

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



ITEM  
3.66  
(ID # 7571)

MEETING DATE:

Tuesday, August 28, 2018

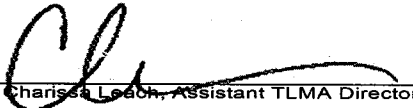
FROM : TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Approve 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

  
Charissa Leach, Assistant TLMA Director

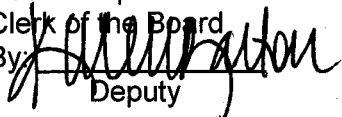
8/16/2018

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**MINUTES OF THE BOARD OF SUPERVISORS**

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: None  
Absent: None  
Date: August 28, 2018  
xc: Planning, Building and Safety, Co.Co., MC, COB

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

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

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

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

**BACKGROUND:**

**Summary**

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 Bruzner

8/20/2018

  
\_\_\_\_\_  
Gregory P. Priamos, Director County Counsel

8/16/2018

2  
3 **RESOLUTION NO. 2018-169**  
4 **ADOPTING**  
5 **SPECIFIC PLAN NO. 386**  
6 **(THOUSAND PALMS)**

7 **WHEREAS**, pursuant to the provisions of Government Code Section 65450 et seq., a public  
8 hearing was held before the Riverside County Board of Supervisors in Riverside, California, on May 1,  
9 2018 to consider Specific Plan No. 386 (Thousand Palms); and,


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

14 **WHEREAS**, the Board of Supervisors, after taking public testimony, closed the May 1, 2018  
15 public hearing; adopted a Mitigated Negative Declaration (“MND”) for Environmental Assessment No.  
16 42661; tentatively approved General Plan Amendment No. 1135, Change of Zone No. 7850, and Specific  
17 Plan No. 386; and approved Tentative Parcel Map No. 37191 subject to final approval of General Plan  
18 Amendment No. 1135, Change of Zone No. 7850, and Specific Plan No. 386; and,

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

21 **WHEREAS**, all the provisions of the California Environmental Quality Act (“CEQA”) and the  
22 Riverside County CEQA implementing procedures have been satisfied, and the MND for Environmental  
23 Assessment No. 42661, which was prepared in connection with this Specific Plan No. 386 and related  
24 cases General Plan Amendment No. 1135, Change of Zone No. 7850, and Tentative Parcel Map No.  
25 37191, is sufficiently detailed so that all the potentially significant effects of the project on the  
26 environment and measures necessary to avoid or lessen such effects to a level of less than significant have  
27 been evaluated in accordance with CEQA and its implementing procedures; and,

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

FORM APPROVED COUNTY COUNSEL  
BY:  8/13/18  
MELISSA R. CUSHMAN DATE

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

- 3           A.     Specific Plan No. 386 is a 119.11-acre planned community located north of Interstate-10,  
4                   east of Monterey Avenue, and south of Ramon Road. It proposes the construction of a  
5                   maximum of 590 dwelling units on 117.99 gross acres with various lot configuration  
6                   options for one- and two-story single-family residences with four architectural styles.
- 7           B.     Specific Plan No. 386 is associated with General Plan Amendment No. 1135, Change of  
8                   Zone No. 7850, and Tentative Parcel Map No. 37191, which were considered concurrently  
9                   at the public hearing before the Board of Supervisors. General Plan Amendment No. 1135,  
10                  approved on June 26, 2018, amended the project site's land use designation from  
11                  Community Development: Medium Density Residential (MDR) to those as reflected in the  
12                  Specific Plan No. 386 land use plan. Change of Zone No. 7850 proposes to change the  
13                  existing zoning classifications of the subject site from a mix of General Residential (R-3-  
14                  6000) and One-Family Dwellings (R-1), to Specific Plan (SP). The SP zoning  
15                  classification would revise the existing development standards by replacing them with  
16                  those standards required to implement Specific Plan No. 386.
- 17          C.     No potentially significant environmental impacts are associated with the project other than  
18                  those identified in the MND for Environmental Assessment No. 42661, and all such  
19                  impacts would all be avoided or reduced to below a level of significance. .

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

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

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

6           **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Specific Plan No.  
7 386 shall be placed on file in the Office of the Clerk of the Board, in the Office of the Assistant Director  
8 of TLMA, and in the Office of the Building and Safety Director, and that no applications for subdivision  
9 maps, conditional use permits or other development proposals shall be accepted for the real property  
10 described and shown in the plan unless such applications are substantially in accordance therewith.

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

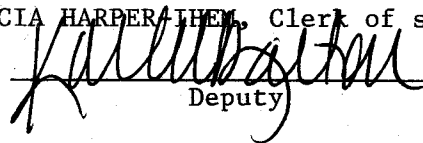
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16  
17 ROLL CALL:

18 Ayes:           Jeffries, Tavaglione, Washington, Perez and Ashley  
19 Nays:           None  
20 Absent:         None

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

23           KECIA HARPER-HEM, Clerk of said Board

24 By

  
Deputy



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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



1 encroachments shall be permitted except as provided for in Section  
2 18.19 of Ordinance No. 348.

3 In addition, the following development standard shall apply:

4 aa. The edge of any pool, spa and associated equipment shall be at least  
5 five feet (5') from any property line.

6 (3) The development standards for one family dwellings with garages in the rear of the  
7 lot in Planning Area 1 of Specific Plan No. 386 shall be the same as identified in  
8 Article VI, Section 6.2 except the development standards set forth in Article VI,  
9 Section 6.2. a., b., c., d., and e. shall be deleted and replaced, respectively, with each  
10 of the following:

- 11 a. Building height shall not exceed two stories, with a maximum height of  
12 twenty-six feet (26'), excluding chimneys and architectural appendages.
- 13 b. The minimum lot area shall be three thousand eight hundred square feet  
14 (3,800').
- 15 c. The minimum average width of each lot shall be forty feet (40') and the  
16 minimum average depth shall be sixty feet (60').
- 17 d. The minimum frontage of a lot shall be thirty-five feet (35').
- 18 e. The minimum yard requirements shall be the following:
  - 19 i. The front yard shall not be less than thirty feet (30'), measured from  
20 the existing street line or from any future street line as shown on any  
21 circulation plan, whichever is nearer to the proposed dwelling.
  - 22 ii. The minimum distance between buildings shall not be less than ten  
23 feet (10') with at least one side maintaining a five foot (5') setback.
  - 24 iii. Street side yards shall not be less than five feet (5') measured from  
25 the property line and twenty feet (20') measured from the street.
  - 26 iv. Rear yards shall not be less than five feet (5') measured from the  
27 edge of the alley.

1 v. Fireplaces, media niches, bay windows, porches, window boxes, and  
2 similar architectural elements shall be allowed to encroach a  
3 maximum of two feet (2') into setbacks provided at least one side of  
4 the structure has a five foot setback. No other structural  
5 encroachments shall be permitted except as provided for in Section  
6 18.19 of Ordinance No. 348.

7 In addition, the following development standard shall apply:

8 aa. The edge of any pool, spa and associated equipment shall be at least  
9 five feet (5') from any property line.

10 (4) The development standards for clustered one family dwellings in Planning Area 1  
11 of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2  
12 except the development standards set forth in Article VI, Section 6.2. a., b., c., d.,  
13 and e. shall be deleted and replaced, respectively, with each of the following:

14 a. Building height shall not exceed two stories, with a maximum height of  
15 twenty-six feet (26'), excluding chimneys and architectural appendages.

16 b. There is no minimum lot area.

17 c. There is no minimum average lot width or depth.

18 d. The minimum frontage of a lot shall be thirty-five feet (35').

19 e. The minimum yard requirements shall be the following:

20 i. The front yard shall not be less than five feet (5') measured from the  
21 edge of the common driveway.

22 ii. The minimum distance between habitable structures shall be ten feet  
23 (10') or five feet (5') from any wall between dwellings.

24 iii. Street side yards shall not be less than ten feet (10') measured from  
25 any street.

26 iv. Rear yards shall not be less than ten feet (10') from another  
27 habitable structure or five feet (5') from any wall.  
28

1 v. Fireplaces, media niches, bay windows, porches, window boxes, and  
2 similar architectural elements shall be allowed to encroach a  
3 maximum of two feet (2') into setbacks provided at least one side of  
4 the structure has a five foot setback. No other structural  
5 encroachments shall be permitted except as provided for in Section  
6 18.19 of Ordinance No. 348.

7 In addition, the following development standard shall apply:

8 aa. The edge of any pool, spa and and associated equipment shall be at  
9 least five feet (5') from any property line.

10 (5) The development standards for non-residential development in Planning Area 1 of  
11 Specific Plan No. 386 shall be the same standards as those identified in Article VI,  
12 Section 6.2 of Ordinance No. 348.

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

15 b. Planning Area 2

16 (1) The uses permitted in Planning Area 2 of Specific Plan No. 386 shall be the same  
17 as Article VI, Section 6.1 of Ordinance No. 348, except that those uses permitted in  
18 Article VI, Section 6.1.a.(2), (3), (5), (7), (8) and (9); b. (1), (2), (3), (4), and (5);  
19 c.(1); and e.(1) shall not be permitted. In addition, the permitted uses allowed  
20 under Section 6.1.a. shall include passive and active neighborhood pocket parks.  
21 Additionally, the permitted uses allowed under Section 6.1.b. shall include  
22 temporary real estate tract offices located within a subdivision, to be used only for  
23 and during the original sale of the subdivision, but not to exceed a period of five (5)  
24 years in any event.

25 (2) Except as provided in subsections (3) and (4) below, the development standards for  
26 one family dwellings in Planning Area 2 of Specific Plan No. 386 shall be the same  
27 as identified in Article VI, Section 6.2 except the development standards set forth  
28

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

- 3 a. Building height shall not exceed two stories, with a maximum height of  
4 twenty-six feet (26'), excluding chimneys and architectural appendages.
- 5 b. The minimum lot area shall be four thousand five hundred square feet  
6 (4,500').
- 7 c. The minimum average width of each lot shall be forty feet (40'), except that  
8 lots fronting on knuckles or cul-de-sacs shall have a minimum width of  
9 thirty-five feet (35'), and the minimum average depth shall be sixty feet  
10 (60').
- 11 d. The minimum frontage of a lot shall be thirty-five feet (35').
- 12 e. The minimum yard requirements shall be the following:
- 13 i. The front yard shall not be less than fifteen feet (15'), measured  
14 from the existing street line or from any future street line as shown  
15 on any circulation plan, whichever is nearer to the proposed  
16 dwelling.
- 17 ii. The minimum setback for garages shall be eighteen feet (18').
- 18 iii. Interior side yards shall not be less than five feet (5') measured from  
19 the property line.
- 20 iv. Street side yards shall not be less than five feet (5') measured from  
21 the property line and twenty feet (20') measured from the street.
- 22 v. Rear yards shall not be less than twenty feet (20').
- 23 vi. Fireplaces, media niches, bay windows, porches, window boxes, and  
24 similar architectural elements shall be allowed to encroach a  
25 maximum of two feet (2') into setbacks provided at least one side of  
26 the structure has a five foot (5') setback. No other structural  
27  
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1 encroachments shall be permitted except as provided for in Section  
2 18.19 of Ordinance No. 348.

3 In addition, the following development standard shall apply:

4 aa. The edge of any pool, spa and associated equipment shall be at least  
5 five feet (5') from any property line.

6 (3) The development standards for one family dwellings with garages in the rear of the  
7 lot in Planning Area 2 of Specific Plan No. 386 shall be the same as identified in  
8 Article VI, Section 6.2 except the development standards set forth in Article VI,  
9 Section 6.2. a., b., c., d., and e. shall be deleted and replaced, respectively, with  
10 each of the following:

11 a. Building height shall not exceed two stories, with a maximum height of  
12 twenty-six feet (26'), excluding chimneys and architectural appendages.

