphic scale, street names, elevation drawings, etc. The plan shall clearly depict concept designs and theme elements for the expected future final landscaping, shading, and parking plan (the final

Transportation

Transportation. 2

0030-Transportation-SP - LC LANDSCAPE CONCEPT PLAN (cont.)

planting and irrigation plans would normally be submitted as a minor plot plan and approved prior to the issuance of building permits). For guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. No irrigation system information is required at the conceptual landscape phase.

Conceptual landscape plan shall also provide information on the size, number, genus, species, common name, spacing, plant factor, size, and symbol of trees, bushes and groundcover to be provided within landscaped areas and in other open space areas within the project. Top dressing(s) should be described, including the areas devoted to living groundcovers. All plants must be selected from the Riverside County California Friendly Plant List. Special features, such as rockwork, fencing, water features, recreational trails, MSCHP regulated areas, etc. shall be identified. The conceptual landscape plan shall consider existing landscaping on adjacent and nearby properties and provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties.

If impacts to on-site or nearby biological resources require special treatments, the planting plans shall be reviewed and approved by a professional biologist from the County's official list.

If the project is in the Coachella Valley, the landscape architect shall coordinate with the Riverside County Agricultural Commissioner's for a current list of quarantine plant materials. The number for the Agricultural Commissioner's office is 760-863-8291.

The conceptual landscape plan shall be prepared in a professional manner by a California Licensed Landscape Architect.

Comments: RECOMMND MARHUGHE 20170613

DRAFT MARHUGHE 20170613

Transportation. 3

0030-Transportation-SP - LC LNDSCP CMN AREA MNTNNC

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e., tract map or parcel map), the following condition shall be placed on the implementing application:

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

a. A permanent master maintenance organization shall be established for the specific plan area to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

Transportation

Transportation. 3

0030-Transportation-SP - LC LNDSCP CMN AREA MNTNNC (cont.)

- b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.
- c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside Guide to California Friendly Landscaping.
- d. Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall incorporate provisions concerning landscape irrigation system management and maintenance for the purpose of facilitating the water-efficient landscaping requirements of Ordinance No. 859 (as adopted and any amendments thereto). The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Area(s) TBD.

Comments: RECOMMND MARHUGHE 20170613

DRAFT MARHUGHE 20170613

02/23/18 10:37

Riverside County PLUS CONDITIONS OF APPROVAL

Page 1

Plan: SP00386

Parcel: 693180001

50. Prior To Map Recordation

Fire

050 - Fire. 1

0050-Fire-MAP-#46-WATER PLANS

Not Satisfied

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

050 - Fire. 2

0050-Fire-MAP-#53-ECS-WTR PRIOR/COMBUS

Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

050 - Fire. 3

0050-Fire-MAP-#6-ECS WATER CERTIFICATION

Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: The applicant or developer shall provide written certification from the appropriate water company that the required fire hydrants are either existing or that financial arrangements have been made to provide them.

050 - Fire. 4

0050-Fire-MAP-#88-ECS-AUTO/MAN GATES

Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Gates) shall be automatic minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

02/23/18 10:47

Riverside County PLUS CONDITIONS OF APPROVAL

Page 1

Plan: PM37191

Parcel: 693180001

50. Prior To Map Recordation

E Health

050 - E Health. 1

0050-E Health-MAP - WATER & SEWER WILL SERVE

Not Satisfied

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project, PRIOR TO MAP RECORDATION.

Fire

050 - Fire. 1

0050-Fire-MAP-#46-WATER PLANS

Not Satisfied

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

050 - Fire. 2

0050-Fire-MAP-#47-SECONDARY ACCESS

Not Satisfied

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department.

050 - Fire. 3

0050-Fire-MAP-#53-ECS-WTR PRIOR/COMBUS

Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

050 - Fire. 4

0050-Fire-MAP-#64-ECS-DRIVEWAY ACCESS

Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Driveways exceeding 150' in length, but less than 800' in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800', turnouts shall be provided no more than 400' apart. Turnouts shall be a minimum of 10' wide and 30' in length, with a minimum 25' taper on each end.

An approved turnaround shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50' of the building.

050 - Fire. 5

0050-Fire-MAP-#6-ECS WATER CERTIFICATION

Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: The applicant or developer shall provide written certification from the appropriate water company that the required fire hydrants are either existing or that financial arrangements have been made to provide them.

050 - Fire. 6

0050-Fire-MAP-#73-ECS-DRIVEWAY REQUIR

Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%. Access will not be less than 20 feet in width per the California Fire Code and will have a vertical clearance of 13' 6". Access will be designed to withstand the weight of 75 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

050 - Fire. 7

0050-Fire-MAP-#88-ECS-AUTO/MAN GATES

Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Gates shall be minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

050 - Fire. 8

0050-Fire-MAP*-#70-ECS-ADDRESS

Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Building addresses shall be clearly visible from public roadway. A permanent monument may be provided for addresses. Address numbers will

Riverside County PLUS CONDITIONS OF APPROVAL

Page 2

Plan: PM37191

Parcel: 693180001

50. Prior To Map Recordation

Fire

050 - Fire. 8

0050-Fire-MAP*-#70-ECS-ADDRESS (cont.)

