

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

- a) **Less than Significant Impact:** The proposed project is within the community of Vista Santa Rosa is located adjacent to a developed residential area of the City of La Quinta on the western boundary of the project site and surrounded by vacant or agricultural land on all other sides. The development of the site area includes the addition of 80 single family residences, and associated road infrastructure within the subdivision that will create a new source of light. Per Ordinance No. 655, all artificial outdoor lighting fixtures will be installed in conformance with the provisions of all applicable ordinances. Additionally, all lighting shall be hooded/directed as indicated by AND COA 15. Planning Site specific design details for the proposed buildings, street lights, parking lots, etc. will be submitted for review and approval to reduce potential impact to a less than significant level.
- b) **Less than Significant Impact:** Per Ordinance No. 655, all artificial outdoor lighting fixtures will be installed in conformance with the provisions of all applicable ordinances to ensure minimal impact to the residential area of La Quinta to the west of the subject property. Site specific design details for the proposed buildings, street lights, parking lots, etc. will be submitted for review and approval to reduce potential impact to a less than significant level.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure OS-2 "Agricultural Resources"; GIS database; and Project Application Materials; California Department of Conservation Farmland Mapping and Monitoring Program.

Findings of Fact: The project site is currently designated farmland of local importance and zoned for residential use/30,000 square foot minimum lot size (R-1-30) and is surrounded by field crops to the north, east, and south within agricultural zone light agriculture/20,000 square foot lot minimum (A-1-20), and to the west by the City of La Quinta. The project site is not located within or adjacent to an agricultural preserve established pursuant to the Williamson Act.

- a) **Less than Significant Impact:** The project site is currently designated Very Low Density Residential according to the Riverside County General Plan and Eastern Coachella Valley Area Plan, and is bounded by agricultural land to the north, east, and south. The project site is not

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designated as prime, statewide important, or unique farmland; however, the site is designated as locally important farmland, but is not currently being actively farmed. Because it will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, or convert from an agricultural use to a non-agricultural use at all, it will have a less than significant impact.

- b) No Impact: The project is not located within or adjacent to an agricultural preserve established pursuant to the Williamson Act. No impact is expected.
- c) Less than Significant Impact: The project site is bounded by agricultural uses on the north, east, and south. The project would not preclude surrounding properties from agricultural use. The General Plan Land Use Element requires that adjacent land uses, particularly agricultural and other land use types, implement a "buffer area to address potential issues such as odor, nuisance, and concerns of hazardous materials such as pesticide. Buffer Areas are provided as the project site abuts irrigated farmland to the north and vacant agricultural lands to the east and south, respectively. Thus, a less than significant impact is expected.
- d) Less than Significant Impact: The project site has been identified as farmland of local importance according to the California Department of Conservation Farmland Mapping and Monitoring Program. However, the site is zoned and designated as residential according to Riverside County Zoning, and General Plan. Although implementation of the project would likely lessen the likelihood of future agricultural uses, the project is compatible with the land uses designated by the County and would result in a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

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b) Result in the loss of forest land or conversion of forest land to non-forest use?

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c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?

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Source: Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas,"; Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas"; and Project Application Materials.

Findings of Fact: The project site does not contain forest land or timberland and as such would not conflict with existing zoning for, or cause rezoning of lands set aside for these purposes. Further, implementation of the project would not result in the loss of forest land and would not result in the conversion of forest land to non-forest use. Also, due to the desert location of the project site, there would not be a change in the existing environment that would result in the conversion of forest land to non-forest use.

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- a) **No Impact:** Current zoning and General Plan land use for the project site is residential; therefore, would not conflict with zoning for, or cause rezoning of, forest land, timberland, or timberland zoned timberland production. There would be no impact.
- b) **No Impact:** The project site is currently vacant and zoned for residential. There are no forest land or timberland resources on-site or in the project vicinity. There would be no impact.
- c) **No Impact:** The project site is currently vacant and zoned for residential. There would not be a change in the existing environment that would result in the conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

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Sources: SCAQMD; County of Riverside Climate Action Plan (CAP), 2015; 2016 Air Quality Management Plan; and CalEEMod v2016.3.1 (*Model ran 05/30/2018*).

Regulatory Setting:

The project site is located in an unincorporated area in Riverside County and is nestled in the Salton Sea Air Basin (SSAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The Basin consists of all of Imperial County and central portions of Riverside County (i.e. Coachella Valley). The U.S. EPA has set National Ambient Air Quality Standards (NAAQS) and monitoring requirements for six principal pollutants, which are called "criteria" pollutants, including Ozone (O₃), Particulate Matter (PM) (including both PM₁₀ and PM_{2.5}), carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), and lead (Pb). In 2015, SCAQMD measured concentrations of air pollutants at 34 routine ambient air monitoring stations in its jurisdiction, with primary focus on these criteria pollutants. The nearest monitoring station is the Indio-Jackson Street Station (48990 Jackson St. Indio, CA 92201), located 5 miles northeast of the project site. The SCAQMD has established that impacts to air quality are significant if there is a potential to contribute to or cause regional and/or localized exceedances of the federal and/or state ambient air quality standards, such as the National Ambient Air Quality Standards (NAAQS) and the California Ambient Air Quality Standards (CAAQS). Currently, the SSAB is in nonattainment for PM₁₀ for both 24-hour and annual state air quality standards. The City of Calexico in the Imperial County APCD is also designated nonattainment for the State annual PM_{2.5} standard, with the rest of the air basin designated as unclassified - available data are insufficient to support designation as attainment or nonattainment. The Coachella Valley and the western portion of Imperial County are also designated as nonattainment for the national PM₁₀.

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standards.¹ The Federal Clean Air Act (CAA) requires areas that are not attaining the National Ambient Air Quality Standards (NAAQS) to develop and implement an emission reduction strategy that will bring the area into attainment in a timely manner. The SCAQMD has adopted a series of Air Quality Management Plans (AQMPs) to meet the state and federal ambient air quality standards. The most recent AQMP for the SSAB was published in 2016. The SCAQMD has developed regional and localized significance thresholds (LST) for criteria pollutants, which indicate that any projects in the SSAB with daily emissions that exceed any of the indicated thresholds should be considered as having an individually and cumulatively significant air quality impact.

Findings of Fact:

The Riverside County Climate Action Plan (CAP) was adopted in December 2017, which guides the County's Greenhouse Gas (GHG) Inventory reduction goals, thresholds, policies, guidelines, and implementation programs. The CAP elaborates on the General Plan goals and policies relative to GHG emissions and provides a specific implementation tool to guide future decisions of the County of Riverside. The project is proposing a General Plan Amendment (GPA) and a Change of Zone (CZ); thus, a qualitative approach was taken to assess its cumulative impact on the region's air quality and environment.

The California Emissions Estimator Model (CalEEMod) v2016.3.1 was used to quantify emissions during project Construction and project Operations (*model ran on 05-30-2018*). Based on the results of the CalEEMod, temporary construction emissions resulting from the project would not exceed numerical thresholds established by the SCAQMD, *see Table 1: Project Related Construction Emissions*.

Operational activities associated with the proposed project will result in limited emission of Reactive Organic Gases (ROGs), Nitrogen Oxide (NO_x), (Carbon Monoxide) CO, Sulfur Oxides (SO_x), and Particulate Matter (PM₁₀, and PM_{2.5}). Operational emissions would be expected from the following primary sources; area source emissions, energy source emissions, and mobile source emissions. Under the assumed scenarios established in the report, emissions resulting from project operations would not exceed the numerical thresholds established by the SCAQMD for any criteria pollutant. Therefore, a less than significant impact would occur, and no mitigation is required, *see Table 2: Project Related Operations Emissions*.

According to the SCAQMD LST methodology, LSTs would apply to the operational phase of a proposed project if the project includes stationary sources or attracts mobile sources that may spend long periods of time idling at the site (e.g. transfer facilities and warehouse buildings). The proposed project does not include significant stationary source emissions, and no long-term localized significance threshold analysis is needed.

The project does not include the development of new (other than those interior to the development), or upgraded, roadways that would result in a substantial increase in traffic. As such, the project would not result in potentially adverse CO concentrations or "hot spots." Potential construction and operational source odor impacts are both considered less-than-significant.