13 b. The minimum lot area shall be three thousand eight hundred square feet  
14 (3,800').

15 c. The minimum average width of each lot shall be forty feet (40') and the  
16 minimum average depth shall be sixty feet (60').

17 d. The minimum frontage of a lot shall be thirty-five feet (35').

18 e. The minimum yard requirements shall be the following:

19 i. The front yards shall not be less than thirty feet (30') between  
20 structures.

21 ii. The minimum distance between buildings shall not be less than ten  
22 feet (10') with at least one side maintaining a five foot (5') setback.

23 iii. Street side yards shall not be less than five feet (5') measured from  
24 the property line and twenty feet (20') measured from the street.

25 iv. Rear yards shall not be less than five feet (5') measured from the  
26 edge of the alley.

1 v. Fireplaces, media niches, bay windows, porches, window boxes, and  
2 similar architectural elements shall be allowed to encroach a  
3 maximum of two feet (2') into setbacks provided at least one side of  
4 the structure has a five foot (5') setback. No other structural  
5 encroachments shall be permitted except as provided for in Section  
6 18.19 of Ordinance No. 348.

7 In addition, the following development standard shall apply:

8 aa. The edge of any pool, spa and associated equipment shall be at least five  
9 feet (5') from any property line.

10 (4) The development standards for clustered one family dwellings in Planning Area 2  
11 of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2  
12 except the development standards set forth in Article VI, Section 6.2. a., b., c., d.,  
13 and e. shall be deleted and replaced, respectively, with each of the following:

14 a. Building height shall not exceed two stories, with a maximum height of  
15 twenty-six feet (26'), excluding chimneys and architectural appendages.

16 b. There is no minimum lot area.

17 c. There is no minimum average lot width or depth.

18 d. The minimum frontage of a lot shall be thirty-five feet (35').

19 e. The minimum yard requirements shall be the following:

20 i. The front yard shall not be less than five feet (5') measured from the  
21 edge of the common driveway.

22 ii. The minimum distance between habitable structures shall be ten feet  
23 (10') or five feet (5') from any wall between dwellings.

24 iii. Street side yards shall not be less than ten feet (10') measured from  
25 any street.

26 iv. Rear yards shall not be less ten feet (10') from another habitable  
27 structure or five feet (5') from any wall.  
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1 v. Fireplaces, media niches, bay windows, porches, window boxes, and  
2 similar architectural elements shall be allowed to encroach a  
3 maximum of two feet (2') into setbacks provided at least one side of  
4 the structure has a five foot (5') setback. No other structural  
5 encroachments shall be permitted except as provided for in Section  
6 18.19 of Ordinance No. 348.

7 In addition, the following development standard shall apply:

8 aa. The edge of any pool, spa and associated equipment shall be at least five  
9 feet (5') from any property line.

- 10 (5) The development standards for non-residential development in Planning Area 2 of  
11 Specific Plan No. 386 shall be the same standards as those identified in Article VI,  
12 Section 6.2 of Ordinance No. 348.
- 13 (6) Except as provided above, all other zoning requirements shall be the same as those  
14 requirements identified in Article VI of Ordinance No. 348.

15 c. Planning Area 3

- 16 (1) The uses permitted in Planning Area 3 of Specific Plan No. 386 shall be the same  
17 as Article VI, Section 6.1 of Ordinance No. 348, except that those permitted uses in  
18 Article VI, Section 6.1 a. (2), (3), (5), (7), (8) and (9); b.(1), (2), (3), (4) and (5);  
19 c.(1); and e.(1) shall not be permitted. In addition, the permitted uses allowed  
20 under Section 6.1.a. shall include passive and active pocket parks, neighborhood  
21 park and community gardens. Also, the permitted uses allowed under Section  
22 6.1.b. shall include temporary real estate tract offices located within a subdivision,  
23 to be used only for and during the original sale of the subdivision, but not to exceed  
24 a period of five (5) years in any event.
- 25 (2) Except as provided in subsections (3) and (4) below, the development standards for  
26 one family dwellings in Planning Area 3 of Specific Plan No. 386 shall be the same  
27 as identified in Article VI, Section 6.2 except the development standards set forth  
28

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

- 3 a. Building height shall not exceed two stories, with a maximum height of  
4 twenty-six feet (26'), excluding chimneys and architectural appendages.
- 5 b. The minimum lot area shall be four thousand five hundred square feet  
6 (4,500').
- 7 c. The minimum average width of each lot shall be forty feet (40'), except that  
8 lots fronting on knuckles or cul-de-sacs shall have a minimum width of  
9 thirty-five feet (35'), and the minimum average depth shall be sixty feet  
10 (60').
- 11 d. The minimum frontage of a lot shall be thirty-five feet (35').
- 12 e. The minimum yard requirements shall be the following:
- 13 i. The front yard shall not be less than fifteen feet (15'), measured  
14 from the existing street line or from any future street line as shown  
15 on any circulation plan, whichever is nearer to the proposed  
16 dwelling.
- 17 ii. The minimum setback for garages shall be eighteen feet (18').
- 18 iii. Interior side yards shall not be less than five feet (5') measured from  
19 the property line.
- 20 iv. Street side yards shall not be less than five feet (5') measured from  
21 the property line and twenty feet (20') measured from the street.
- 22 v. Rear yards shall not be less than twenty feet (20').
- 23 vi. Fireplaces, media niches, bay windows, porches, window boxes, and  
24 similar architectural elements shall be allowed to encroach a  
25 maximum of two feet (2') into setbacks provided at least one side of  
26 the structure has a five foot (5') setback. No other structural  
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1 encroachments shall be permitted except as provided for in Section  
2 18.19 of Ordinance No. 348.

3 In addition, the following development standards shall apply:

4 aa. The edge of any pool, spa and associated equipment shall be at least five  
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6 (3) The development standards for one family dwellings with garages in the rear of the  
7 lot in Planning Area 3 of Specific Plan No. 386 shall be the same as identified in  
8 Article VI, Section 6.2 except the development standards set forth in Article VI,  
9 Section 6.2. a., b., c., d., and e. shall be deleted and replaced, respectively, with  
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12 twenty-six feet (26'), excluding chimneys and architectural appendages.

13 b. The minimum lot area shall be three thousand eight hundred square feet  
14 (3,800').

15 c. The minimum average width of each lot shall be forty feet (40') and the  
16 minimum average depth shall be sixty feet (60').

17 d. The minimum frontage of a lot shall be thirty-five feet (35').

18 e. The minimum yard requirements shall be the following:

19 i. The front yard shall not be less than thirty feet (30') measured  
20 between structures.

21 ii. The minimum distance between buildings shall not be less than ten  
22 feet (10') with at least one side maintaining a five foot (5') setback.

23 iii. Street side yards shall not be less than five feet (5') measured from  
24 the property line and twenty feet (20') measured from the street.

25 iv. Rear yards shall not be less than five feet (5') measured from the  
26 edge of the alley.

1 v. Fireplaces, media niches, bay windows, porches, window boxes, and  
2 similar architectural elements shall be allowed to encroach a  
3 maximum of two feet (2') into setbacks provided at least one side of  
4 the structure has a five foot (5') setback. No other structural  
5 encroachments shall be permitted except as provided for in Section  
6 18.19 of Ordinance No. 348.

7 In addition, the following development standard shall apply:

8 aa. The edge of any pool, spa, and associated equipment shall be at least  
9 five feet (5') from any property line.

10 (4) The development standards for clustered one family dwellings in Planning Area 3  
11 of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2  
12 except the development standards set forth in Article VI, Section 6.2. a., b., c., d.,  
13 and e. shall be deleted and replaced, respectively, with each of the following:

14 a. Building height shall not exceed two stories, with a maximum height of  
15 twenty-six feet (26'), excluding chimneys and architectural appendages.

16 b. There is no minimum lot area.

17 c. There is no minimum average lot width or depth.

18 d. The minimum frontage of a lot shall be thirty-five feet (35').

19 e. The minimum yard requirements shall be the following:

20 i. The front yard shall not be less than five feet (5') measured from the  
21 edge of the common driveway.

22 ii. The minimum distance between habitable structures shall be ten feet  
23 (10') or five feet (5') from any wall between dwellings.

24 iii. Street side yards shall not be less than ten feet (10') measured from  
25 any street.

26 iv. Rear yards shall not be less ten feet (10') from another habitable  
27 structure of five feet (5') from any wall.  
28

1 v. Fireplaces, media niches, bay windows, porches, window boxes, and  
2 similar architectural elements shall be allowed to encroach a  
3 maximum of two feet (2') into setbacks provided at least one side of  
4 the structure has a five foot (5') setback. No other structural  
5 encroachments shall be permitted except as provided for in Section  
6 18.19 of Ordinance No. 348.

7 In addition, the following development standard shall apply:

8 aa. The edge of any pool, spa and associated equipment shall be at least  
9 five feet (5') from any property line.

10 (5) The development standards for non-residential development in Planning Area 3 of  
11 Specific Plan No. 386 shall be the same standards as those identified in Article VI,  
12 Section 6.2 of Ordinance No. 348.

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

15 d. Planning Area 4

16 (1) The uses permitted in Planning Area 4 of Specific Plan No. 386 shall be the same  
17 as Article VI, Section 6.1 of Ordinance No. 348, except that those permitted uses in  
18 Article VI, Section 6.1 a. (2), (3), (5), (7), (8) and (9); b.(1), (2), (3), (4) and (5);  
19 c.(1); and e.(1) shall not be permitted. In addition, the permitted uses allowed  
20 under Section 6.1.a. shall include passive and active pocket parks, dog parks and  
21 community gardens. Also, the permitted uses allowed under Section 6.1.b. shall  
22 include temporary real estate tract offices located within a subdivision, to be used  
23 only for and during the original sale of the subdivision, but not to exceed a period  
24 of five (5) years in any event.

25 (2) Except as provided in subsections (3) and (4) below, the development standards for  
26 one family dwellings in Planning Area 4 of Specific Plan No. 386 shall be the same  
27 as identified in Article VI, Section 6.2 except the development standards set forth  
28

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

- 3 a. Building height shall not exceed two stories, with a maximum height of  
4 twenty-six feet (26'), excluding chimneys and architectural appendages.
- 5 b. The minimum lot area shall be four thousand five hundred square feet  
6 (4,500').
- 7 c. The minimum average width of each lot shall be forty feet (40'), except that  
8 lots fronting on knuckles or cul-de-sacs shall have a minimum width of  
9 thirty-five feet (35'), and the minimum average depth shall be sixty feet  
10 (60').
- 11 d. The minimum frontage of a lot shall be thirty-five feet (35').
- 12 e. The minimum yard requirements shall be the following:
- 13 i. The front yard shall not be less than fifteen feet (15'), measured  
14 from the existing street line or from any future street line as shown  
15 on any circulation plan, whichever is nearer to the proposed  
16 dwelling.
- 17 ii. The minimum setback for garages shall be eighteen feet (18').
- 18 iii. Interior side yards shall not be less than five feet (5') measured from  
19 the property line.
- 20 iv. Street side yards shall not be less than five feet (5') measured from  
21 the property line and twenty feet (20') measured from the street.
- 22 v. Rear yards shall not be less than twenty feet (20').
- 23 vi. Fireplaces, media niches, bay windows, porches, window boxes, and  
24 similar architectural elements shall be allowed to encroach a  
25 maximum of two feet (2') into setbacks provided at least one side of  
26 the structure has a five foot (5') setback. No other structural  
27  
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1 encroachments shall be permitted except as provided for in Section  
2 18.19 of Ordinance No. 348.