Not Satisfied

be minimum 4 inch letter height, 1/2 inchstroke, reflectorized contrasting with the background colors of the sign. Address shall be displayed horizontally.

Planning

050 - Planning. 1

0050-Planning-MAP - CCOC FOR REMNDR PARCEL

Not Satisfied

Prior to the recordation of the FINAL MAP, the land divider shall file an application for a Conditional Certificate of Land Division Compliance (CCOC) with the County Planning Department for review and approval, for the "Remainder Parcel" or any parcel shown as "NOT A PART", as delineated on the approved TENTATIVE MAP. Any FINAL MAP containing such a parcel shall not be permitted to record until the Planning Department determines that the CCOC will be suitable for recordation within sixty (60) days of the recordation of the FINAL MAP.

050 - Planning. 2

0050-Planning-MAP - COMPLY WITH ORD 457

Not Satisfied

The land divider shall provide proof to the County Planning Department - Land Use Division that all structures or human occupancy presently existing and proposed for retention comply with Ordinance No. 457.

050 - Planning. 3

0050-Planning-MAP - ECS EXHIBIT

Not Satisfied

The constrained areas shall conform to the approved Exhibit E, Environmental Constraints Exhibit, and shall be mapped and labeled on the Environmental Constraint Sheet to the satisfaction of the Planning Department.

050 - Planning. 4

0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH

Not Satisfied

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

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

050 - Planning. 5

0050-Planning-MAP - ECS SHALL BE PREPARED

Not Satisfied

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

050 - Planning. 6

0050-Planning-MAP- QUIMBY FEES (1)

Not Satisfied

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County of Riverside which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

050 - Planning, 7

0050-Planning-MAP*- REQUIRED APPLICATIONS

Not Satisfied

No FINAL MAP shall record until General Plan Amendment No. 1135, Specific Plan No.386, and Change of Zone No.07850 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designation[s] and/or zone[s] ultimately applied to the property.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1

0060-BS-Grade-MAP - NO GRADING PERMITS

Not Satisfied

A GRADING PERMIT WILL NOT BE ISSUED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

E Health

02/23/18 10:47

Riverside County PLUS CONDITIONS OF APPROVAL

Page 3

Plan: PM37191

60. Prior To Grading Permit Issuance

E Health

060 - E Health. 1

0060-E Health-USE - ECP REQUIREMENTS

Not Satisfied

Parcel: 693180001

Based on the information provided in the report and historic agricultural activity associated with the northern parcel (APN:693-180-001), soil sampling and analysis is required on this parcel to evaluate for the presence of pesticides. The soil sampling and analysis shall be conducted in accordance to the "Interim Guidance for Sampling Agricultural Properties" (DTSC, 2008). For further information, please contact RCDEH-ECP at (951)955-8980.

060 - E Health. 2

0060-E Health-USE - WELL ABANDONMENT

Not Satisfied

Prior to grading permit issuance, any and all wells must be properly identified and destroyed under permit with this Department. Please call 760-863-7570 for any additional questions.

Planning

060 - Planning. 1

0060-Planning-MAP - ARCHAEOLOGIST RETAINED

Not Satisfied

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits. The Monitoring Plan shall include a Controlled Grading Program within 50 feet of the boundaries of sites P-33-00785 and P-33-4729 any grading shall be conducted using controlled grading techniques. This will ensure that the grading effort in these areas are conducted in a manner that enhances the identification of and minimizes damage to unknown subsurface resources. The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and Native American Monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors. The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

060 - Planning. 2

0060-Planning-MAP - CONSERVATION EASEMENT

Not Satisfied

Prior to the issuance of grading permits, the developer/ permit applicant shall grant to the Agua Caliente Band of Cahuilla Indians, a conservation easement over a portion of APN 693180001 situated in the extreme northwest corner of the parcel. This easement is for the protection of unnamed cultural resources and allows for the placement of desertscape/xeriscaping and irrigation on the 50'x50' easement pending approval of the landscape plans which will be submitted to the Agua Caliente Band of Cahuilla Indians for review and approval.

The conservation easement prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, or gravel; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than open space. The conservation easement will allow for access to the Agua Caliente Band of Cahuilla.

060 - Planning. 3

0060-Planning-MAP - NATIVE MONITOR REQUIRED

Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract and retain a Native American Monitor from the Agua Caliente Band of Cahuilla Indians. The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Native American Monitor shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

The developer/permit applicant shall submit a fully executed copy of the contract to the County Archaeologist to

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Plan: PM37191

Parcel: 693180001

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3

0060-Planning-MAP - NATIVE MONITOR REQUIRED (cont.)

Not Satisfied

ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. NOTE:

1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall coordinate with the County, developer/permit applicant and Native American Monitors throughout the process.