Table 1: PROJECT RELATED CONSTRUCTION EMISSIONS (*Unmitigated*)

Pollutant	Daily Maximum Emissions (lbs./day)	South Coast Air Quality Management District	Exceeds SCAQMD Threshold?
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¹ <https://www.arb.ca.gov/pm/pmmeasures/pmch05/salt05.pdf>

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		Maximum Daily Threshold ² (lbs./day)	
Reactive Organic Gas (ROG)	40.99	75	NO
Oxides of Nitrogen (NO _x)	54.59	100	NO
Carbon Monoxide (CO)	34.28	550	NO
Sulfur Dioxide (SO ₂)	0.06	150	NO
Particulate Matter (PM ₁₀)	20.66	150	NO
Particulate Matter (PM _{2.5})	12.18	55	NO

Source: CalEEMod v2016.3.1. Based on highest winter or summer emissions.

Table 2: PROJECT RELATED OPERATIONAL EMISSIONS (Unmitigated)

Pollutant	Daily Maximum Emissions (lbs./day)	South Coast Air Quality Management District Maximum Daily Threshold ³ (lbs./day)	Exceeds SCAQMD Threshold?
Reactive Organic Gas (ROG)	27.48	75	NO
Oxides of Nitrogen (NO _x)	10.00	100	NO
Carbon Monoxide (CO)	67.53	550	NO
Sulfur Dioxide (SO ₂)	0.18	150	NO
Particulate Matter (PM ₁₀)	12.01	150	NO
Particulate Matter (PM _{2.5})	7.79	55	NO

Source: CalEEMod v2016.3.1. Note: Based on highest winter or summer emissions.

- a) **Less than Significant Impact:** The project is located within the Salton Sea Air Basin (SSAB), under the jurisdiction of the South Coast Air Quality Management District, for which the 2016 Air Quality Management Plan (AQMP) has been prepared. Currently, the SSAB is in nonattainment for PM₁₀ for both 24-hour and annual State Air Quality Standards. The AQMP establishes thresholds for criteria pollutants. Projects that exceed any of the indicated daily thresholds should be considered as having an individually and cumulatively significant air quality impact and not in compliance with the AQMP. Results of the CalEEMod indicate that the project

² SCAQMD Air Quality Significance Thresholds <<http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>>

³ Ibid.

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does not exceed thresholds for any of the six criteria pollutants. For this reason, it is appropriate to conclude that the proposed project would not conflict with or obstruct implementation of the applicable air quality plan.

- b) Less than Significant Impact: Based on the results from CalEEMod, emissions resulting from construction of the project would not exceed numerical thresholds established by the SCAQMD. Furthermore, the analysis assumes that individual projects that do not generate operational or construction emissions that exceed SCAQMD's recommended daily thresholds for project specific impacts would also not cause a cumulatively considerable increase in emissions for those pollutants for which the basin is in nonattainment; and therefore, would not be considered to have a significantly adverse air quality impact. Less than significant impact is expected.
- c) Less than Significant Impact: Sensitive receptors are defined by SCAQMD as "off-site locations where persons may be exposed to the emissions from project activities. Receptor locations may include residential, commercial and industrial land use areas; and any other areas where persons can be situated for an hour or longer at a time." Sensitive receptors include adjacent residential uses directly west of the project site and an elementary school 0.7 miles south of the site. Considering the quantity and dispersion of the pollutants, the project will not expose sensitive receptors to substantial pollutant concentrations. The proposed project involves the construction of a residential community with a total of 80 dwellings. The residential community is surrounded by an existing residential community and agricultural operations and is therefore not considered a sensitive receptor and is not located within one mile of a sensitive emitter.
- d) Less than Significant Impact: The proposed project involves the construction of a residential community with a total of 80 dwellings. The proposed project is not located in an area that has existing odor generators. The proposed project presents the potential for generation of objectionable odors in the form of diesel exhaust in the immediate vicinity of the site during construction of the project only. As a residential project, emissions such as those leading to odors adversely affecting a substantial number of people would not likely result.

Mitigation: No Mitigation Measures are required.

Monitoring: No Monitoring Measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

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b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

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c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?

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d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with

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established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Biological Reconnaissance Survey, Riverside 39 Project, ECORP Consulting, Inc; GIS Database; Coachella Valley Multiple Species Habitat Conservation plan (CVMSHCP); U.S. Department of Agriculture Web Soil Survey; On-site Inspection.

Findings of Fact:

The project site is within an area that is covered by the CVMSHCP, which was finalized in February 2006. The CVMSHCP is managed by the CVCC and participants include Riverside County, the Cities of Cathedral City, Coachella, Desert Hot Springs, Indian Wells, Indio, La Quinta, Palm Desert, Palm Springs, Rancho Mirage, as well as Coachella Valley Water District, Imperial Irrigation District, Mission Springs Water District, Coachella Valley Association of Governments, and Caltrans. The CVMSHCP is a long-term program designed to conserve federally protected species, state-protected species, and/or other species of concern. The CVMSHCP program aims to conserve over 240,000 acres of open space and protect 27 plant and animal species by providing comprehensive compliance with federal and state endangered species laws. The CVMSHCP includes most of the Coachella Valley floor portion of Riverside County.

The project site is not located within and does not share a common boundary with any of the CVMSHCP Conservation Areas. The Santa Rosa and San Jacinto Mountains Conservation Area is the closest Conservation Area, located approximately 2.5 miles west of the project site.

The project site is not located within any United States Fish and Wildlife Service (USFWS) designated critical habitat. However, designated critical habitat for desert bighorn sheep is located approximately 3.0 miles west of the project site. As stated in Section 6.8.1 of the MSHCP, pursuant to the No Surprises Rule, as long as the MSHCP is being implemented, the USFWS will not require the commitment of additional land, financial compensation, or additional restrictions on the use of land or other natural resources from Permittees, Third Parties Granted Take Authorization, Participating Special Entities, or other individuals or entities receiving Take Authorization under the Permits. This specifically pertains to Covered Activities and their impact on the Covered Species beyond the level and/or amounts specified in the MSHCP, the Permits, and the Final Implementation Agreement (FIA).

Vegetation Communities

Two vegetation communities; fourwing saltbush scrub and tamarisk thicket, were present on the project site. Fourwing saltbush scrub is a native vegetation community that is common in the Colorado Desert and tamarisk thicket is a non-native vegetation community that is also common in the Colorado Desert.

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The project site also contained one land cover type that lacked any uniform vegetation community; disturbed land. No special-status habitats or vegetation communities were observed on the project site.

Wildlife

The project site provides habitat for a number of wildlife species that are commonly found in the Colorado Desert. Some of the wildlife species occurring within or using the project site include side-blotched lizard (*Uta stansburiana*), common raven (*Corvus corax*), desert cottontail (*Sylvilagus audubonii*), and coyote (*Canis latrans*).

Of the nine special-status wildlife species with high or moderate potential to occur on the project site, three of them are covered under the CVMSHCP and will not require focused surveys or mitigation. However, the remaining six species may require mitigation or avoidance measures which may include focused surveys, pre-construction surveys, and/or construction monitoring. Impacts to special-status wildlife species could occur in the form of direct take of habitat or by mortality during construction activities. Indirect take may occur in the form of ground disturbances, noise, and increased human activity on the site.

Several small mammal burrows were noted throughout the site. The burrows were too small for burrowing owl and no sign (whitewash, pellets, and/or feathers) of use by burrowing owl were noted. However, the project site does contain suitable habitat for this species and the literature review and database search identified multiple records in the vicinity of the project site.

No desert tortoise or desert tortoise burrows were identified during the Biological Reconnaissance Survey. Desert tortoises were found to have a low potential to occur on the project site based on the presence of only marginally suitable habitat.

The CVMSHCP does not address nesting bird species covered under the Migratory Bird Treaty Act (MBTA), and all development within the CVMSHCP areas is required to comply with the MBTA and avoid impacts to nesting birds. The project site and surrounding areas provide suitable nesting habitat for raptors and songbirds. The project site does not support riparian habitat, sensitive natural communities, wetlands, or trees that would need to be preserved and no project related impacts are anticipated for these resources.