3 In addition, the following development standard shall apply:

4 aa. The edge of any pool, spa and associated equipment shall be at least  
5 five feet (5') from any property line.

6 (3) The development standards for one family dwellings with garages in the rear of the  
7 lot in Planning Area 4 of Specific Plan No. 386 shall be the same as identified in  
8 Article VI, Section 6.2 except the development standards set forth in Article VI,  
9 Section 6.2. a., b., c., d., and e. shall be deleted and replaced, respectively, with  
10 each of the following:

11 a. Building height shall not exceed two stories, with a maximum height of  
12 twenty-six feet (26'), excluding chimneys and architectural appendages.

13 b. The minimum lot area shall be three thousand eight hundred square feet  
14 (3,800').

15 c. The minimum average width of each lot shall be forty feet (40') and the  
16 minimum average depth shall be sixty feet (60').

17 d. The minimum frontage of a lot shall be thirty-five feet (35').

18 e. The minimum yard requirements shall be the following:

19 i. The front yard shall not be less than thirty feet (30') measured  
20 between structures.

21 ii. The minimum distance between buildings shall not be less than ten  
22 feet (10') with at least one side maintaining a five foot (5') setback.

23 iii. Street side yards shall not be less than five feet (5') measured from  
24 the property line and twenty feet (20') measured from the street.

25 iv. Rear yards shall not be less than five feet (5') measured from the  
26 edge of the alley.

1 v. Fireplaces, media niches, bay windows, porches, window boxes, and  
2 similar architectural elements shall be allowed to encroach a  
3 maximum of two feet (2') into setbacks provided at least one side of  
4 the structure has a five foot (5') setback. No other structural  
5 encroachments shall be permitted except as provided for in Section  
6 18.19 of Ordinance No. 348.

7 In addition, the following development standards shall apply:

8 aa. The edge of any pool, spa and associated equipment shall be at least  
9 five feet (5') from any property line.

10 (4) The development standards for clustered one family dwellings in Planning Area 4  
11 of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2  
12 except the development standards set forth in Article VI, Section 6.2. a., b., c., d.,  
13 and e. shall be deleted and replaced, respectively, with each of the following:

14 a. Building height shall not exceed two stories, with a maximum height of  
15 twenty-six feet (26'), excluding chimneys and architectural appendages.

16 b. There is no minimum lot area.

17 c. There is no minimum average lot width or depth.

18 d. The minimum frontage of a lot shall be thirty-five feet (35').

19 e. The minimum yard requirements shall be the following:

20 i. The front yard shall not be less than five feet (5') measured from the  
21 edge of the common driveway.

22 ii. The minimum distance between habitable structures shall be ten feet  
23 (10') or five feet (5') from any wall between dwellings.

24 iii. Street side yards shall not be less than ten feet (10') measured from  
25 any street.

26 iv. Rear yards shall not be less ten feet (10') from another habitable  
27 structure or five feet (5') from any wall.  
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1 v. Fireplaces, media niches, bay windows, porches, window boxes, and  
2 similar architectural elements shall be allowed to encroach a  
3 maximum of two feet (2') into setbacks provided at least one side of  
4 the structure has a five foot (5') setback. No other structural  
5 encroachments shall be permitted except as provided for in Section  
6 18.19 of Ordinance No. 348.

7 In addition, the following development standards shall apply:

8 aa. The edge of any pool, spa and associated equipment shall be at least  
9 five feet (5') from any property line.

10 (5) The development standards for non-residential development in Planning Area 4 of  
11 Specific Plan No. 386 shall be the same standards as those identified in Article VI,  
12 Section 6.2 of Ordinance No. 348.

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

15 e. Planning Area 5

16 (1) The uses permitted in Planning Area 5 of Specific Plan No. 386 shall be the same  
17 as Article VI, Section 6.1 of Ordinance No. 348 , except that those uses permitted  
18 in Article VI, Section 6.1a.(1), (2), (3), (4), (5), (6), (7), (8) and (9); b.(1), (2),  
19 (3),(4), (5) and (6); c.(1); and e.(1) shall not be permitted. In addition, the  
20 permitted uses identified in Section 6.1.c. shall include solar arrays and associated  
21 support structures.

22 (2) The development standards for Planning Area 5 of Specific Plan No. 386 shall be  
23 the same as identified in Article VI, Section 6.2 except the development standards  
24 set forth in Article VI, Section 6.2. a., b., c., d., and e. shall be deleted.

25 In addition, the following development standards shall apply:

26 aa. Fencing shall comply with Figure IV-26, Detail E, of Specific Plan No. 386.

27 bb. No light glare shall flow to neighboring properties.

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cc. The minimum setback from all perimeter fencing shall be ten feet (10').

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').

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

13 h. Planning Area 7b

- 14 (1). The uses permitted in Planning Area 7b of Specific Plan No. 386 shall be the same  
15 as Article VI, Section 6.1 of Ordinance No. 348, except that those permitted uses in  
16 Article VI, Section 6.1.a. (1), (2), (3), (4), (5), (6), (7), (8) and (9); and b. (1), (2),  
17 (3), (5) and (6) shall not be permitted. In addition, the permitted uses identified in  
18 Article VI, Section 6.1.a. shall include storm water control facilities and trails.
- 19 (2) The development standards for Planning Area 7a of Specific Plan No. 386 shall be  
20 the same standards as those identified in Article VI, Section 6.2 of Ordinance No.  
21 348, except the development standard set forth in Section 6.2.a., b., c., d., e., f., and  
22 g. shall be deleted.
- 23 (3) Except as provided above, all other zoning requirements shall be the same as those  
24 requirements identified in Article VI of Ordinance No. 348.”



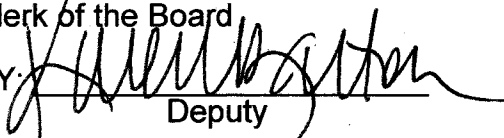
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STATE OF CALIFORNIA        )  
  )  
COUNTY OF RIVERSIDE        )        ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on August 28, 2018, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

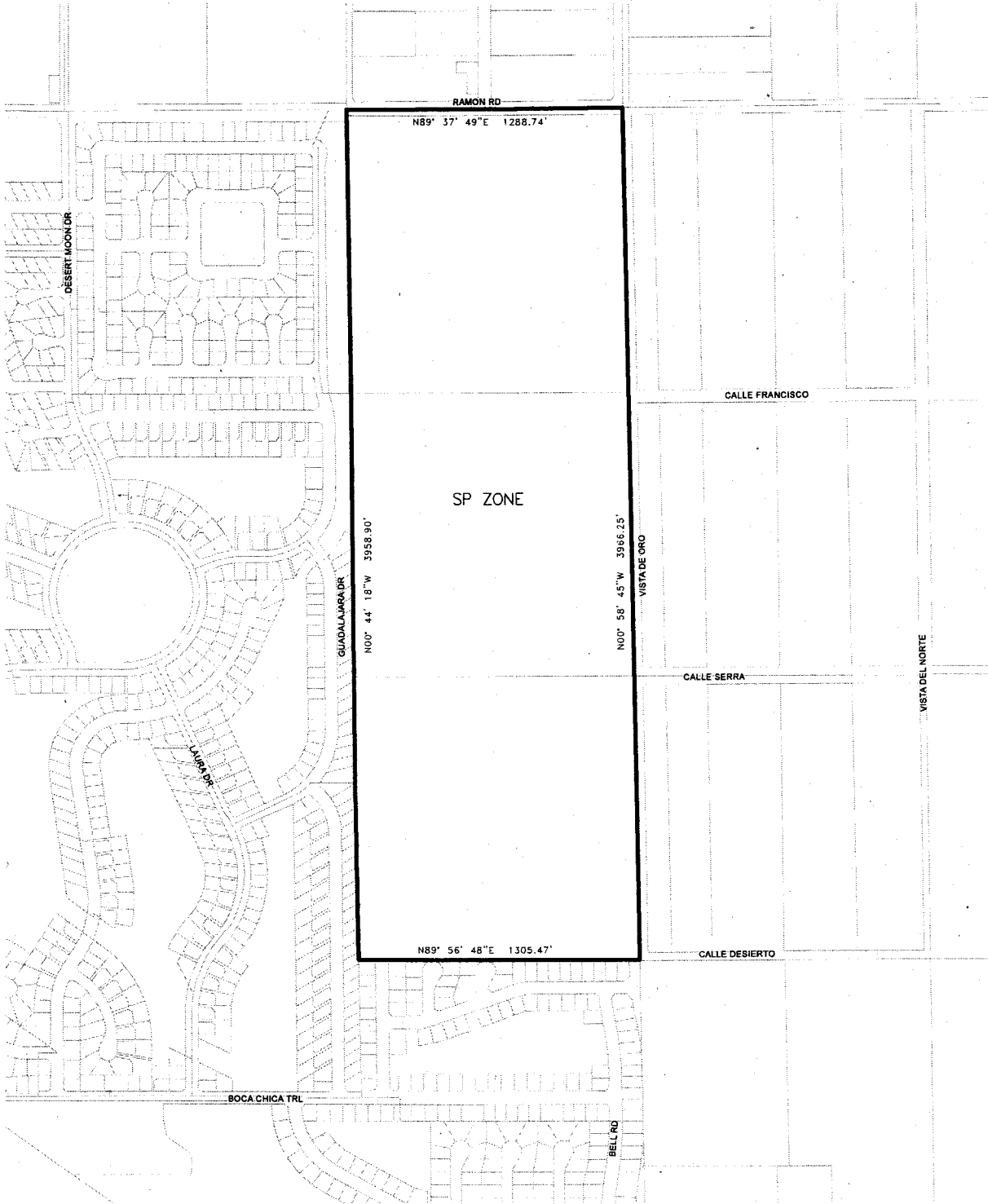
AYES:                       Jeffries, Tavaglione, Washington, Perez and Ashley  
NAYS:                       None  
ABSENT:                    None

DATE:            August 28, 2018

KECIA HARPER-IHEM  
Clerk of the Board  
BY:   
Deputy

SEAL

SEC. 20. T.4S. R.6E. S.B.M



**SP ZONE** SPECIFIC PLAN (SP 386 )

MAP NO. 40.048

CHANGE OF OFFICIAL ZONING PLAN

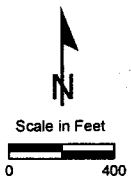
THOUSAND PALMS  
DISTRICT

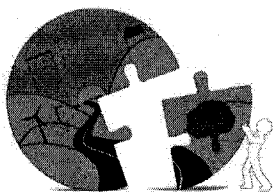
CHANGE OF ZONE CASE NO. 7850

AMENDING ORDINANCE NO. 348

ADOPTED BY ORDINANCE NO. 348. 4886

(DATE:) \_\_\_\_\_





**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.:**

Choose an item. May 1, 2018

**PROPOSED PROJECT**

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

**PROJECT DESCRIPTION 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.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

**ADOPT** 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;

**TENTATIVELY APPROVE 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;

**APPROVE 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;

**APPROVE TENTATIVELY 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)

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:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
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

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Airport Influence Area ("AIA"): No

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## PROJECT LOCATION MAP

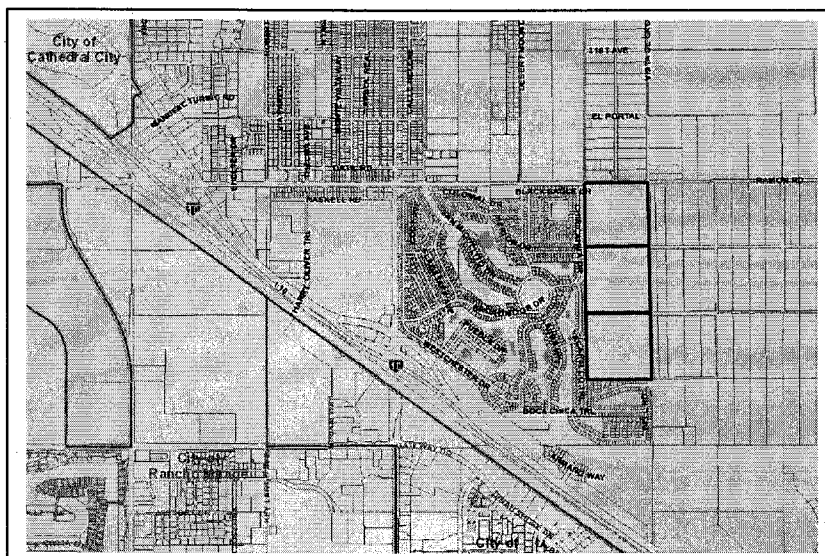


Figure 1: Project Location Map

## 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



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 Statute 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."