2)Native American monitoring does not replace any required Cultural Resources monitoring, but rather serves as a

supplement for coordination and advisory purposes for all groups' interests only.

3)The developer/permit applicant shall not be required to further pursue any agreement for special interest monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Native American Monitors. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

4)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs.

060 - Planning. 4

0060-Planning-MAP - REQUIRED APPLICATIONS

Not Satisfied

No grading permits shall be issued until General Plan Amendment No.01135, Specific Plan No.386, and Change of Zone No.07850 have been approved and adopted by the Board of Supervisors and have been made effective.

Planning-EPD

060 - Planning-EPD, 1

0060-Planning-EPD-EPD - MBTA SURVEY

Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

70. Prior To Grading Final Inspection

Planning

070 - Planning, 1

0070-Planning-MAP - PHASE IV CULTURAL REQ.

Not Satisfied

Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted

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Plan: PM37191

Parcel: 693180001

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1

0070-Planning-MAP - PHASE IV CULTURAL REQ. (cont.)

Not Satisfied

on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1

0080-BS-Grade-MAP - NO BP'S W/O L.U. PRMT

Not Satisfied

NO BUILDING PERMITS TO BE ISSUED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

E Health

080 - E Health, 1

0080-E Health-USE - POOL PLANS REQD

Not Satisfied

A set of three complete plans for the swimming pool/spa must be submitted to verify compliance with the California Administrative Code, the California Health and Safety Code and the Uniform Plumbing Code.

Fire

080 - Fire. 1

0080-Fire-MAP - SECONDARY/ALTER ACCESS

Not Satisfied

In the interest of Public Safety, the project shall provide An Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department. Alternate and/or Secondary Access(s) shall be completed and inspected per the approved plans.

080 - Fire. 2

0080-Fire-MAP-#50C-TRACT WATER VERIFICA

Not Satisfied

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary.

Approved water plans must be a the job site.

080 - Fire. 3

0080-Fire-MAP-RESIDENTIAL FIRE SPRINKLER

Not Satisfied

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code.

Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777

East County- Palm Desert Office 760-863-8886

Planning

080 - Planning, 1

0080-Planning-MAP - ACOUSTICAL STUDY

Not Satisfied

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the Environmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

080 - Planning. 2

0080-Planning-MAP - UNDERGROUND UTILITIES

Not Satisfied

Riverside County PLUS CONDITIONS OF APPROVAL

Page 6

Plan: PM37191

Parcel: 693180001

80. Prior To Building Permit Issuance

Planning

080 - Planning. 2

0080-Planning-MAP - UNDERGROUND UTILITIES (cont.)

Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning, 3

0080-Planning-MAP*- SCHOOL MITIGATION

Not Satisfied

Impacts to the Palm Springs Unified School District shall be mitigated in accordance with California State law.

Planning-EPD

080 - Planning-EPD. 1

0080-Planning-EPD-EPD - MBTA SURVEY RESULTS

Not Satisfied

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report to Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1

0090-BS-Grade-MAP - NO PRECISE GRD APRVL

Not Satisfied

A PRECISE GRADING INSPECTION WILL NOT BE PERFORMED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - ALL PRECISE GRADE INSPECTIONS TO BE PERFORMED UNDER THE PRECISE GRADE PERMIT ISSUED UNDER THE APPROPRIATE LAND USE PERMIT, FOR THAT SAME PARCEL(S).

Fire

090 - Fire. 1

0090-Fire-MAP - FIRE SPRINKLER SYSTEM

Satisfied

Fire sprinkler systems are required in all new one and two family dwellings. Plans shall be submitted to the Fire Department for review and approval prior to fire sprinkler installation.

Planning

090 - Planning, 1

0090-Planning-MAP- BLOCK WALL ANTIGRAFFITI

Not Satisfied

The land divider/permit holder shall construct a six (6) foot high decorative block wall around the property line perimeter of the project site. The required wall shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

090 - Planning, 2

0090-Planning-MAP- QUIMBY FEES (2)

Not Satisfied

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



COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez Agency Director



02/23/18, 10:48 am

PM37191

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PM37191. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

BS-Grade

BS-Grade, 1

0010-BS-Grade-MAP - DISTURBS NEED G/PMT

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

Comments: RECOMMND SGONZALE 20161130

DRAFT SGONZALE 20161130

BS-Grade, 2

0010-BS-Grade-MAP - DUST CONTROL

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.

Comments: RECOMMND SGONZALE 20161130

DRAFT SGONZALE 20161130

BS-Grade, 3

0010-BS-Grade-MAP - EROS CNTRL PROTECT

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.

Comments: RECOMMND SGONZALE 20161130

DRAFT SGONZALE 20161130

BS-Grade 4

0010-BS-Grade-MAP - GENERAL INTRODUCTION

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

Comments: RECOMMND SGONZALE 20161130

DRAFT SGONZALE 20161130

BS-Grade, 5

0010-BS-Grade-MAP - NPDES INSPECTIONS

BS-Grade

BS-Grade. 5 0010-BS-Grade-MAP - NPDES INSPECTIONS (cont.)