Jurisdictional Drainages

The desktop review of the U.S. Department of Agriculture Web Soil Survey and the USGS topographic map did not identify any potentially jurisdictional features on site.

- a) Less than Significant Impact: The project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project lies within the boundary of the CVMSHCP, which provides the framework and guidelines for conservation of habitats and natural communities within the area. The project is also expected to comply with provisions of the CVMSHCP. Impact would be less than Significant.
- b) Less than Significant Impact with Mitigation: According to the Biological Reconnaissance Survey prepared by ECORP, several Special Status Species which includes threatened and/or endangered species, have the potential to occur on-site. No occurrences have been recorded on-site; however, there have been occurrences within five (5) miles of the subject property between 1929 and 2003. Due to the absence of on-site occurrences there is a low likelihood that the project would have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). However, in the abundance of caution, mitigation measures BIO-1

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through BIO-4 are required in order to ensure any impacts are reduced to a level of less than significant.

- c) **Less than Significant Impact with Mitigation:** According to the Biological Reconnaissance Survey prepared by ECORP, several Special Status Species, which includes threatened and/or endangered species, have the potential to occur on-site. No occurrences have been recorded on-site; however, there have been occurrences within five (5) miles of the subject property between 1929 and 2003. Due to the absence of on-site occurrences there is a low likelihood that the project would have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service. However, in the abundance of caution, mitigation measures BIO-1 through BIO-4 are required in order to ensure any impacts are reduced to a level of less than significant.
- d) **Less than Significant Impact:** The project site provides wildlife movement opportunities due to the land being relatively open and unimpeded. However, the project site would not be considered a wildlife movement corridor that would need to be preserved in order to allow wildlife to move between important natural habitat areas. The site is exposed and does not contain any major drainages or washes that would be considered movement corridors for wildlife. Implementation of the project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. Impact would be less than significant.
- e) **No Impact:** The project site does not support riparian habitat, sensitive natural communities, wetlands, or trees that would need to be preserved and no project related impacts are anticipated for these resources.
- f) **No Impact:** The project site does not support riparian habitat, sensitive natural communities, wetlands, or trees that would need to be preserved and no project related impacts are anticipated for these resources.
- g) **No Impact:** The project site does not support riparian habitat, sensitive natural communities, wetlands, or trees that would need to be preserved and no project related impacts are anticipated for these resources. Accordingly, the project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation: Per Riverside County Ordinance No. 875 (as amended through 875.1), the developer shall ensure that the applicable CVMSHCP Local Development Mitigation Fee is paid to the County and/or Coachella Valley Conservation Commission (CVCC) as indicated by COA 15. Planning.

Monitoring: [SEE BELOW]

b), c)

BIO-1: A pre-construction survey must be conducted for the special-status plant species that have been identified to have low potential to occur and are not covered by the CVMSHCP, including chaparral sand-verbena, Lancaster milk-vetch, gravel milk-vetch, glandular ditaxis, and California ditaxis. The survey methods shall follow the guidelines listed in the CNPS Botanical Survey Guidelines. If a population of special-status plants, not covered by the CVMSHCP, are found on the project site then CDFW should be consulted to discuss appropriate mitigation measures to prevent any significant impacts relating to these special-status plant species. Mitigation measures shall include, but are not limited to, seed collection and/or transplanting.

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BIO-2: Pre-construction surveys for burrowing owl are required. The surveys shall follow the methods described in the CDFW's Staff Report on Burrowing Owl Mitigation. Two surveys shall be conducted, with the first survey being scheduled between 30 and 14 days before initial ground disturbance (grading, grubbing, and construction), and second survey being conducted no more than 24 hours prior to initial ground disturbance.

BIO-3: Desert Tortoise (DT) pre-construction (pre-con) surveys shall be conducted by a biologist authorized and recognized by the USFWS. If DT or their sign is identified on site during pre-construction surveys, the authorized biologist will contact USFWS to inform them of presence. If DT need to be relocated, the authorized biologist will obtain permission from the USFWS on handling and moving the animal. If burrows for DT are found, then the USFW must be contacted prior to the collapse or manipulation of burrows or the handling of any live animals. All suitable burrows must be checked for the presence of DT and have GPS locations taken; this information will be reported to USFWS. If the pre-con surveys are positive for DT, and a pre-con sweep of the site finds no live animals, then a perimeter exclusionary fence should be paced to ensure no animals enter the site.

BIO-4: If construction or other project activities are scheduled to occur during the bird breeding season (February through August for raptors and March through August for songbird species), a pre-construction nesting bird survey shall be conducted by a qualified biologist as indicated by COA 60.Planning-EPD. The survey shall be completed no more than 7 days prior to initial ground disturbance. The nesting bird survey shall include the project site and adjacent areas where project activities have the potential to cause nest failure. If an active nest is identified, a qualified biologist should establish an appropriate disturbance limit buffer around the nest using flagging or staking. Construction activities must be avoided within any disturbance limit buffer zones until the nest is deemed no longer active by the biologist.

Monitoring: Monitoring will be required by the Environmental Programs Division of TLMA-Planning (EPD).

CULTURAL RESOURCES Would the project

8. Historic Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: CGP; National Register of Historic Places Vol. 1 & II and California Inventory of Historic Resources 1976; Cultural Resources Monitoring and Treatment Plan, CRM Tech, May 20, 2019; Historical/Archaeological Resources Survey Report, Tentative Tract Map No. 30399 by CRM TECH dated June 13, 2002; Archaeological Testing and Evaluation Report Site CA-RIV-6823 dated January 23, 2004; Phase I Cultural Resources Assessment, ECORP, July 2018 (PDA06080 July 2018); Archaeological Testing and Treatment Plan for A Portion of Site 33-011438 (CA-RIV-6823), CRM Tech, October 3, 2018; Supplemental Archeological Data Recovery Program Site 33-011438 (CA-RIV-6823) by CRM TECH dated January 29, 2019; (PDA7024)

Findings of Fact: As set out in more detail below, the site was first recorded in 2002; a testing program in 2002-2004 determined that it was a significant resource, but project effects had been mitigated through data recovery. A resurvey of the site in 2016 conducted by ECORP expanded the site boundaries. Archaeological testing in the new areas of the site did not find any new or important cultural resources, and the cremation remains have been recovered. This new testing and evaluation/data

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recovery program consisted of a resurvey and collection of the artifacts observed on the surface of the entire site, excavations in areas of the expanded site boundaries outside of the 2002 site boundaries, and the recovery of cultural resources. Project effects remain mitigated through data recovery. Potential additional impacts will be mitigated through archaeological and Native American monitoring (COA 15. Planning).

Background:

PDA No. 6080 concluded:

1. Two cultural resources (ML-001 and CA-RIV-6823) are located within the project area.
2. ML-001 does not meet any of the eligibility criteria for the CRHR and, therefore, is not considered a Historical Resource under CEQA. No mitigation measures are recommended for this ML-001 site.
3. CA-RIV-6823 was previously evaluated and recommended eligible for the CRHR by CRM Tech in 2004 (Hogan et al. 2004).
4. ECorp recommended that, ideally, CA-RIV-6823 be avoided and preserved in place in dedicated open space.
5. If CA-RIV-6823 cannot be avoided, the proposed Project may result in a significant impact to the resource and mitigation will be necessary should the project have a significant impact on that site.

Based on the conclusions made in PDA No. 6080, County Archaeological Report (PDA) No. 7002 was submitted for this project (GPA01154, TR36902). PDA NO. 7002 was prepared by CRM TECH October 5, 2018 and is entitled: "Archaeological Testing and Treatment Plan for A Portion of Site 33-011438 (CA-RIV-6823), TR36902, 5510 Monroe Street, Assessor's Parcel Numbers" 767-360-001 and 767-360-002, Near the Cities of La Quinta and Indio, Riverside County, California".