- "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

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).

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**

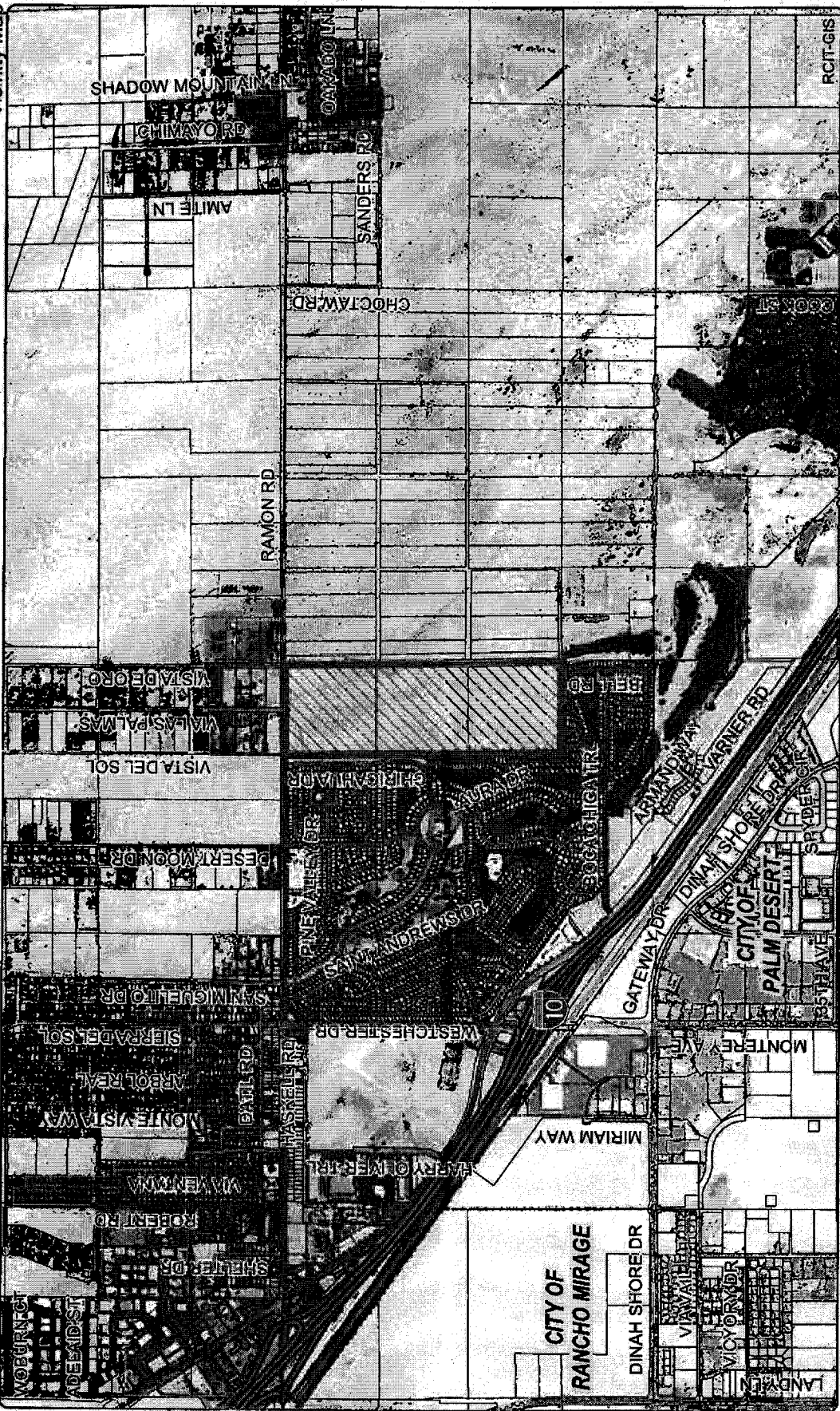
Public hearing notices were mailed to property owners within 500 feet of the proposed project site. As of the writing of this report Planning Staff has not received written communication/phone calls from residents who indicated support/opposition to the proposed project.

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**RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ07850 GPA01135 SP0386 PM37191  
VICINITY/POLICY AREAS**

Supervisor: Perez  
District 4

Date Drawn: 2/2/2018  
Vicinity Map



Zoning Dist: Thousand Palms

Author: Vinnie Nguyen

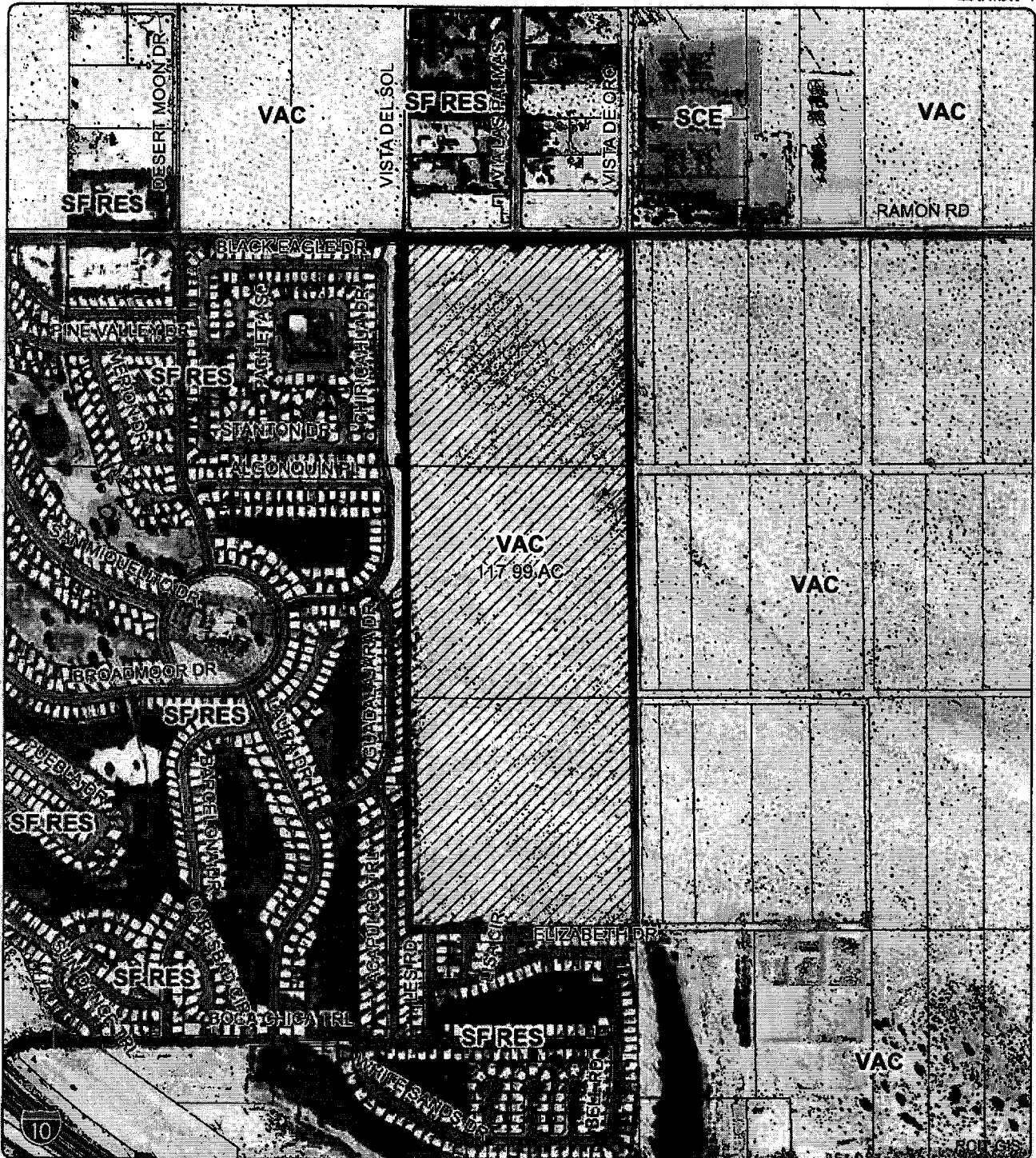


REPLACEMENT: On October 7, 2003, the County of Riverside adopted a new Ordinance that permits the use of the designations for unincorporated Riverside County. For more information regarding the Ordinance, please contact the Riverside County Planning Department offices in Riverside at (951) 940-3300. Riverside County is a member of the California Planning Council. Planning Council of California, Inc. 10000 Wilshire Blvd., Suite 1000, Beverly Hills, CA 90210.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07850 GPA01135 SP0386 PM37191**  
**LAND USE**