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 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.

Comments: RECOMMND SGONZALE 20161130

DRAFT SGONZALE 20161130

BS-Grade, 6

0010-BS-Grade-MAP - OBEY ALL GDG REGS

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.

Comments: RECOMMND SGONZALE 20161130

DRAFT SGONZALE 20161130

BS-Plan Check

BS-Plan Check. 1

0010-BS-Plan Check-B&S SUBMITTAL REQUIREMENTS

PERMIT ISSUANCE:

Per section 105.1 (2016 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment.

In commercial and residential applications, each separate structure will require a separate building permit.

William Peppas
Senior Building Inspector
Riverside County Building & Safety
(951) 955-1440

Comments: RECOMMND WPEPPAS 20170918

E Health

E Health, 1

0010-E Health-USE - ECP COMMENTS

Based on the information provided in the report and historic agricultural activity associated with the northern parcel (APN:693-180-001), soil sampling and analysis is required on this parcel to evaluate for the presence of pesticides. The soil sampling and analysis shall be conducted in accordance to the "Interim Guidance for Sampling Agricultural Properties" (DTSC, 2008). For further information, please contact RCDEH-ECP at (951)955-8980.

Comments: RECOMMND KAKIM 20170328

E Health. 2

0010-E Health-USE - NOISE STUDY REQUIREMENTS

Noise Consultant: Giroux and Associates

1820 E. Garry St., #211 Santa Ana, CA 92705

Noise Study: Noise Impact Analysis Thousand Palms Project, County of Riverside The report referenced above was reviewed by the Industrial Hygiene Program for PM37191. Since no actual development/construction has been proposed as part of this

E Health

E Health. 2

0010-E Health-USE - NOISE STUDY REQUIREMENTS (cont.)

map, additional information is necessary to determine if any additional acoustical analysis is needed. Any subsequent noise study submitted for review must address any and all applicable requirements. The study should also include Ramon Road and the unnamed and undeveloped roadway to running in a southeasterly direction as shown in County's Map My County software. The study should also address any other potential noise sources such as solar panels and related equipment that have been proposed in the specific plan.

For further information, please contact the Industrial

Hygiene Program at (951) 955-8980.

Comments: RECOMMND KAKIM 20170328

E Health 3

0010-E Health-USE - POOL AND SPA PLANS

Prior to issuance of Building and Safety permit, the pool and spa plans will be reviewed by District Environmental Services (DES) to ensure compliance with applicable California Health and Safety Code. An annual operating permit for the pool and spa will be required. Please contact the Indio office at (760)863-8287.

Comments: RECOMMND KAKIM 20170328

E Health, 4

0010-E Health-USE - WATER AND SEWER SERVICE

PM37191 is proposing potable water service and sanitary sewer service from Coachella Valley Water District (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 waste water treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

Comments: RECOMMND KAKIM 20170328

Fire

Fire. 1

0010-Fire-MAP-#16-HYDRANT/SPACING

Schedule I fire protection: provide approved standard fire hydrants (6"x4"x2 1/2") within 400 feet (or 600 feet for Group R-3 and U occupancies equipped with a fire sprinkler system) of all portions of all structures as measured around the exterior of the structures. Minimum fire flow shall be 1,000 GPM for 2 hours at 20 PSI or 500 GPM for 2 hours at 20 PSI for Group R-3 occupancies equipped with a fire sprinkler system.

Comments: RECOMMND LMILICK 20170524

Fire, 2

0010-Fire-MAP-#50-BLUE DOT REFLECTORS

Fire

Fire. 2

0010-Fire-MAP-#50-BLUE DOT REFLECTORS (cont.)

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

Comments: RECOMMND LMILICK 20170524

Planning

Planning. 1

0010-Planning-MAP - FEES FOR REVIEW

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.

Comments: RECOMMND DAALVAREZ

Planning. 2

0010-Planning-MAP - FINAL PLAN OF DEVELOPMNT

Model home complex plot plans shall not be approved without prior or concurrent Final Plan of Development approvals.

Comments: RECOMMND AANGUIA1 20161130

DRAFT AANGUIA1 20161129

Planning. 3

0010-Planning-MAP - GEO02537 ACCEPTED

County Geologic Report (GEO) No. 2537, submitted for the project (PM37191) was prepared by Petra Geotechnical, Inc. and is entitled: "Preliminary Geotechnical Assessment in Support of Environmental Impact Report Activities; Thousand Palms 278 Project, Ramon Road East of Monterey Avenue, Thousand Palms, County of Riverside, California", dated July 31, 2014. GEO02537 concluded:

- 1. No active or potentially active faults are known to project through the site and the site does not lie within the bounds of an "Earthquake Fault Zone."
- 2. The potential for active fault rupture at the site is considered to be very low.
- 3.In view of the depth to groundwater and moderately dense to very dense alluvial fan materials that underlie the site, the potential for manifestation of liquefaction induced features or significant dynamic settlement in considered negligible.
- 4.Portions of the site lie within an active drainage course, and the property lies within a flood zone mapped by the Riverside County Land Information System website; therefore, a flood plain review will likely be required.
- 5.Based on the site conditions, lateral spreading, ground lurching, and ground subsidence is considered unlikely at the site.