The testing prescribed in PDA No. 7002 was implemented and resulted in the following report (PDA No. 7024):

County Archaeological Report (PDA) No. 7024 submitted for this project (GPA01154, TR36902) was prepared by CRM TECH January 29, 2019 and is entitled: "Supplemental Archaeological Data Recovery Program, Site 33-011438 (CA-RIV-6823) Tentative Tract Map 36902, 5510 Monroe Street, Assessor's Parcel Numbers" 767-360-001 and 767-360-002, Near the Cities of La Quinta and Indio, Riverside County, California".

PDA No. 7024 concluded:

1. In November and December 2018, CRM TECH conducted a supplemental archaeological data recovery program on Site 33-011438 (CA-RIV-6823). The site was first recorded in May 2002 during a Phase 1 survey of the property and the field work for a testing and evaluation program on the site was completed later that same year.
2. The testing and evaluation program determined that Site 33-011438 qualified as a "historical resource" according to regulations of the California Environmental Quality Act.
3. Based on the amount of data that was recovered during the testing and evaluation program, impacts to the site were considered to have been reduced to a level of less than significant, and the proposed project at that time was cleared to proceed with an archaeological monitor present during earth-disturbing activities.
4. That proposed project, however, never got started. Then, in 2016, with renewed efforts to develop the property, another Phase 1 study was conducted on the property by ECorp.
5. During the field inspection for that study, artifacts were observed both within and outside of the previously established site boundaries.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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6. To determine if new or important archaeological information was present in those areas outside of the 2002 site boundaries a supplemental testing and evaluation/data recovery program was initiated.
7. This new testing and evaluation/data recovery program consisted of a resurvey and collection of the artifacts observed on the surface of the entire site, excavations in areas of the expanded site boundaries outside of the 2002 site boundaries, and the recovery of cultural resources.
8. The data recovery efforts resulted in the collection of almost 1,100 artifacts from the surface of the site and 89 from below the surface, and other sensitive cultural resources.
9. No intact features or subsurface cultural deposits were encountered and fewer classes and varieties of artifacts were recovered during this study than what were recovered in 2002.
10. The information recovered during this archaeological data recovery program, however, does not provide any new insights or additional information regarding the Native people that lived here beyond what was learned from the 2002 testing and evaluation/data recovery program.
11. Based on the data recovered and evaluated in 2002, the site was determined to be a significant cultural resource, eligible for listing in the California Register of Historical Resources, and, therefore, it qualifies as a "historical resource" according to guidelines of the California Environmental Quality Act. That has not changed.
12. The current, supplemental data recovery program increases the amount of data recovered from the site, while not imparting any new or important information regarding the lifeways of the people that lived there.
13. Project effects on Site 33-011438 have been mitigated through the extensive data recovery procedures of 2002 and the current supplemental study and will be completed with the curation of the artifacts and the repatriation of the sensitive cultural resources.

PDA No. 7024 concluded:

Due to the area's demonstrated high sensitivity for buried cultural deposits, including possible cremations, archaeological and Native American monitoring is recommended during all grading and other earth-moving activities within the project boundaries.

A Cultural Resources Monitoring and Treatment Plan (Plan) dated March 4, 2019 and updated May 20, 2019, was prepared by CRM TECH that outlines the methods and procedures of the archaeological monitoring, mitigation measures, and data analysis to be implemented during earthmoving activities on the Project. As noted in the Plan, the site is particularly sensitive because a prehistoric site, Site 33-011438, is located within the project area boundaries. According to the Plan, Site 33-011438 was first recorded in 2002 (PDA No. 6080). Subsequently, also in 2002, a testing and evaluation program was conducted on the site, at which the time scattered cremation remains were also recovered from the site. The development project that was planned for the property, then known as Tentative Tract No. 30399, never occurred, and no development occurred on the property during the ensuing years. In 2016, however, as a prelude to the currently proposed Project, ECORP conducted another Phase I cultural resource assessment on the property. At that time, they found that the shifting, blowing sands of the Coachella Valley had exposed additional artifacts on the site (mostly potsherds) as well as an area also determined that some artifacts were located beyond the site boundaries that had been established in 2002. Because the site boundaries as documented in 2016 extended beyond the area that was tested in 2002, and due to the presence of the cremation remains, a supplemental testing/data recovery program was deemed appropriate. A recovery plan was developed to explore the additional areas of Site 33-33-011438 and, following the directions of Gary Resvaloso, the Most Likely Descendant from Torres Martinez Desert Cahuilla Indian Tribe, to recover the cremation remains. During the field work for the supplementary data recovery, which was conducted in November and December 2018, an additional area of scattered remains was encountered. The supplemental

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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archaeological work at the site recovered some 1,000 artifacts, mostly from the surface and mostly within the site boundaries as established in 2002. Site 33-33-011438 had been determined to be a significant cultural resource, therefore, monitoring by an archaeologist and Native American representative will be conducted for any cultural resources that are encountered during earthmoving activities in the project area and properly documented and treated.

- a), b). **Less than Significant Impact with Mitigation:** The site was first recorded in May 2002 during a Phase 1 survey of the property and the field work for a testing and evaluation program on the site was completed later that same year. The testing and evaluation program determined that the site qualified as a "historical resource" according to regulations of the California Environmental Quality Act. To mitigate any significant impact to the resource, extensive data recovery and analysis occurred at the time and based on the analysis, which involved a thorough examination of the site that documented its history, the 2004 Report concluded that potential impacts to these resources were mitigated to less than significant, provided that (1) archeological staff was present during construction-related ground disturbing activities, and (2) discovered cremains were repatriated with the Torres Martinez Desert Cahuilla. In 2018, further analysis of the site was completed pursuant to an Archeological Testing and Mitigation Plan and it was determined that the additionally discovered artifacts and objects, did not present information that was needed to answer important scientific reach questions, there was no new special or particular quality to the artifacts, other than what was already known, and the site is not directly associated with a scientifically recognized historic or prehistoric event. However, since the site had been previously determined to qualify as a 'historical resource,' the effects of the project will be completely mitigated with the curation of the artifacts and repatriation of the human remains to the Torres Martinez Desert Cahuilla for proper treatment. Moreover, due to the site's demonstrated sensitivity for buried cultural deposits, including possible cremations, archaeological and Native American monitoring is recommended during all grading and other earth-moving activities within the project boundaries. With curation of artifacts and onsite archeological and cultural monitoring during construction-related earthwork, the project's impacts will be mitigated to less than significant.

Mitigation: See mitigation measures ARCH-1, ARCH-2 and TCR-1, TCR-2, and TCR-3 in the following section.

Monitoring: Due to the area's demonstrated high sensitivity for buried cultural deposits, including possible cremations, archaeological and Native American monitoring will be conducted during all grading and other earth-moving activities within the project boundaries.

9. Archaeological Resources				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including that interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Archaeological Testing and Treatment Plan, CRM Tech, October 3, 2018; Historical/Archaeological Resources Survey Report by CRM TECH dated June 13, 2002; Archaeological Testing and Evaluation Report Site CA-RIV-6823 dated January 23, 2004; Phase I Cultural Resources Assessment, ECORP, July 2018 (field work completed January 2016);

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Archaeological Testing and Treatment Plan, CRM Tech, October 3, 2018; Supplemental Archeological Data Recovery Program by CRM TECH dated January 29, 2019; PDA06080 July 2018

Findings of Fact: See Historic Resources discussion, above, and Tribal Cultural Resources below. An archaeological survey of the property was conducted in 2002, 2016, and 2018, which concluded that cultural resources were present on the project site. The archaeological site identified numerous ceramic shards, ground stone fragments, pumice, chipped stone flakes, animal bones, a complete projectile point, and cremains. All observed data was collected, catalogued, and analyzed.