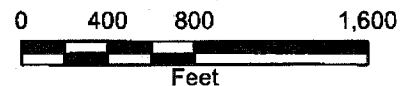
Supervisor: Perez  
 District 4

Date Drawn: 2/2/2018  
 Exhibit 1



Zoning Dist: Thousand Palms

Author: Vinnie Nguyen

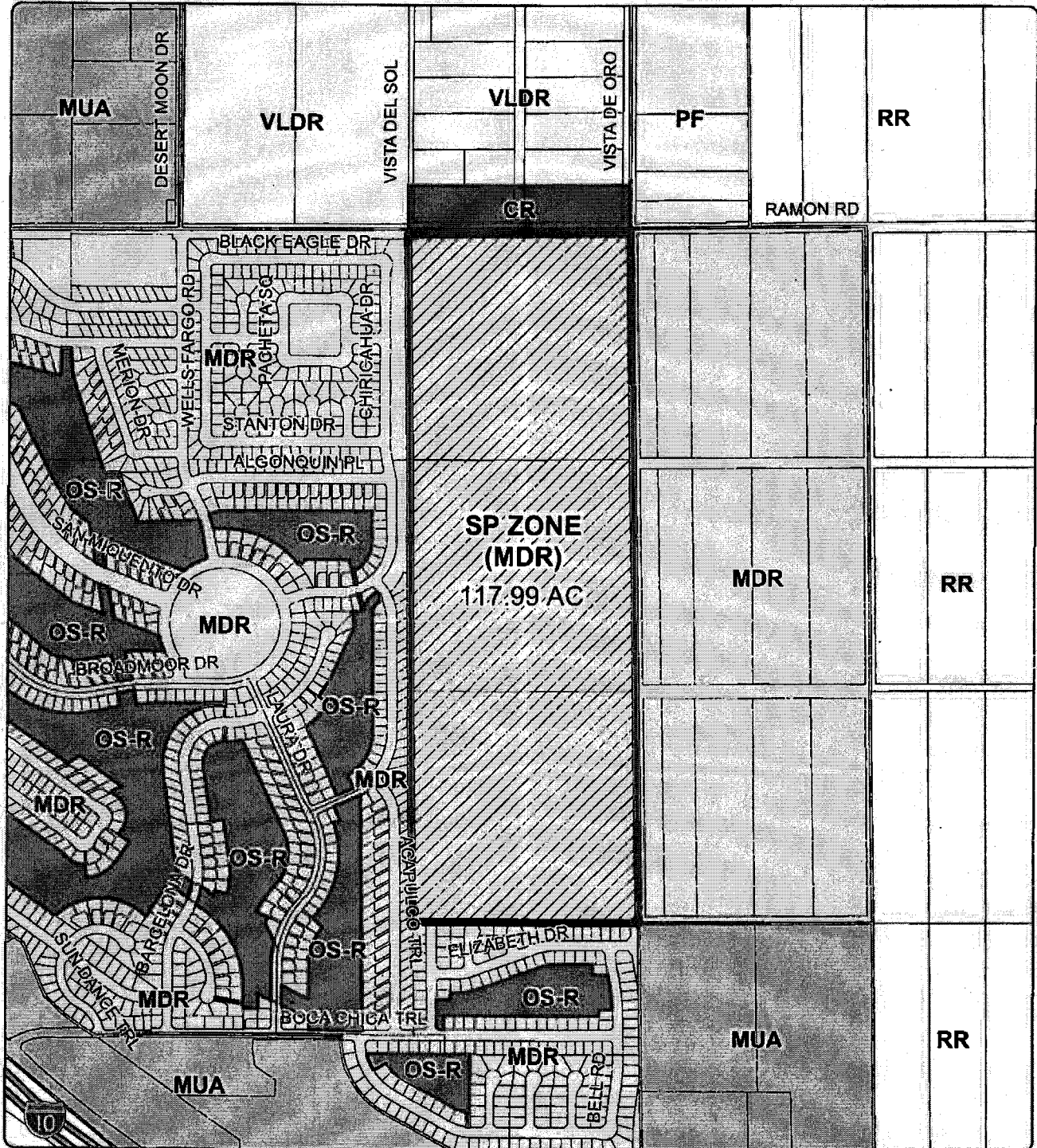


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)953-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.cd.cola.ca.gov>

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ07850 GPA01135 SP0386 PM37191  
PROPOSED GENERAL PLAN**

Supervisor: Perez  
District 4

Date Drawn: 2/2/2018  
Exhibit 6



Zoning Dist: Thousand Palms

Author: Vinnie Nguyen

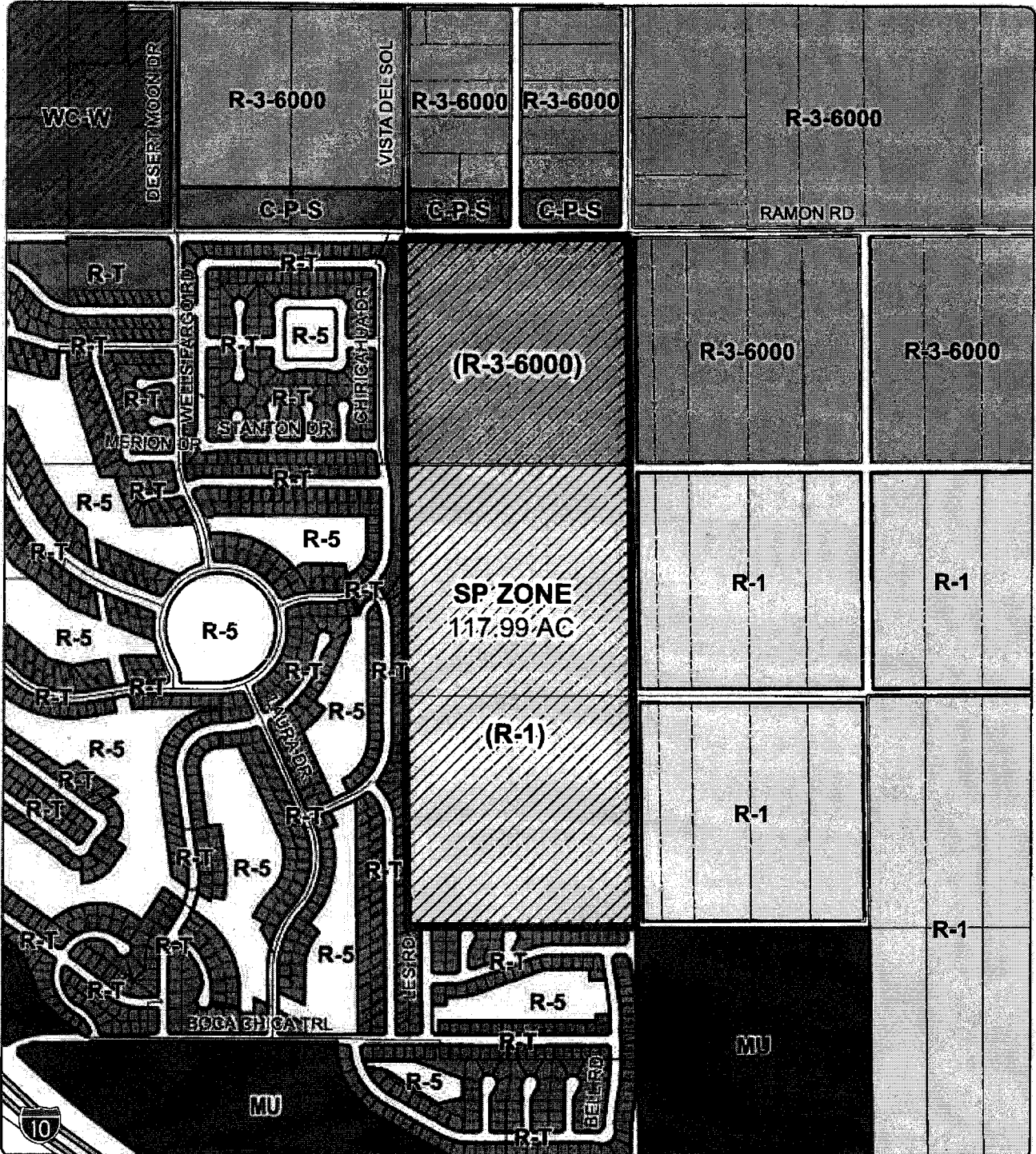


**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please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

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07850 GPA01135 SP0386 PM37191**  
**PROPOSED ZONING**

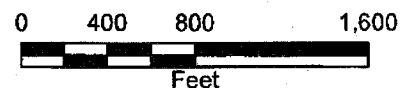
Supervisor: Perez  
 District 4

Date Drawn: 2/2/2018  
 Exhibit 3



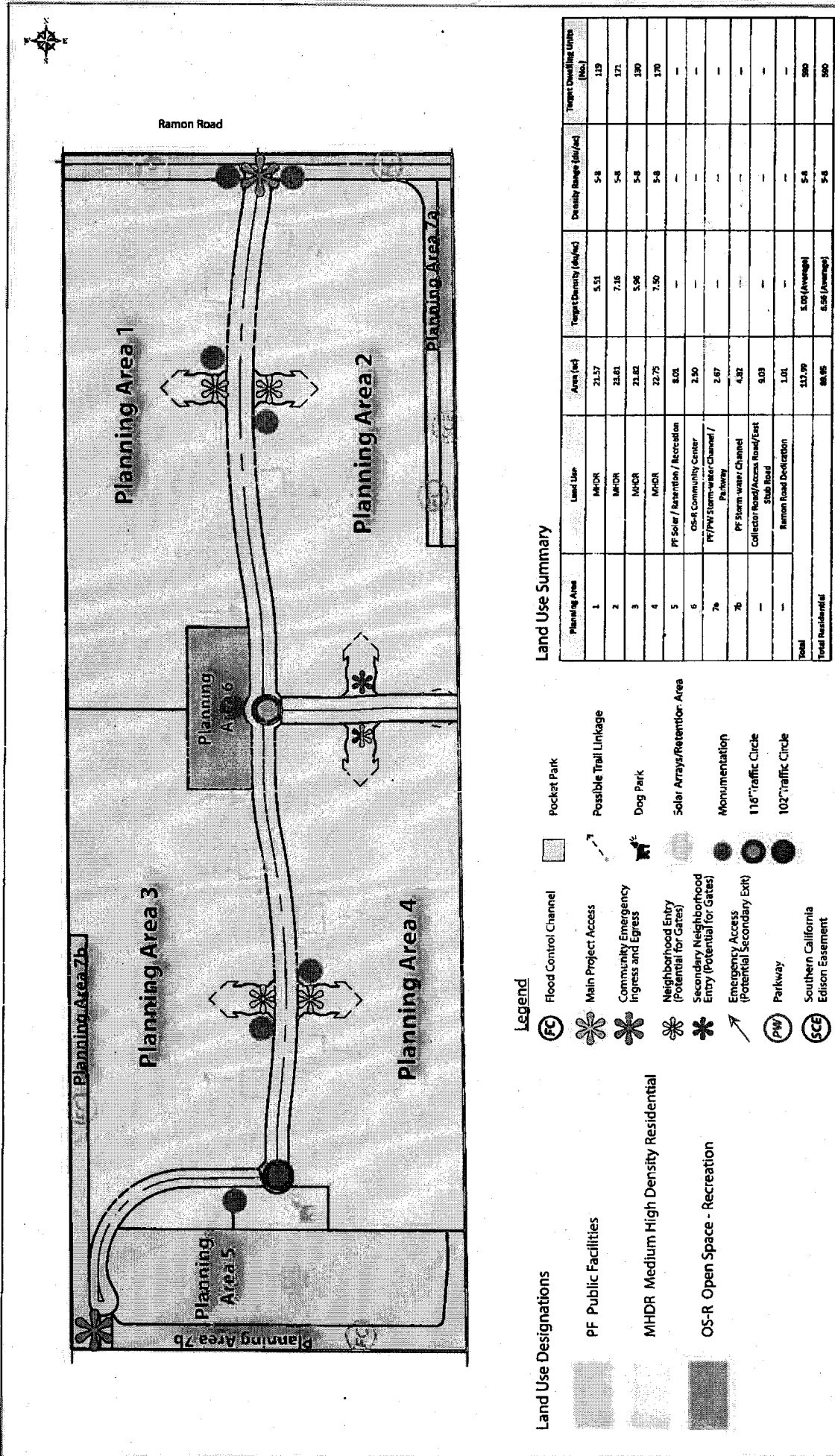
Zoning Dist: Thousand Palms

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)985-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcstma.org>





**Land Use Designations**

- PF Public Facilities
- MHDR Medium High Density Residential
- OS-R Open Space - Recreation

**Legend**

- Flood Control Channel
- Pocket Park
- Main Project Access
- Possible Trail Linkage
- Community Emergency Ingress and Egress
- Dog Park
- Neighborhood Entry (Potential for Gates)
- Solar Arrays/Retention Area
- Secondary Neighborhood Entry (Potential for Gates)
- Monumentation
- Emergency Access (Potential Secondary Exit)
- 116" Traffic Circle
- Parkway
- 102" Traffic Circle
- Southern California Edison Easement