GEO02537 recommendations:

1. Any compressible soils that exist within proposed structural fill areas, or any that

Planning

Planning. 3 0010-Planning-MAP - GEO02537 ACCEPTED (cont.) remain in-place at finish grade in proposed cut areas, should be removed to underlying competent older alluvium and then replaced as compacted fill.

2. The upper 4 to 6 feet of alluvial soil will need to be removed and replaced as properly compacted fill.

3.We recommend that a detailed geotechnical evaluation be conducted when the site grading and foundation plans are developed to prepare site specific grading and foundation recommendations that are appropriate for the proposed construction.

GEO No. 2537 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2537 is hereby accepted for Planning Department 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 review and additional comments and/or conditions may be imposed by the County upon application for grading and /or building permits.

Comments: RECOMMND DWALSH 20170201

DRAFT DWALSH 20170201

Planning. 4

0010-Planning-MAP - HUMAN REMAINS

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

The developer/permit holder or any successor in interest shall comply with the following codes:

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. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

Comments: RECOMMND HTHOMSON 20161130

Planning. 5

0010-Planning-MAP - LOW PALEO SENSITIVITY

According to the County's General Plan, this site has been mapped as having a "Low Potential" for palaeontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant palaeontological resources subject to adverse impacts. As such, this project

Planning

Planning. 5 0010-Planning-MAP - LOW PALEO SENSITIVITY (cont.) is not anticipated to require any direct mitigation for palaeontological 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.

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", palaeontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8. The property owner and/or applicant on whose land the palaeontological 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.

Comments: RECOMMND DWALSH 20161128

DRAFT DWALSH 20161128

Planning. 6

0010-Planning-MAP - NO OFFSITE SIGNAGE

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

Planning

Planning. 6

0010-Planning-MAP - NO OFFSITE SIGNAGE (cont.)

Comments: RECOMMND AANGUIA1 20161130

DRAFT AANGUIA1 20161129

Planning, 7

0010-Planning-MAP - OFFSITE SIGNS ORD 679.4

No offsite subdivision signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

Comments: RECOMMND AANGUIA1 20161130

DRAFT AANGUIA1 20161129

Planning. 8

0010-Planning-MAP - ORD NO. 659 (DIF)

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.

Comments: RECOMMND AANGUIA1 20161130

DRAFT AANGUIA1 20161129

Planning. 9

0010-Planning-MAP - SUBMIT BUILDING PLANS

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

Comments: RECOMMND AANGUIA1 20161130

DRAFT AANGUIA1 20161129

Planning, 10

0010-Planning-MAP - UNANTICIPATED RESOURCES

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: The developer/permit holder or any successor in interest shall

Planning

Planning. 10

0010-Planning-MAP - UNANTICIPATED RESOURCES

(cont.)

comply with the following for the life of this 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 it 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 ethic/cultural group representative), and the County Archaeologist 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 County Archaeologist, 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.

Comments: RECOMMND HTHOMSON 20161130

Planning. 11

0010-Planning-MAP- MAP ACT COMPLIANCE

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

Comments: RECOMMND DAALVAREZ

Planning. 12

0010-Planning-MAP- ZONING STANDARDS

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the SP zone.

Comments: RECOMMND DAALVAREZ

Planning. 13

0010-Planning-STKP- OFF-HIGHWAY VEHICLE USE

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

Comments: RECOMMND AANGUIA1 20161130

DRAFT AANGUIA1 20161129

Planning

Planning 14

0020-Planning-MAP*- AMD PER CONDITIONS MAP

(cont.)

Planning. 14

0020-Planning-MAP*- AMD PER CONDITIONS MAP

Within 10 days of approval by the Board of Supervisors ten (10) copies of an Amended Per Final Conditions map [along with amended R-2 calculations per County Ordinance No. 348 shall be submitted to and approved by the County Planning Department. A lock shall take effect at the end of the 10 days on the TENTATIVE MAP and on any implementing permits and shall not be removed unless and until the Amended Per Final Conditions map has been approved by the County Planning Department. The Amended Per Final Conditions map shall be in substantial conformance with the TENTATIVE MAP incorporate the following changes

Comments: RECOMMND DAALVAREZ

Planning. 15

0020-Planning-MAP*- EXPIRATION DATE

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

Comments: RECOMMND DAALVAREZ

Planning-All

Planning-All. 1

0010-Planning-All-MAP - 90 DAYS TO PROTEST

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

Comments: RECOMMND DAALVAREZ

Planning-All. 2

0010-Planning-All-MAP - HOLD HARMLESS

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, 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

Planning-All

Planning-All. 2 0010-Planning-All-MAP - HOLD HARMLESS (cont.) annul any other decision made by the COUNTY concerning the TENTATIVE 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, 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.