a) – c) **Less than Significant Impact with Mitigation:** The archaeological site mentioned above was recorded as consisting of a wide scatter of ground stone fragments, chipped stone pieces, fire-affected rocks, faunal remains, a complete projectile point, and over 200 ceramic sherds. In order to determine the significance of the site and its qualification as a "historical resource," under CEQA guidelines, CRM TECH recommended that a testing and evaluation program be implemented at the site in 2002. Impacts to the site were mitigated to a level of less than significant with presentation of the 2004 report and subsequent repatriation of the resources. CEQA establishes that "a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment" (PRC §21084.1). "Substantial adverse change," according to PRC §5020.1(q), "means demolition, destruction, relocation, or alteration such that the significance of an historical resource would be impaired." Site 33-011438 is eligible for inclusion in the California Register of Historical Resources and thus qualifies as a "historical resource," as defined in CEQA. Pursuant to PRC §21083.2. However, there was a significant data collection effort which occurred during the 2002 and 2018 studies and all observed resources, including cremains, were collected. The 2019 Report states that further analysis of the site was completed pursuant to an Archeological Testing and Mitigation Plan and it was determined that the additionally discovered artifacts, cremains, and objects, along with the site itself, did not present information that was needed to answer important scientific reach questions, there was no new special or particular quality to the artifacts, other than what was already known, and the site is not directly associated with a scientifically recognized historic or prehistoric event. However, the report noted that the effects of the project will be mitigated to a less than significant impact with the curation of the artifacts and repatriation of the human remains to the Torres Martínez Desert Cahuilla (Tribe) for proper treatment. The Tribe, the County, and the Applicant have known that there were cremains onsite, thus, a thorough analysis of tribal occupation was performed in 2002 and 2004. Additional survey analysis was completed in 2016 and, as a result, the Applicant undertook a substantial effort with the preparation of Cultural Resources Monitoring Treatment Plan (Plan) in March 2019, and updated in May 2019, to perform advance mitigation pursuant to the Public Resources Code and State CEQA Guidelines. The Tribe and the County approved the advance mitigation plan, which established a testing protocol that included surface data collection and test pit excavations to mitigate all reasonably foreseeable impacts to less than significant. In addition, the applicant further engaged the Tribe and the County to reach an agreement on the May 20, 2019 monitoring and mitigation plan, to mitigate any unforeseeable impacts, should they arise during earthwork. To the extent that there were reasonably foreseeable impacts to cultural resources, they were already mitigated to a level less than significant with advance mitigation effort. Moreover, due to the site's demonstrated sensitivity for buried cultural deposits, including possible cremations, archaeological and Native American monitoring is recommended during all grading and other earth-moving activities within the project boundaries. Considering the completed advanced mitigation measures and with curation of artifacts and onsite archeological and cultural monitoring during construction-related earthwork, the project's impacts will be mitigated to less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: Compliance with the mitigation measures set forth in the Cultural Resources Mitigation Plan (CRMP) prepared by CRM Tech, August 30, 2018 and the Cultural Resources Monitoring and Treatment Plan prepared by CRM Tech dated May 20, 2019, would reduce impacts to archaeological resources to less than significant.

ARCH-1: In the event possible human remains are discovered, all work in the immediate area will be stopped and diverted and the Riverside County Coroner and the County Archaeologist will be notified. If the Coroner determines the remains to be human, or consistent with human remains, and of Native American origin, the Coroner will contact the Native American Heritage Commission, who will notify Gary Resvaloso, the already-identified MLD from the Torres Martinez Desert Cahuilla (MLD). The designated MLD will be invited to visit the site and make recommendations regarding the treatment and possible recovery of the remains, including associated artifacts. Earth-moving operations will not be allowed to proceed in the area of the discovery until the MLD, Principal Investigator, and County Archaeologist agree that all necessary work has been completed.

ARCH-2: If any cultural materials, or suspected cultural materials are encountered, all work within 50 feet of the find will be suspended (work in other areas can continue). The onsite Project Archeologist, onsite Tribal monitor, and the project proponent will be notified immediately. The Project Archaeologist, County Archaeologist, and Tribal Representative, with input from the archaeological and Tribal monitor will determine the proper treatment of the find. If the find is extensive, or if treatment cannot be agreed upon, the Project Archaeologist, County Archaeologist, and Tribal Representative will visit the project site as soon as possible to assess the find and develop an agreed-upon treatment plan.

Monitoring: Due to the area's demonstrated high sensitivity for buried cultural deposits, including possible cremations, archaeological and Native American monitors will be onsite during all grading and other earth-moving activities within the project boundaries.

ENERGY Would the project

10. Energy Impacts

a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

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b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?

☐ ☐ ☒ ☐

Source: California Energy Commission Title 24 Building Energy Efficiency Program; Riverside County General Plan; Riverside County Climate Action Plan ("CAP"); Southwest Area Plan

Findings of Fact: The proposed development shall comply with Title 24 of the California Building Code. Title 24 is a compilation of standards for new (and altered) residential and commercial buildings that aim to reduce wasteful and unnecessary energy consumption. The California Energy Commission updates the standards every three years. Buildings permitted on or after January 1, 2020 must comply with the new 2019 standards every three years. Buildings permitted on or after January 1, 2020 must comply with the new 2019 Standards. Furthermore, measure R2-E of the County's Climate Action Plan encourages residential developments within the unincorporated portions of Riverside County to participate in the volunteer Residential Energy Efficiency Program. This voluntary program would set a minimum goal of achieving energy efficiency of 5% greater than current Title 24 Standards. This can

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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be accommodated through the incorporation of renewable energy sources, such as solar panels, and energy efficient lighting, skylights, and high-quality windows and insulation.

- a) **Less than Significant Impact:** Compliance with the standards and practices as outlined in Title 24 of the California Energy Efficiency Program would ensure that the Project does not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.
- b) **Less than Significant Impact:** Compliance with the standards and practices as outlined in Title 24 of the California Energy Efficiency Program and the County's Climate Action Plan would ensure that the Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

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

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones"; GIS database; Geotechnical Investigation Tentative Tract No. 30339, Sladden Engineering, June 24, 2002; Geotechnical Comments Letter (Reference to June 2002 Geotechnical Investigation), Sladden Engineering, June 27, 2018; GEO180050 September 2018.

Findings of Fact:

- a-b) **Less than Significant Impact:** The subject property is not within an Alquist Priolo (AP) Fault Zone. The project site is located in an active earthquake region of Southern California it is approximately 7.5 miles west of the nearest fault line, the largest being the San Andreas, and is not within an AP fault zone. With strict adherence to 2016 California Building Code seismic design parameters, the impact would not rise to a level of significance.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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- a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"; Geotechnical Investigation Tentative Tract No. 30339, Sladden Engineering, June 24, 2002; Geotechnical Comments Letter (Reference to June 2002 Geotechnical Investigation), Sladden Engineering, June 27, 2018; GEO180050 September 2018

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

- a) Less than Significant with Impact Mitigation: The project site is located in an active earthquake region of Southern California it is approximately 6.5 miles west of the nearest fault line, the largest being the San Andreas. The site is considered to be in a high liquefaction zone according to the County of Riverside General Plan Figure S-3: "Generalized Liquefaction". During the Geotechnical investigation performed by Sladden Engineering, groundwater was encountered at a depth of approximately 32 feet below the existing ground surface. Several silty sand layers encountered near and below the groundwater surface appear to be susceptible to liquefaction based upon grain-size characteristics. Further analysis suggested that the deeper silty sand layers encountered within test borings were generally considered too dense to be susceptible to liquefaction and concluded that liquefaction and its related surficial affects are considered negligible. The following mitigation measures are recommended by Sladden Engineering in order to reduce impacts from potential liquefaction to less than significant.

Mitigation:

GEO-1: Conventional shallow conterminous footings or isolated pad footings that are supported upon properly compacted soils may be expected to provide satisfactory support for the proposed structures. Overexcavation and recompaction should be performed as part of grading activities as outlined by COA 15. Planning.

GEO-2: Footings should extend at least 12 inches beneath lowest adjacent grade. Isolated square or rectangular footings at least 2 feet square may be designed using an allowable bearing value of 1800 pounds per square foot. Continuous footings at least 12 inches wide may be designed using an allowable bearing value of 1200 pounds per square foot. Allowable increases of 200 psf for each additional 1 foot of width and 200 psf for each additional 6 inches of depth may be utilized if desired. The maximum allowable bearing pressure should be 2500 psf. The allowable bearing pressures are for dead and frequently applied live loads and may be increased by 1/3 to resist wind, seismic or other transient loading.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

- a) Be subject to strong seismic ground shaking?