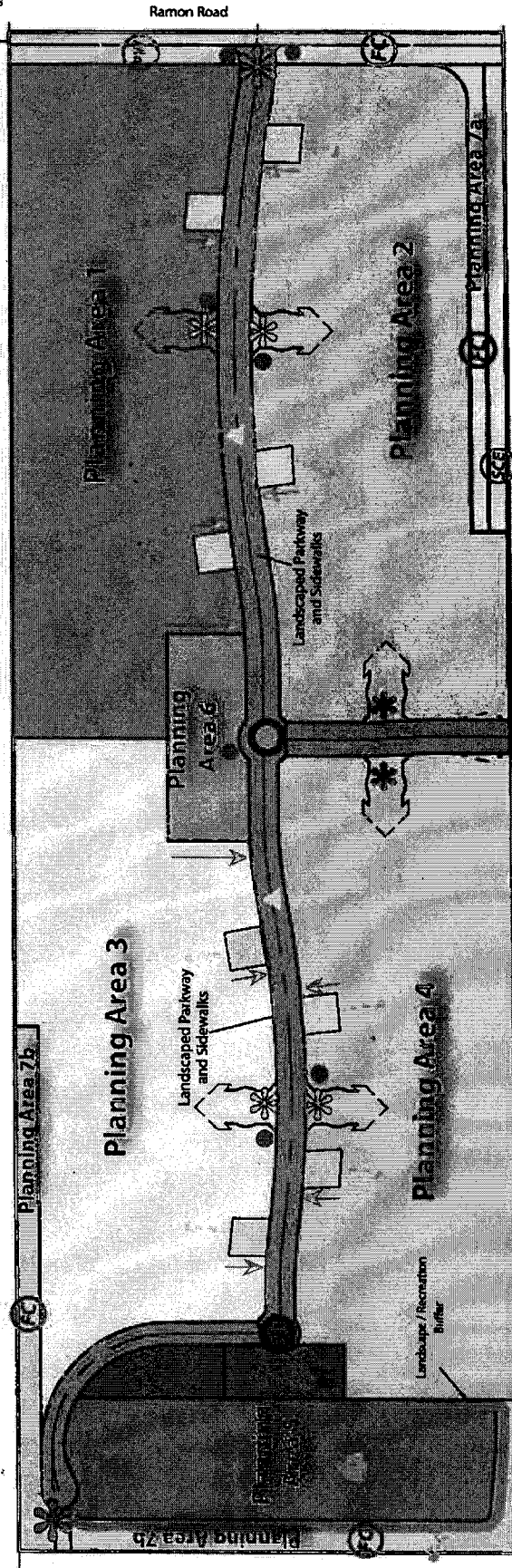
**Land Use Summary**

Planning Area	Land Use	Area (ac)	Target Density (du/ac)	Density Range (du/ac)	Target Dwelling Units (No.)
1	MHDR	21.57	5.51	5-8	119
2	MHDR	24.81	7.16	5-8	171
3	MHDR	21.82	5.98	5-8	190
4	MHDR	22.75	7.50	5-8	170
5	PF Solar / Recreation / Recreation	8.08	-	-	-
6	OS-R Community Center	2.50	-	-	-
7a	PF/PW Storm-water Channel / Parkway	2.67	-	-	-
7b	PF Storm water Channel	4.82	-	-	-
-	Collector Road/Access Road/Exit	9.09	-	-	-
-	State Road	1.01	-	-	-
-	Ramon Road Dedication	1.01	-	-	-
<b>Total</b>		<b>113.99</b>	<b>5.69 (Average)</b>	<b>5-8</b>	<b>580</b>
<b>Total Residential</b>		<b>88.95</b>	<b>6.56 (Average)</b>	<b>5-8</b>	<b>560</b>



Specific Plan No. 386 - Proposed Land Use  
Thousand Palms 278 Specific Plan No. 386

Figure I-6



**Land Use Summary**

Planning Area	Land Use	Average	Target Density	Density Range	Target Density	Target Density
Total for Planning Area 1	Residential	21.07		5-8 du/acre		119 du
	Pocket Park/Neighborhood Park	18.82	5.47 du/acre			
	Residential	18.82		5-8 du/acre		119 du
Total for Planning Area 2	Pocket Park/Neighborhood Park	0.50				
	Residential	23.81	7.08 du/acre	5-8 du/acre		120 du
Total for Planning Area 3	Pocket Park/Neighborhood Park	0.50				
	Residential	21.82	5.96 du/acre	5-8 du/acre		170 du
Total for Planning Area 4	Pocket Park/Neighborhood Park	0.50				
	Residential	1.00	7.68 du/acre			
Total for Planning Area 5	FF (Solar / Recreation / Recreation)	20.00				
	Landscaped / Recreation Buffer	7.84				
Total for Planning Area 6	FF (Solar / Recreation / Recreation)	0.07				
	Landscaped / Recreation Buffer	0.07				
Total for Planning Area 7	FF (Solar / Recreation / Recreation)	0.00				
	Landscaped / Recreation Buffer	0.00				
Total for Planning Area 7	FF (Solar / Recreation / Recreation)	0.00				
	Landscaped / Recreation Buffer	0.00				
Planning Area Total	Residential Total	33.89		5-8 du/acre (Avg)		220 du
	Open Space Total	11.87		5-50 du/acre (Avg)		200 du
Open Space Total		11.87				

- Legend:**
- 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)
  - Parkway
  - Monumentation
  - Pocket Park
  - Neighborhood Park
  - Community Park
  - Possible Trail Linkage
  - Dog Park
  - Solar Arrays/Retention Area
  - Southern California Edison Easement
  - Main Collector Road
  - 116' Traffic Circle
  - 102' Traffic Circle
  - Multi-Purpose Pedestrian Trail