Comments: RECOMMND DAALVAREZ

Planning-All. 3

0010-Planning-All-MAP- DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 37191 shall be henceforth defined as follows: TENTATIVE MAP = Tentative Parcel Map No. 37191, dated _____.

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

Comments: RECOMMND DAALVAREZ

Planning-Ali, 4

0010-Planning-All-MAP- PROJECT DESCRIPTION

The land division hereby permitted is to propose a schedule "!" subdivision to create four developable residential parcels. The parcels will be a minimum of twenty-one gross acres.

Comments: RECOMMND AANGUIA1 20161130

DRAFT AANGUIA1 20161129

Planning-All. 5

0010-Planning-All-SP - Definitions

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No.00386 shall be henceforth defined as follows: SPECIFIC PLAN = Specific Plan No.00386.

CHANGE OF ZONE = Change of Zone No. 07850.

GPA = Comprehensive General Plan Amendment No.01135.

Comments: RECOMMND AANGUIA1 20161130

DRAFT AANGUIA1 20161129

Planning-All. 6

0010-Planning-All-SP - HOLD HARMLESS

Planning-All

Planning-All. 6

0010-Planning-All-SP - HOLD HARMLESS (cont.)

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

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Comments: RECOMMND AANGUIA1 20161130

DRAFT AANGUIA1 20161129

Planning-All. 7

0010-Planning-All-SP - Limits of SP DOCUMENT

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan. Notwithstanding o above, the design guidelines and development standards of the SPECIFIC PLAN or hillside development and grading shall apply in place of more general County guidelines and standards.

Comments: RECOMMND AANGUIA1 20161130

DRAFT AANGUIA1 20161129

Planning-All. 8

0010-Planning-All-SP - Ordinance Requirements

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

Comments: RECOMMND AANGUIA1 20161130

DRAFT AANGUIA1 20161129

Planning-All

Planning-All. 9

0010-Planning-All-SP - SP Document (cont.)

Planning-All. 9

0010-Planning-All-SP - SP Document

Specific Plan No.00386 shall include the following:

- a. Specific Plan Document, which shall include:
- 1. Board of Supervisors Specific Plan Resolution including the Mitigation Reporting / Monitoring Program
 - 2. Conditions of Approval.
 - 3. Specific Plan Zoning Ordinance.
 - 4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
 - 5. Specific Plan text.
 - 6. Descriptions of each Planning Area in both graphical and narrative formats.
- b. Final Mitigated Negative Declaration, which must include, but not be limited to, the following items:
 - 1. Mitigation Monitoring/Reporting Program.
 - 2. Draft MND
 - 3. Comments received on the DMND either verbatim or in summary.
 - 4. A list of person, organizations and public agencies commenting on the Draft MND.
- 5. Responses of the County to significant environmental point raised in the review and consultation process.
 - 6. Technical Appendices

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

Comments: RECOMMND AANGUIA1 20161130

DRAFT AANGUIA1 20161129



COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez Agency Director



02/23/18, 10:52 am

GPA01135

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for GPA01135. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

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COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez Agency Director



02/23/18, 10:53 am

CZ07850

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CZ07850. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

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LAND DEVELOPMENT COMMITTEE (LDC) **INITIAL CASE TRANSMITTAL** RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: November 18, 2016

TO:

Riv. Co. Transportation Dept. Riv. Co. Environmental Health Dept. Riverside County Flood Control Riv. Co. Fire Department (Riv. Office) Riv. Co. Building & Safety - Grading

Riv. Co. Building & Safety - Plan Check Riv. Co. Regional Parks & Open Space

P.D. Environmental Programs Division

P.D. Geology Section P.D. Archaeology Section Riv. Co. Surveyor

Board of Supervisors - Supervisor: 4th District

Planning Commissioner: 4th District

TENTATIVE PARCEL MAP NO. 37191- Applicant: Thousand Palms 278, LLC- Representative: The Altum Group.-Fourth Supervisorial District - Thousand Palms Zoning Area- Western Coachella Valley Area Plan - Zoning: Residential: One Family Dwelling (R-1) and Residential: General Residential (R-3) -Location: Southerly of Ramon Road and easterly of Monterey Avenue -119.11 acres. REQUEST: The Parcel Map proposes a Schedule "I" subdivision to create four (4) developable residential parcels. The parcels will be a minimum of twenty-one (21) gross acres. APNs: 693-230-001; 693-160-002; and 693-180-001. BBID: 225-108-915 UPROJ CASE: PM37191

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff: A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a LDC meeting on December 1, 2016. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above.http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx By clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Go Paperless!

If you would prefer to receive these transmittals electronically, please send an email, with the subject line "LDC CONTACT" to Felicia Sierra at FSIERRA@rctlma.org. Please make sure you include the name of your organization, and the email address where you would like to receive future transmittals.