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Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map"; Geotechnical Investigation Tentative Tract No. 30339, Sladden Engineering, June 24, 2002; Geotechnical Comments Letter (Reference to June 2002 Geotechnical Investigation), Sladden Engineering, June 27, 2018; GEO180050 September 2018.

Findings of Fact: Ground shaking is expected to be the primary hazard most likely to affect the site, based upon proximity to significant faults capable of generating large earthquakes.

- a) Less than Significant Impact: Strong ground motion resulting from earthquake activity along the nearby San Andreas or San Jacinto fault systems is likely to impact the site during the anticipated lifetime of the structures. With strict adherence to 2016 California Building Code seismic design parameters, and Uniform Building Code (UBC) requirements for Seismic Zone 4, the impact would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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14. Landslide Risk

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

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Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"; Geotechnical Investigation Tentative Tract No. 30339, Sladden Engineering, June 24, 2002; Geotechnical Comments Letter (Reference to June 2002 Geotechnical Investigation), Sladden Engineering, June 27, 2018; GEO180050 September 2018.

Findings of Fact: The project site is relatively flat and is not within a slope instability area according to the County of Riverside General Plan Figure S-4 "Earthquake Induced Slope Instability Map".

- a) No Impact: The soils underlying the project site are described to be stiff and dense, and non-expansive. Due to the flat nature of the site it is not likely that the project would be impacted by landslide, lateral spreading, collapse or rockfalls. No impact can be expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

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

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Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"; Geotechnical Investigation Tentative Tract No. 30339, Sladden Engineering, June 24, 2002; Geotechnical Comments Letter (Reference to June 2002 Geotechnical Investigation), Sladden Engineering, June 27, 2018; GEO180050 September 2018.

Findings of Fact: The project site is in an area of documented subsidence according to the County of Riverside General Plan Figure S-7: "Documented Subsidence Areas Map".

- a) Less than Significant Impact: Volumetric shrinkage of the material that is excavated and replaced as controlled compacted fill should be anticipated. All grading for the project shall be performed in accordance with the grading ordinance of the County of Riverside, California. Furthermore, in order to achieve a firm and unyielding bearing surface, the development should perform overexcavation and recompaction throughout the building pad area as outlined by COA 15. Planning. Furthermore, the proposed residential units will be constructed of relatively lightweight wood-frame construction and will be supported upon conventional shallow spread footings and a concrete slab on grade. The incorporation of these design features will ensure that the soil will not be unstable as a result of the Project or potentially result in ground subsidence. A less than significant impact can be expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection; Project Application Materials; County of Riverside General Plan; Geotechnical Investigation Tentative Tract No. 30339, Sladden Engineering, June 24, 2002; Geotechnical Comments Letter (Reference to June 2002 Geotechnical Investigation), Sladden Engineering, June 27, 2018; GEO180050 September 2018.

Findings of Fact: The project site is located in a relatively flat area of the Coachella Valley with the nearest water body being the Salton Sea approximately 14 miles to the southeast.

- a) No Impact: Due to the relatively flat nature of the project site and surrounding area and substantial distance from a water body, there would be no impact due to seiche, mudflow, or volcanic hazards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riv. Co. 800-Scale Slope Maps; Project Application Materials; County of Riverside General Plan; Geotechnical Investigation Tentative Tract No. 30339, Sladden Engineering, June 24, 2002; Geotechnical Comments Letter (Reference to June 2002 Geotechnical Investigation), Sladden Engineering, June 27, 2018; GEO180050 September 2018.

Findings of Fact: The project site is relatively flat and is not within a slope instability area according to the County of Riverside General Plan Figure S-4 "Earthquake Induced Slope Instability Map".

- a) Less than Significant Impact: The site is relatively flat throughout and may have been leveled in conjunction with previous agricultural usage. The elevation of the Project site will not be significantly modified as a result of the Project. Minor surface grading and leveling will be required. However, it will not result in a substantial change in topography or ground surface relief features. Less than significant impact is expected.
- b) No Impact: The project is on relatively flat ground and would not create cut or fill slopes greater than 2:1 or higher than 10 feet. Compliance with the Riverside County Building and Safety Ordinance No. 457 will assure cut or fill slopes are manufactured appropriately. No impact is expected.
- c) No Impact: Prior to the issuance of grading permits the County of Riverside requires Building and Safety review of the grading plans to assure the grading plans will not affect or negate subsurface sewage plans (Ord. No. 457). The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials; On-site Inspection; Geotechnical Investigation Tentative Tract No. 30339, Sladden Engineering, June 24, 2002; Geotechnical Comments Letter (Reference to June 2002 Geotechnical Investigation), Sladden Engineering, June 27, 2018; GEO180050 September 2018.

Findings of Fact:

- a) **Less than Significant Impact:** Topsoil may be lost during grading activities. A National Pollution Discharge System (NPDES) General Construction Permit will be required in order to minimize discharge into downstream waters of the U.S. However, this potential loss is not anticipated to be in a manner that would result in significant amounts of soil erosion. Implementation of required Best Management Practices (BMPs) will reduce the impact to below a level of significance.
- b) **Less than Significant Impact:** The majority of the surface soils encountered during the Geotechnical Investigation were found to be non-expansive. Laboratory testing indicated an Expansion Index of 0 for the near surface silty sand which corresponds with the "very low" expansion category in accordance with UBC Standard 18-2. Special expansive soil design criteria should not be necessary for the design of foundations and concrete slabs-on-grade. A less than significant impact can be expected.
- c) **Less than Significant Impact:** The proposed Project is located within the Coachella Valley Municipal Water District (CVMWD) sewer services area. Currently, there are no existing septic tanks or alternative waste water disposal systems on site. The proposed Project will connect with the EMWD sewer services and does not necessitate soils capable of adequately supporting septic tanks or alternative water disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map"; Ord. No. 460, Article XV & Ord. No. 484.

Findings of Fact: According to the County of Riverside General Plan Figure S-8 "Wind Erosion Susceptibility Map", the project site is within an area of high wind erodibility.

- a) **Less than Significant Impact with Mitigation:** Due to the somewhat loose and compressible conditions of the near surface soils, remedial grading including over excavation and recompaction is recommended for the proposed building areas. All grading shall be performed in accordance with the grading ordinance of the County of Riverside. With adherence to Ord No. 460 and Ord No. 484, impacts will be reduced to less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation:

GEO-3: Grading within the proposed building areas shall include overexcavation and recompaction of the loose native surface soils as well as the primary foundation bearing soils.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

20. Greenhouse Gas Emissions

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

☐ ☐ ☒ ☐

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

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Source: County of Riverside Climate Action Plan (CAP), 2015; South Coast Air Quality Management District (SCAQMD); CalEEMod v2016.3.1 (Model ran 05/30/2018) and California Air Resources Board (CARB) Scoping Plan.

Findings of Fact:

Existing Climate and Regulatory Setting:

Global climate change refers to changes in average climatic conditions on earth as a whole, including temperature, wind patterns, precipitation and storms. Global warming, a related concept, is the observed increase in average temperature of the earth's surface and atmosphere. The six major greenhouse gases (GHGs) identified by the Kyoto Protocol are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), sulfur hexafluoride (SF₆), hydrofluorocarbons (HFCs), and perfluorocarbons (PFCs). GHGs absorb longwave radiant energy reflected by the earth, which warms the atmosphere. GHGs also radiate long wave radiation both upward to space and back down toward the surface of the earth. The downward part of this longwave radiation absorbed by the atmosphere is known as the "greenhouse effect." The potential effects of global climate change may include rising surface temperatures, loss in snow pack, sea level rise, more extreme heat days per year, and more drought years.