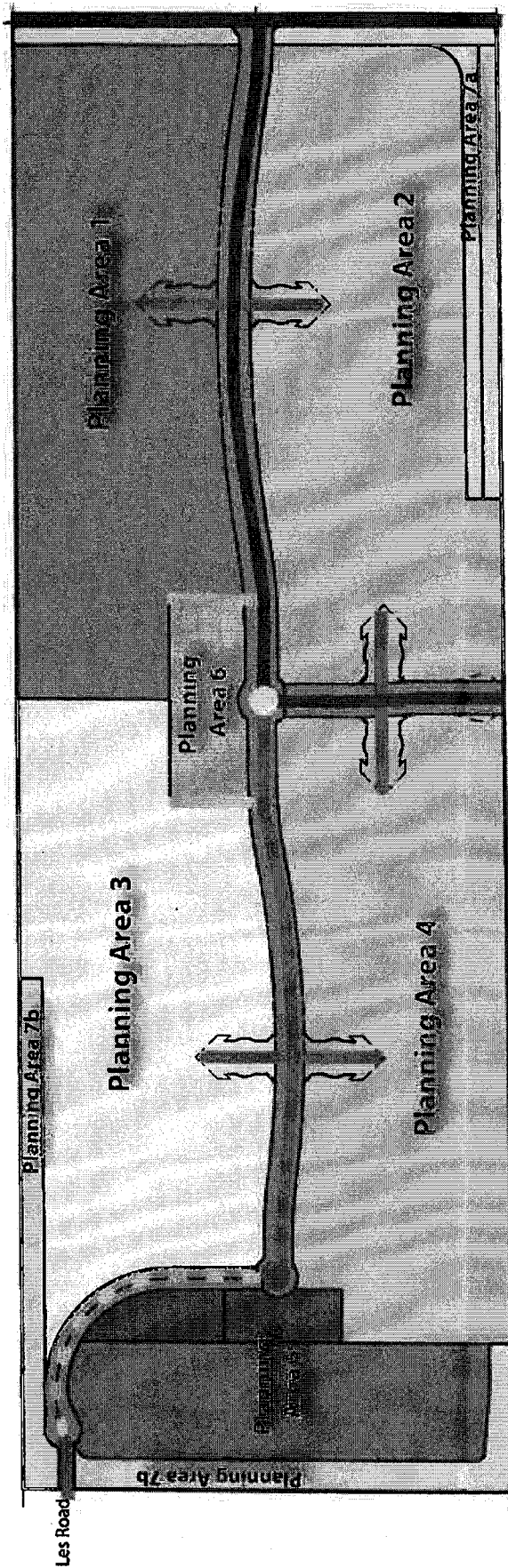
**Figure II-1**

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





Ramon Road



**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

**Figure II-2**

**Conceptual Circulation Plan**  
**Thousand Palms 278 Specific Plan No. 386**



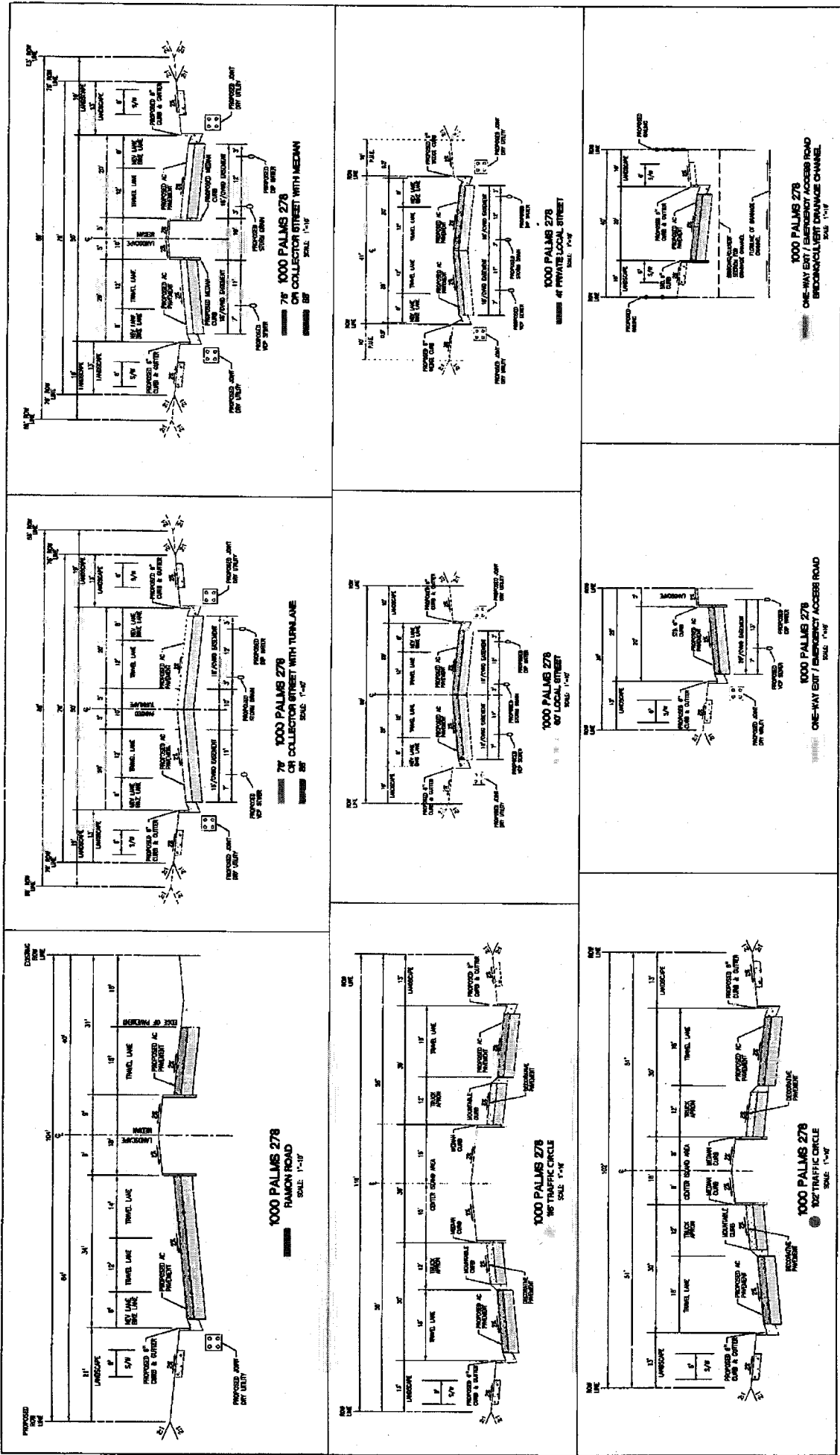


Figure II-3

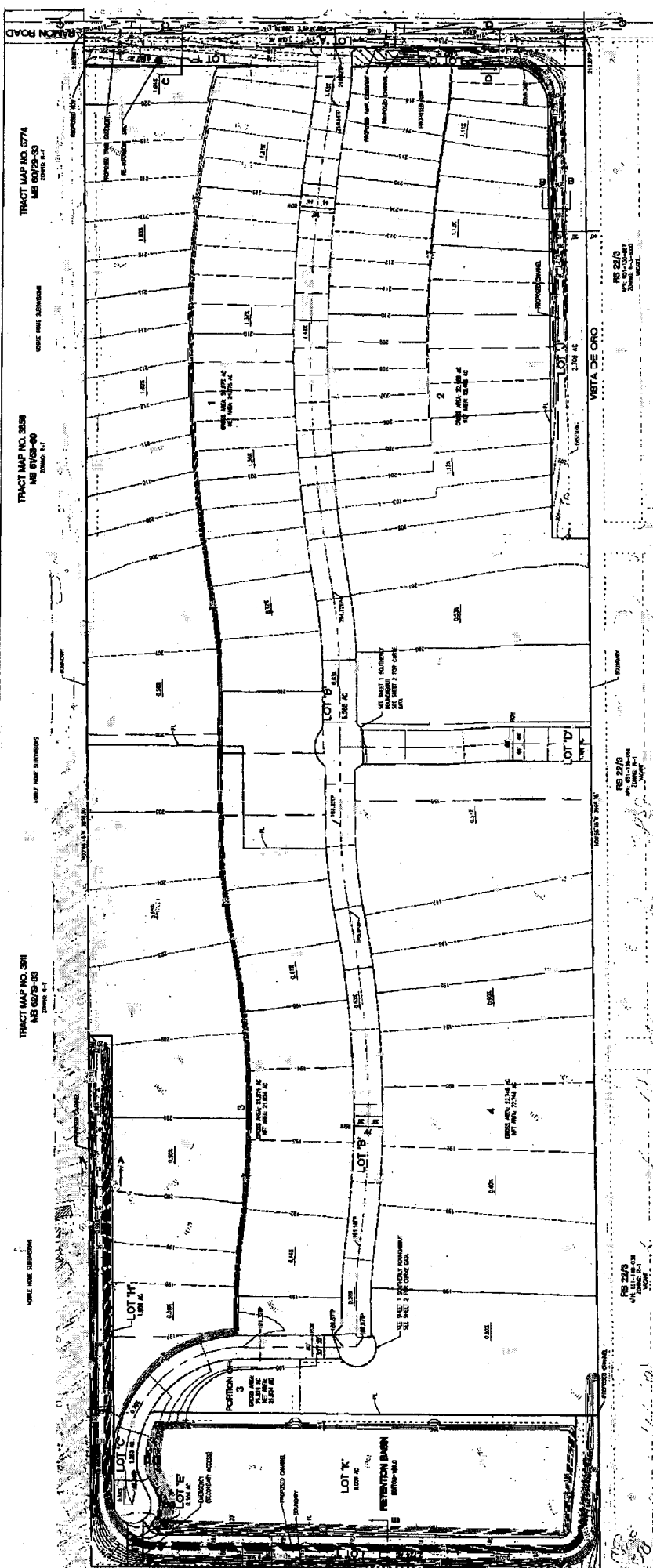
Proposed Street Cross-sections  
Thousand Palms 278 Specific Plan No. 386



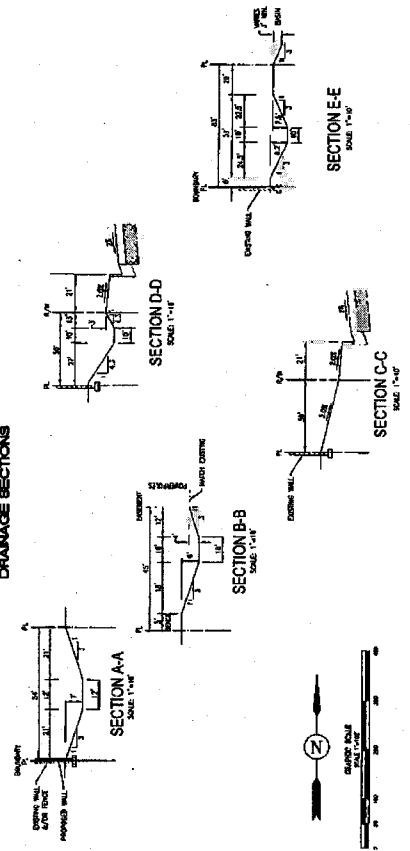




IN THE UNINCORPORATED COUNTY OF RIVERSIDE STATE OF CALIFORNIA  
**TENTATIVE PARCEL MAP NO. 37191**  
 A PORTION OF THE EAST HALF OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 8 EAST, SBM



**DRAINAGE SECTIONS**



**PRELIMINARY EARTHWORK VOLUMES**

LOT (M)	OT (M)	OT (M)	OT (M)	OT (M)	OT (M)	OT (M)	OT (M)	OT (M)	OT (M)	OT (M)
1	2	3	4	5	6	7	8	9	10	11
1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000

PRELIMINARY EARTHWORK VOLUMES ARE FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE VOLUMES AND FOR OBTAINING NECESSARY PERMITS.

**LOT DESIGNATIONS AND AREAS**

NO.	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA
1	2	3	4	5	6	7	8	9	10
1000	1000	1000	1000	1000	1000	1000	1000	1000	1000

PREPARED BY: [Signature]

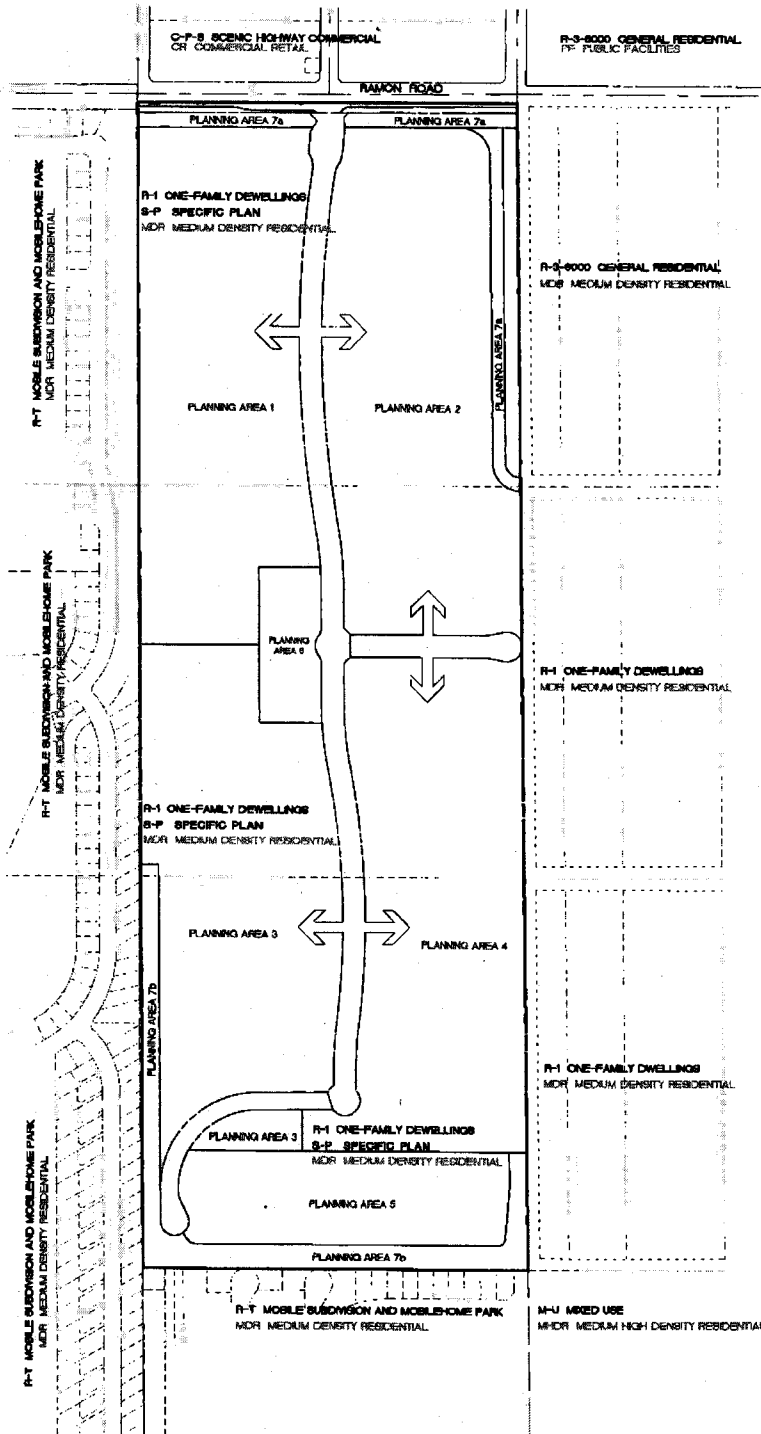
DATE OF THE MAP: 1/15/2024

SHEET 3 OF 3 SHEETS

# IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

## CHANGE OF ZONE EXHIBIT

### THOUSAND PALMS 278



**APPLICANT AND PROPERTY OWNER**  
 THOUSAND PALMS 278  
 C/O TOM NOBLE, MANAGER  
 34350 GATEWAY DRIVE  
 PALM DESERT, CA 92211  
 TEL: (760) 770-3100

**EXHIBIT PREPARER**  
 THE ALUM GROUP  
 73-710 FRED WARING DRIVE, SUITE 219  
 PALM DESERT, CA 92260  
 TEL: (760) 346-4750  
 FAX: (760) 340-0089

**ASSESSOR'S PARCEL NUMBER:**  
 693-180-001, 693-180-002 & 693-230-001  
**TOTAL GROSS ACREAGE:** 117.99 AC  
**TOTAL NET ACREAGE:** 101.99 AC

**LEGAL DESCRIPTION:**  
 THE EAST HALF OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 6 EAST, 30M, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM THE NORTH 30.00 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 20.