DATE:	SIGNATURE:						
PLEASE PRINT NAME AND TITLE:		· · · · · · · · · · · · · · · · · · ·					
TELEPHONE:	 .						

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

Y:Pianning Case Files-Riverside office\PM37191\Admin Docs\LDC Transmittal Forms\PM37191 Initial LDC Case Transmittal.docx

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

Y.\Planning Case Files-Riverside office\PM37191\Admin Docs\LDC Transmittal Forms\PM37191 Initial LDC Case Transmittal.docx



PLANNING DEPARTMENT

Steven Weiss Planning Director

April 09, 2015

Native American Heritage Commission 915 Capitol Mail, Room 364 Sacramento, CA 95814

RE: Tribal Consultation List Request (FAX 916-657-5390)

Dear Sirs:

Pursuant to S.B. 18, Riverside County requests a Tribal Consultation List for the project listed below.

Project Title: GPA 1135 and SP 386

Riverside County Planning Department

4080 Lemon Street 12th Floor

Riverside, CA 92501

Archaeologist: Heather Thomson

Cirect Phone Number: 951-955-2873

Planner Name: Damaris Abraham

Direct Phone Number: 951-955-5719

Fax Number: 951-955-1811

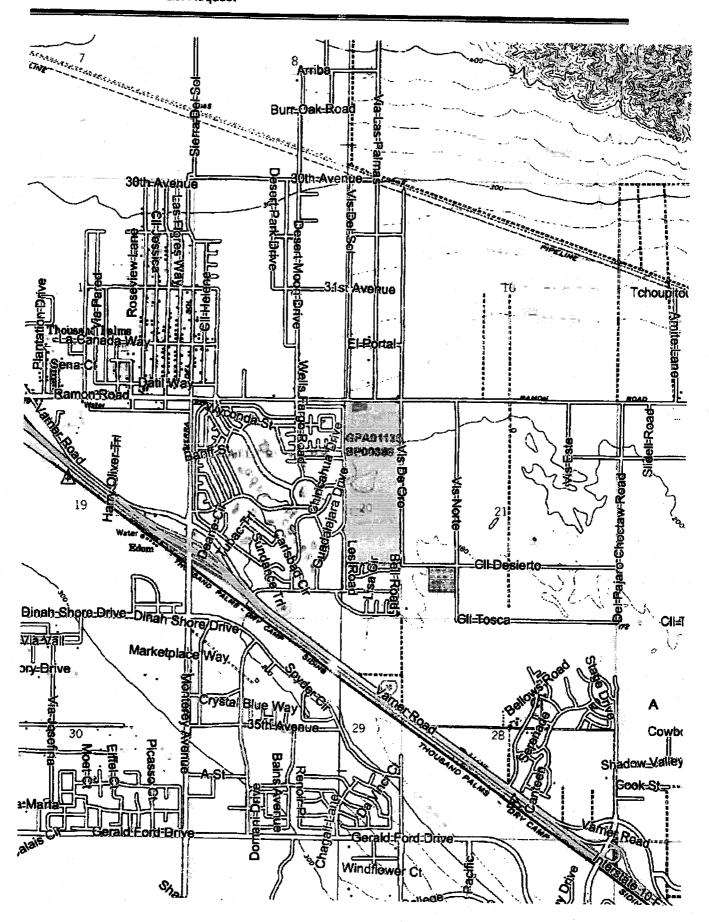
Specific Area Subject to Proposed Action:

County: Riverside County Section: 20	City/Community: Township: 4 S	Thousand Palms Range: 6 E
Local; Action Type:		
General Plan		⊠ Specific Plan
☑ General Plan Amendment		Specific Plan Amendment
General Plan Element		☐ Specific Plan – Planning Area Change
APNs: 693180001, 693160002, 69 The Thousand Palms 278 Specific a variety of housing types, supports Solar Generating Facility. This 1	edium Density Residential (MDI 3230001. Plan No. 386 (SP 386) provide ed with green energy through a 17.99 acre community consis per acre and includes an 11.	o change the Land Use Designation for the si R)(2-5 Dwelling Units Per Acre) to Specific Plar s for a residential master-planned community win in innovative Shared ts of a maximum of 590 residences ranging 4 acre +/- 2 megawatt Shared Solar Generation

NAHC Use Only		
Date Received:	Date Completed:	

(951) 955-3200 · Fax (951) 955-1811

(760) 863-8277 · Fax (760) 863-7555



NATIVE AMERICAN HERITAGE COMMISSION 1550 Nation Blvd., ROOM 100 West BACRAMENTO, CA 95691

West BACRANIENTO, CA 956((916) 373-8710 Fax (916) 373-6471



April 30, 2015

Damaris Abraham Riverside County Planning Department 4080 Lemon Street, 12th Floor Riverside, CA 92501

Sent to Fax: (760) 863-7555 Number of Pages: 3

RE: GPA 1135 and SP 386, Riverside County.