CO₂ is an odorless, colorless natural GHG. Natural sources include the following: decomposition of dead organic matter; respiration of bacteria, plants, animals, and fungus; evaporation from oceans; and volcanic outgassing. Anthropogenic (human caused) sources of CO₂ are from burning coal, oil, natural gas, wood, butane, propane, etc. CH₄ is a flammable gas and is the main component of natural gas. N₂O, also known as laughing gas, is a colorless GHG. Some industrial processes (fossil fuel-fired power plants, nylon production, nitric acid production, and vehicle emissions) also contribute to the atmospheric load of GHGs. HFCs are synthetic man-made chemicals that are used as a substitute for chlorofluorocarbons (whose production was stopped as required by the Montreal Protocol) for automobile air conditioners and refrigerants. The two main sources of PFCs are primary aluminum production and semiconductor manufacture. SF₆ is an inorganic, odorless, colorless, nontoxic, nonflammable gas. SF₆ is used for insulation in electric power transmission and distribution equipment, in the magnesium industry, in semiconductor manufacturing, and as a tracer gas for leak detection.

Events and activities, such as the industrial revolution and the increased combustion of fossil fuels (e.g., gasoline, diesel, coal, etc.), have heavily contributed to the increase in atmospheric levels of GHGs. An air quality analysis of GHGs is a much different analysis than the analysis of criteria pollutants for the following reasons. For criteria pollutants significance thresholds are based on daily

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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emissions because attainment or non-attainment is based on daily exceedances of applicable ambient air quality standards. Further, several ambient air quality standards are based on relatively short-term exposure effects on human health, e.g., one-hour and eight-hour. Since the half-life of CO₂ in the atmosphere is approximately 100 years, for example, the effects of GHGs are longer-term, affecting global climate over a relatively long period. As a result, the SCAQMD's current position is to evaluate GHG effects over a longer timeframe than a single day.

According to available information, the statewide inventory of CO₂ equivalent emissions is as follows: 1990 GHG emissions were estimated to equal 427 million metric tons of CO₂ equivalent, and 2020 GHG emissions are projected to equal 600 million metric tons of CO₂ equivalent, under a business as usual scenario. Interpolating an inventory for the year 2011 results in an estimated inventory of approximately 121 million metric tons of CO₂ equivalent. Interpolating an inventory for the year 2012 results in an estimated inventory of approximately 127 million metric tons of CO₂ equivalent. These amounts assume that between 1990 and 2020 there is an average increase of 5.76 million tons per year of GHG.

The County of Riverside has adopted its own Climate Action Plan (CAP), which establishes a numeric threshold of significance of determining impacts with respect to greenhouse gas (GHG) emissions. A screening threshold of 3,000 Metric Tons of Carbon Dioxide Equivalent (MTCO_{2e}) per year to determine if additional analysis is required is an acceptable approach for the proposed project. This approach is a widely acceptable screening threshold used by the County of Riverside, where the South Coast Air Quality Management District (SCAQMD) is the lead agency. See TABLE 3 below for project related greenhouse gas emissions.

TABLE 3: PROJECT-RELATED GREENHOUSE GAS EMISSIONS

Emission Source		Emissions (metric tons per year)			
Pollutant		CO ₂	CH ₄	N ₂ O	Total CO _{2e}
Annual construction-related emissions amortized over 30 years.		21.66	4.03e-3	0.00	21.76
Area		26.18	0.03	5.8e-4	27.02
Energy		532.60	0.01	4.3e-03	534.17
Mobile Source		1,109.72	0.05	0.00	1,111.08
Waste		19.06	1.13	0.00	47.22
Water Usage		61.82	0.17	4.3e-3	67.38
Total CO _{2e} (All Sources)		1,808.63 MTCO _{2e} per year			
SCAQMD Threshold		3,000 MTCO _{2e} per year			
Exceeds SCAQMD Threshold?		NO			

- a) Less than Significant Impact: The proposed project would generate GHG emissions from construction activities and operational activities, primarily from energy use and mobile sources. The analysis undertaken, utilizing the CalEEMod program, reveals that the proposed project will generate approximately 1,808.63 MTCO_{2e} per year. This is below the 3,000 MTCO_{2e}/year threshold of significance. Note that GHG emissions from construction activities have been amortized over the span of 30 years. The proposed project will incorporate all applicable and practical standard environmental regulatory measures to reduce GHG emissions. The total increase of GHG emissions on-site from the project would not exceed the SCAQMD's threshold or have a significant cumulative contribution to GHG emissions. Therefore, greenhouse gas emissions as a result of the project, either directly or indirectly, will have a less than significant impact on the environment.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) **Less than Significant Impact:** The site is currently zoned Residential, with a minimum lot size of 30,000 SF (R-1-30,000) and designated as Very Low Density Residential (VLDR). The project is proposing a higher density per acre, with residential lots sized at a minimum of 10,000 SF, and a land use designation of Medium Density Residential (MDR). A qualitative analysis demonstrated that emissions from the project would not exceed numerical thresholds established by SCAQMD. The project would be required to comply with regulations imposed by the State of California and the SCAQMD, aimed at the reduction of air pollutant emissions. Those regulations that are directly and indirectly applicable to the project and that would assist in the reduction of GHG emissions include the Global Warming Solutions Act of 2006 (AB32) and Senate Bill 32 (SB32). AB32 requires the California Air Resources Board (CARB) to develop regulations and market mechanisms to reduce California's GHG emissions to 1990 levels by the year of 2020. Many of the GHG reduction measures outlined in AB32 have been adopted over the last five years and implementation activities are on-going. SB32 requires the state to reduce statewide greenhouse gas emissions to 40% below 1990 levels by 2030. The proposed project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

21. Hazards and Hazardous Materials

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

Source: Project Application Materials; United States Environmental Protection Agency (US EPA), *EnviroMapper*. Cortese list; Section 65962.5(a).

Findings of Fact:

- a) **Less than Significant Impact:** There is limited potential for accidental release of construction-related products in sufficient quantity to pose a significant hazard to people and the environment. In addition, once operational, the proposed single-family residential development. The routine transport use or disposal of hazardous materials is not likely to occur within this residential land use. Impacts can be expected to be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) Less than Significant Impact: Once operational, the proposed single-family residential development would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Impacts can be expected to be less than significant.
- c) Less than Significant Impact: The developers of the proposed project will be required to design, construct, and maintain structures, roadways, and facilities that comply with applicable local, regional, state and/or federal requirements related to emergency access and evacuation plans. Construction activities which may temporarily restrict vehicular traffic will be required to implement adequate and appropriate measures to facilitate the passage of persons and vehicles. This will ensure that the proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan and reduce any impact to less than significant.
- d) Less than Significant Impact: The proposed project is approximately 0.25 miles from Westside Elementary to the south, and 1.5 miles from Coachella Valley High School to the east. As a residential development, emission of hazardous substances or the handling of hazardous or acutely hazardous materials, substances, or waste can be reasonably expected not to occur. Impacts associated with this issue are considered to be less than significant.
- e) No Impact: According to the US EPA *EnviroMapper*, *Cortese List*; Section 65962.5(a), no sites with sources of health hazards are known to exist on or within a mile of the project site. In addition, the project site is not listed as a hazardous materials site. Therefore, no potential exists to expose people to such sources.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan; GIS database; Riverside County Airport Land Use Compatibility Plan Policy; Eastern Coachella Valley Area Plan Figures 4 and 5 "Airport Influence Areas".

Findings of Fact:

- a) No Impact: The proposed project is approximately 3.5 miles northwest of the Jacqueline Cochran Airport, formerly known as Thermal Airport or Desert Resorts Regional Airport and is operated by the County of Riverside. The proposed project is outside the airports area of influence. There would be no impact resulting from the proximity of the project to any associated Airport Master Plan.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) No Impact: The proposed project is approximately 3.5 miles northwest of the Jacqueline Cochran Airport, but outside its area of influence. The project would not require review by the Riverside County Airport Land Use Commission. There would be no impact.
- c) No Impact: The proposed project is approximately 3.5 miles northwest of the Jacqueline Cochran Airport, but outside its area of influence. There would be no impact resulting from the proximity of the project to any Airport Master Plan associated with this airport.
- d) No Impact: The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. There would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

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b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

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c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?

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d) Result in substantial erosion or siltation on-site or off-site?

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e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?

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

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g) Impede or redirect flood flows?

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h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?