**THOMAS BROS MAP PAGE/COORDINATES:**  
 EDITION 2000, PG 76B, GRIDS F2, F3, G2, G3

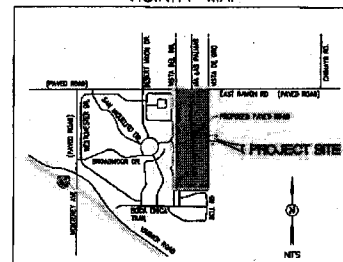
**UTILITY PURVEYORS:**  
 SEWER: COACHELLA VALLEY WATER DISTRICT  
 WATER: COACHELLA VALLEY WATER DISTRICT  
 SOCIAL GAS: THE GAS COMPANY  
 ELECTRIC: IMPERIAL IRRIGATION DISTRICT  
 TELEPHONE: FRONTIER COMMUNICATIONS  
 CABLE TV: TIME WARNER CABLE  
 USA: UNDERGROUND SERVICE ALERT  
 SCHOOL: PALM SPRINGS UNIFIED SCHOOL DISTRICT


**FEMA MAPPED FLOODPLAIN:**  
 FIRM PANELS 09080C 1805G AND 0608C 1816G  
 DESIGNATED ZONE AO (SPECIAL FLOOD HAZARD AREA)  
 DEPTH 1 FT, VELOCITY 5 FPS

**LEGEND**

- BOUNDARY LINE
- - - EXISTING ZONING DESIGNATION
- - - PROPOSED ZONING DESIGNATION
- LAND USE DESIGNATION
- PLANNING AREA NUMBERS

**VICINITY MAP**



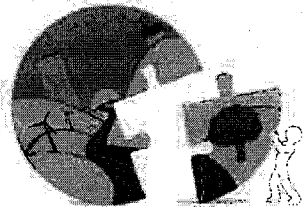
**PREPARED BY:**  

 • Engineering • Planning  
 • Survey • Environmental  
 The Alum Group  
 73-710 Fred Waring Drive, Suite 219, Palm Desert, CA 92260  
 1.760.346.4750 TheAlumGroup.com 1.760.340.0889

**COUNTY OF RIVERSIDE**  
**CHANGE OF ZONE EXHIBIT**  
**THOUSAND PALMS 278 SPECIFIC PLAN NO. 386**

**SHEET NO.**  
**1**  
**OF 1**

**FOR:**  
**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 BY:

By: Dave Alvarez Title: Project Planner Date: 2/23/2018

Applicant/Project Sponsor: The Altum Group Date Submitted: 2/23/2018

**ADOPTED BY:** Board of Supervisors

Person Verifying Adoption: Dave Alvarez Date: 2/23/2018

The Negative Declaration may be examined, along with documents referenced in the environmental assessment, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, CA 92501

For additional information, please contact Dave Alvarez at 951-955-5719.

Please charge deposit fee case#: SP00386, PM37191

**FOR COUNTY CLERK'S USE ONLY**





















## ADVISORY NOTIFICATION DOCUMENT

### 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 its sacred or cultural importance.

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



## ADVISORY NOTIFICATION DOCUMENT

### 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

### ADVISORY NOTIFICATION DOCUMENT

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

## ADVISORY NOTIFICATION DOCUMENT

### 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 by 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:





## ADVISORY NOTIFICATION DOCUMENT

### 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

### ADVISORY NOTIFICATION DOCUMENT

#### 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

## ADVISORY NOTIFICATION DOCUMENT

### 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.

## ADVISORY NOTIFICATION DOCUMENT

### 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



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



Plan: PM37191

Parcel: 693180001

60. Prior To Grading Permit Issuance

E Health

060 - E Health. 1                      0060-E Health-USE - ECP REQUIREMENTS                      Not Satisfied

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 desert/landscape/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







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).

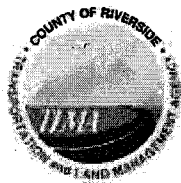
Fire

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

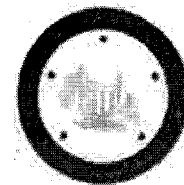
090 - Planning. 1                      0090-Planning-MAP- BLOCK WALL ANTIGRAFFITI                      Not Satisfied  
The land divider/permit holder shall construct a six (6) foot high decorative block wall around the property line perimeter of the project site. The required wall shall be subject to 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. said 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



**ADVISORY NOTIFICATION DOCUMENT**

## BS-Plan Check

BS-Plan Check. 1                    0010-BS-Plan Check-B&amp;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

**ADVISORY NOTIFICATION DOCUMENT****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**













### ADVISORY NOTIFICATION DOCUMENT

#### 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

### ADVISORY NOTIFICATION DOCUMENT

#### 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-All. 4                      0010-Planning-All-MAP- PROJECT DESCRIPTION

The land division hereby permitted is to propose a schedule "I" 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

## ADVISORY NOTIFICATION DOCUMENT

### 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

### ADVISORY NOTIFICATION DOCUMENT

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

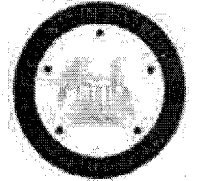
DRAFT AANGUIA1 20161129





**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*Juan C. Perez*  
*Agency Director*



02/23/18, 10:52 am

GPA01135

**ADVISORY NOTIFICATION DOCUMENT**

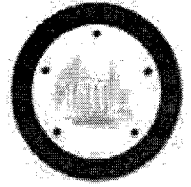
The following notifications are included as part of the recommendation of approval for GPA01135. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

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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.

0

**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](mailto: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.*

Any questions regarding this project should be directed to David Alvarez, Project Planner, at (951) 955-5719 or e-mail at [daalvarez@rctima.org](mailto:daalvarez@rctima.org) / MAILSTOP #: 1070

Public Hearing Path: Administrative Action:  DH:  PC:  BOS:

COMMENTS:

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.*



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss  
Planning Director

April 09, 2015

Native American Heritage Commission  
915 Capitol Mall, 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 12<sup>th</sup> Floor

Riverside, CA 92501

Archaeologist: Heather Thomson

Direct 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: Thousand Palms  
Township: 4 S

Range: 6 E

**Local; Action Type:**

General Plan

General Plan Amendment

General Plan Element

Specific Plan

Specific Plan Amendment

Specific Plan – Planning Area Change

**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, 693230001.

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.

NAHC Use Only

Date Received: \_\_\_\_\_

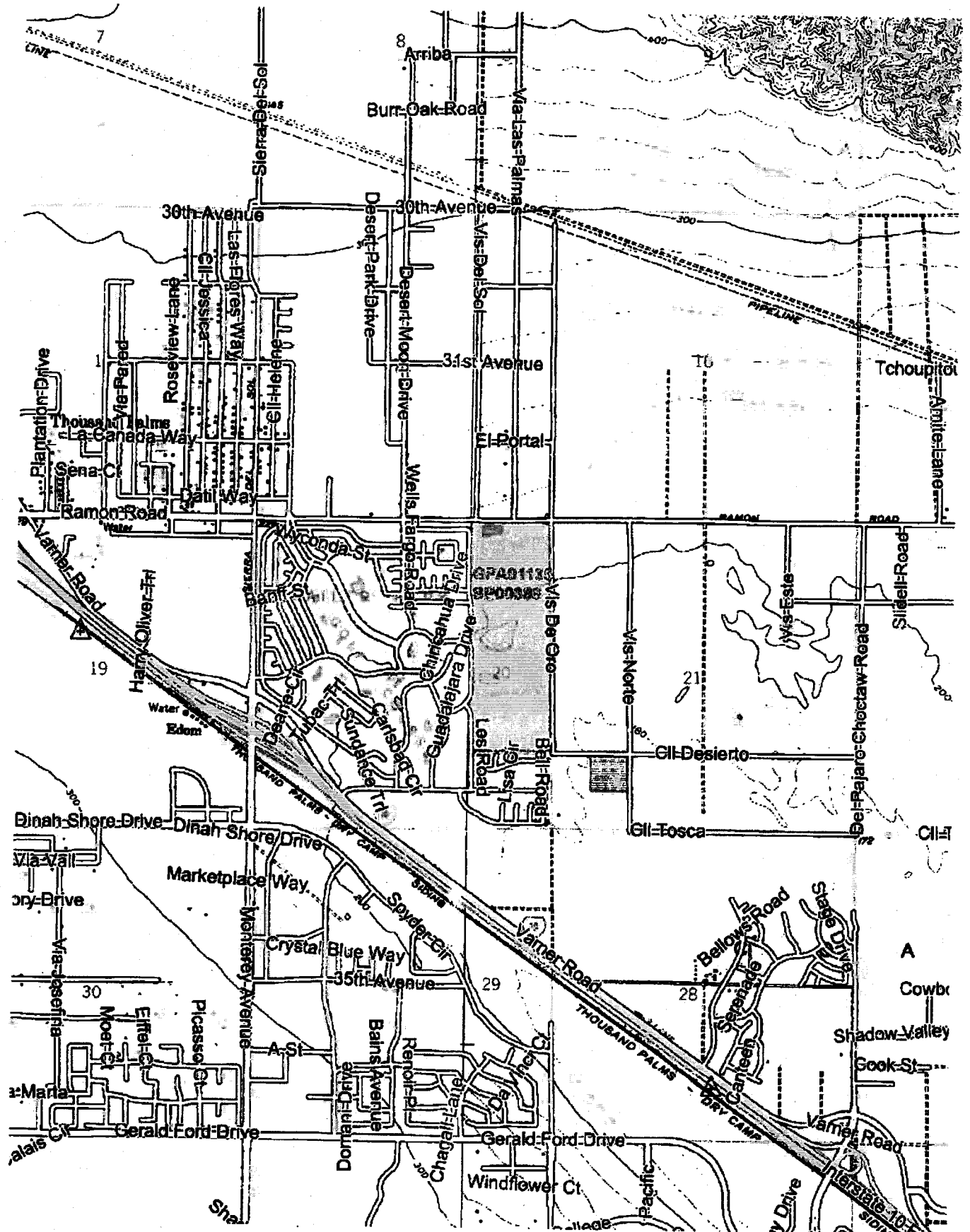
Date Completed: \_\_\_\_\_

(951) 955-3200 · Fax (951) 955-1811

(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

RE: Tribal Consultation List Request



**NATIVE AMERICAN HERITAGE COMMISSION**

1990 Harbor Blvd., ROOM 100  
West SACRAMENTO, CA 95601  
(916) 373-8710  
Fax (916) 373-6471



April 30, 2015

Damaris Abraham  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> 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](mailto:Katy.Sanchez@nahc.ca.gov).

Sincerely,

A handwritten signature in black ink that reads "Katy Sanchez".

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  
Indio , CA 92203  
(760) 342-2593

Santa Rosa Band of Mission Indians  
John Marcus, Chairman  
P.O. Box 391820 Cahuilla  
Anza , CA 92539  
(951) 659-2700

Los Coyotes Band of Mission Indians  
Ray Chapparosa, Chairman  
P.O. Box 189 Cahuilla  
Warner Springs , CA 92086  
Los\_coyotes@ymail.com

Augustine Band of Cahuilla Mission Indians  
Mary Ann Green, Chairperson  
P.O. Box 846 Cahuilla  
Coachella , CA 92236  
(760) 398-4722  
(760) 369-7161 Fax

Ramona Band of Cahuilla Mission Indians  
Joseph Hamilton, Chairman  
P.O. Box 391670 Cahuilla  
Anza , CA 92539  
admin@ramonatribe.com  
(951) 763-4105

Agua Caliente Band of Cahuilla Indians  
Jeff Grubbe, Chairperson  
5401 Dinah Shore Drive Cahuilla  
Palm Springs , CA 92262  
ttraogoz@aguacaliente-nsn.gov  
(760) 325-3400

Soboba Band of Mission Indians  
Rosemary Morillo, Chairperson; 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 Road Cahuilla  
Banning , CA 92220 Serrano  
(951) 849-8807  
(951) 755-5200

Torres-Martinez Desert Cahuilla Indians  
Mary Resvaloso, Chairperson  
P.O. Box 1160 Cahuilla  
Thermal , CA 92274  
mresvaloso@torresmartinez.org  
(760) 397-0300

Agua Caliente Band of Cahuilla Indians THPO  
Patricia Garcia, Tribal Historic Preservation Officer  
5401 Dinah Shore Drive Cahuilla  
Palm Springs , CA 92264  
ptuck@augacaliente-nsn.gov  
(760) 699-6907

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 5097.34 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, et seq.



**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) 763-2631 Tribal EPA**

**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 63352.3 and 63362.4, et seq.**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Weiss*  
Planning Director

Agua Caliente Band of Cahulla 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, 693230001.

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 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

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