Dear Ms. Abraham,

Government Code §65352.3 requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting, and/or mitigating impacts to cultural places in creating or amending general plans, including specific plans. Attached is a consultation list of tribes with traditional lands or cultural places located within the boundaries of the above project.

As a part of consultation, the NAHC recommends that local governments conduct record searches through the NAHC and California Historic Resources Information System (CHRIS) to determine if any cultural places are located within the area(s) affected by the proposed action. A Sacred Lands File search was completed and no sites were found. Local governments should be aware that records maintained by the NAHC and CHRIS are not exhaustive, and a negative response to these searches does not preclude the existence of a cultural place. A tribe may be the only source of information regarding the existence of a cultural place.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance we are able to assure that our consultation list contains current information.

If you have any questions, please contact me at my email address: Katy.Sanchez@nahc.ca.gov.

Sincerely.

Katy Sanchez

Associate Government Program Analyst

Native American Tribal Government Consultation List **Riverside County** April 30, 2015

Cabazon Band of Mission Indians Doug Welmas, Chairperson

84-245 Indio Springs Parkway Cahuilla

CA 92203 Indio -

(760) 342-2593

Senta Rosa Band of Mission Indians John Marcus, Chairman

P.O. Box 391820

- CA 92539

(951) 659-2700

Anza

Los Coyotes Band of Mission Indians

Ray Chapparosa, Chairman

P.O. Box 189

Cahuilla

Warner Springs , CA c92086

Los covotes@vmail.com

Augustine Band of Cahuilla Mission Indians

Mary Ann Green, Chairperson

P.O. Box 846

Cahuilla CA 92236

Cahuilla

Coacheila

(760) 398-4722 (760) 369-7161 Fax

Ramona Band of Cahuilla Mission Indians

Joseph Hamilton, Chairman

P.O. Box 391670

Cahuilia

Cahuilla

Anza CA 92539

admin@ramonatribe.com

(951) 783-4105

Agua Callente Band of Cahuilla Indians

Jeff Grubbe, Chairperson

5401 Dinah Shore Drive

Palm Springs . CA 92262

ffreogoz@aguacatiente-nsn.gov

(760) 325-3400

Soboba Band of Mission Indians

Rosemary Morillo, Chalroerson: Attn: Carrie Garcia

P.O. Box 487

Luiseno

San Jacinto - CA 92581

carrieg@soboba-nsn.gov

(951) 654-2765

Morongo Band of Mission Indians

Robert Martin, Chairperson

12700 Pumarra Rroad. Banning - CA 92220

Serrano

Cahuilla

Cahuilia

(951) 849-8807

(951) 755-5200

Torres-Martinez Desert Cahuilla Indians

Mary Resvaloso, Chairperson P.O. Box 1160

. CA 92274 Thermal

mresvaloso@torresmartinez.org

(760) 397-0300

Agua Caliente Band of Cahuilla Indians THPO Patricia Garcia, Tribai Historic Perservation Officer

5401 Dinah Shore Drive

Cahuilla

Palm Springs . CA 92264

ctuck@augacaliente-nsn.gov

(760) 699-6907

This list is current only as of the date of this document.

Distribution of this list doce not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Government Code Section 65352.3 and 65362.4.

Native American Tribal Government Consultation List Riverside County April 30, 2015

Cahuilla Band of Indians Luther Salgado, Chairperson P.O. Box 391760 Anza CA 92539 Chairman@cahuilla.net (760) 763-5549 (760) 763-2631Tribal EPA

Cahuilla

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Government Code Section 66952.3 and 66362.4, of seq.



PLANNING DEPARTMENT

Steven Weiss Planning Director

Agua Caliente Band of Cahuilla Indians Patricia Garcia Tuck THPO 5401 Dinah Shore Drive Palm Springs, CA 92264

April 21, 2015

Re: Native American Consultation Request for General Plan Amendment No. 1135 and Specific Plan 386.

Dear Ms. Tuck:

The County of Riverside requests your participation in the review of General Plan Amendment No. 1135 and Specific Plan 386.

Staff contacted the Native American Heritage Commission (NAHC) which gave the County your name. Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Damaris Abraham by July 20, 2015.

Project Description: The General Plan Amendment proposes to change the Land Use Designation for the site from Community Development: Medium Density Residential (MDR)(2-5 Dwelling Units Per Acre) to Specific Plan - APNs: 693180001, 693160002, 693230601.

The Thousand Palms 278 Specific Plan No. 386 (SP 386) provides for a residential master-planned community with a variety of housing types, supported with green energy through an innovative Shared Solar Generating Facility. This 117.99 acre community consists of a maximum of 590 residences ranging in density from 5 to 8 dwelling units per acre and includes an 11.4 acre +/- 2 megawatt Shared Solar Generating Facility that will fulfill a significant portion of the energy demand created by the project.

Sincerely,

Riverside County Planning Department

Damaris Abraham, Project Planner

Attachments: USGS map

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

Desert Office · 77-588 Ei Duna Court, Suite H Palm Desert, California 92211 (760) 863-8277 · Fax (760) 863-7555