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i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

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Source: Riverside County Flood Control District Flood Hazard Report/Condition; Riverside County General Plan; GIS database; Eastern Coachella Valley Area Plan Figure 12 "Special Flood Hazard Areas". Riverside County General Plan Figure S-9 "Special Flood Hazard Areas" Figure S-10 "Dam Failure Inundation Zone"; Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database, EPA Office of Water's WATER GeoViewer; FEMA's National Flood Hazard Layer Viewer;

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Project Specific Water Quality Management Plan for Tract No. 36902 – Riverside 39 by prepared CASC Engineering, July 26, 2019; Drainage Report for Tract No. 36902 prepared by CASC Engineering, July 26, 2019.

Findings of Fact:

The project site is currently comprised of two separate parcels, totaling approximately 40.08 acres. Under the existing condition, the site is undeveloped and entirely pervious, and drains in the north, east, and south directions. The site is relatively flat, with on-site elevations ranging from approximately 34 to 45 feet below mean sea level (MSL).

- a) Less than Significant Impact: Best Management Practices (BMPs) as outlined in the Project Specific Water Quality Management Plan prepared by CASC Engineering on July 26, 2019, will assure that the Project will not violate any water quality standards or waste discharge requirements. BMPs defined in 40 CFR § 122.2 as schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the pollution of waters of the United States. The project will not violate any water quality standards or waste discharge requirements and will be conditioned to comply with standard water quality conditions of approval. The impact is less than significant.
- b) Less Than Significant Impact: The Project proposes a retention basin in order to mitigate the impact of increased runoff due to the proposed development. This project shall comply with the requirements of the State Water Resources Control Board (SWRCB) Order No. 2009-0009-DWQ permit as amended by Order No. 2010-0014-DWQ (NPDES No. CAS000002) and 2012-0006-DWQ at the time of final development entitlement. The Project will not substantially deplete or degrade groundwater supplies or interfere substantially with groundwater recharge.
- c) Less than Significant Impact: Under the proposed condition, the site will be divided into two drainage areas: (1) Single Family Residential lots comprising approximately 31.64 acres, and a 4.18-acre retention basin; (2) open space comprising approximately 4.26 acres of land to be left in its existing condition. The Project site is currently pervious and drains in the north, east, and south directions. Runoff from the improved areas of the property, approximately 1/10 of the parcel, will drain into the proposed basin at the south end, which is designed to retain the 500-year, 24-hour storm in accordance with City of La Quinta Guidelines with no emergency overflow. The open space comprising of approximately 4.26 acres of land is considered to be a self-treating area that does not drain to the proposed retention basin. The project will be required to retain urban runoff onsite in conformance with local ordinance. Impact to existing drainage patterns would be less than significant.
- d) Less than Significant Impact: The proposed project is not within a flood hazard area, as mapped on a Federal Flood Hazard Boundary, Flood Insurance Rate Map or other flood hazard delineation map, including the Eastern Coachella Valley Area Plan Figure 12. Substantial erosion or siltation on-site or off-site resulting from project implementation is unlikely.
- e) Less than Significant Impact: The addition of impervious surfaces on site would create increased surface runoff; however, proposed BMPs, drainage basin, prohibitions of practices, maintenance procedures, and other management practices will prevent on or offsite flooding that could be caused by implementation of the project. Development of the site would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site.
- f) Less than Significant Impact: The project implements BMPs to address the Pollutants of Concern that may potentially be generated from the use of the project site, as outlined in the P-WQMP prepared by CASC Engineering (2019). BMPs include treatment requirements,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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operating procedures and practices to control plant site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw material storage. Therefore, implementation of the project would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

- g) **Less than Significant Impact:** The proposed project is not within a flood hazard area, as mapped on a Federal Flood Hazard Boundary, Flood Insurance Rate Map or other flood hazard delineation map, including the Eastern Coachella Valley Area Plan Figure 12. The project would not impede or redirect flows within a 100-year flood hazard area. Impacts resulting from project implementation would be less than significant.
- h) **No Impact:** The project is not in a flood hazard, tsunami, or seiche zone, and would not risk the release of pollutants due to project inundation. No impact is expected.
- i) **Less than Significant Impact:** Proper implementation of project BMP's will ensure that the project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

24. Land Use

a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

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b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

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Source: Riverside County General Plan; GIS database; Project Application Materials; Eastern Coachella Valley Area Plan; City of La Quinta General Plan Land Use Map. Riverside County General Plan Land Use Element; Staff review; GIS database; City of La Quinta Municipal Code Title 9, Zoning; City of La Quinta Zoning Map.

Findings of Fact:

- a) **Less than Significant Impact:** The existing General Plan land use for the proposed project is designated as very low density residential (VLDR). The proposed project includes an amendment to change this designation to low density residential (LDR) to allow for eighty (80) units on forty (40) acres or 0.5 acre lots at a density of two (2) single family residences per acre. The project site is within the Vista Santa Rosa community. With the proposed General Plan Amendment to change the land use designation from VLDR to MDR, the proposed project will be consistent with the land use designation. The project would also remain consistent with the policies and goals of the East Coachella Valley Area Plan. Additionally, the project's location in the unincorporated community of Vista Santa Rosa is located within the Sphere of Influence of the City of La Quinta and attended the VSR Community Council in 2014 to present for informational purposes only.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) **No Impact:** Based on land use maps for both the City of La Quinta and the County of Riverside, the project would not disrupt or divide an established community including a low-income or minority community. There would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

25. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure OS-6 "Mineral Resources Area"; California Department of Conservation Division of Mines and Geology.

Findings of Fact: According to the County of Riverside General Plan Figure OS-6 "Mineral Resources Areas", the project site is within Mineral Resource Zone (MRZ-1). The California Department of Conservation Division of Mines and Geology defines MRZ-1 as "Areas where adequate information indicates that no significant mineral resource deposits are present, or where it is justified that little likelihood exists for their presence."

- a) **No Impact:** Due to the project site being located within Mineral Resource Zone-1, which indicates the lack of significant mineral resource deposits, the loss of availability of a known mineral resource that would be of value to the region or the residents of the State would be unlikely; therefore, there would be no impact.
- b) **No Impact:** The project site and areas adjacent to the site do not include any areas of mineral resource recovery as delineated on a local general plan, specific plan or other land use plan. There would be no impact.
- c) **No Impact:** The project site is not adjacent to a State classified or designated area or existing surface mine; therefore, the project would not be incompatible with such uses. There are no existing or abandoned quarries or mines in close proximity to the site and would thus not expose people or property to such hazards. There would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

26. Airport Noise

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map; Riverside County Airport Land Use Compatibility Plan Policy; Eastern Coachella Valley Area Plan Figures 4 and 5 "Airport Influence Areas".

Findings of Fact: The project site is not within an airport influence area, or airport compatibility zone. The closest airport to the project is the Jacqueline Cochran Regional Airport approximately 3.5 miles to the southeast and is not located within an Airport Land Use Plan and is not within two (2) miles of a public airport.

- a) **No Impact:** According to the Eastern Coachella Valley Area Plan Figures 4 and 5 "Airport Influence Areas" the proposed project is not located within an Airport Land Use Plan or within two miles of a public airport or public use airport which would expose people residing or working in the project area to excessive noise levels. No Impact is expected.
- b) **No Impact:** The Proposed project is not within the vicinity of a private airstrip which would expose people residing or working in the project area to excessive noise levels. There would be no impact.

Mitigation: No Mitigation measures are required.

Monitoring: No Monitoring measures are required.

27. Noise Effects by the Project

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Noise Impact Analysis, Urban Crossroads June 22, 2018; Riverside County General Plan, Table N-1 "Land Use Compatibility for Community Noise Exposure"; Project Application Materials.

Findings of Fact: The County of Riverside has adopted a Noise Element of the General Plan to control and abate environmental noise, and to protect the citizens of County of Riverside from excessive exposure to noise. The Noise Element specifies the maximum allowable exterior noise levels for new developments impacted by transportation noise sources such as arterial roads, freeways, airports, and railroads. In addition, the Noise Element identifies several policies to minimize the impacts of excessive noise levels throughout the community and establishes noise level requirements for all land uses. The Noise Element identifies residential use as a noise-sensitive land use and discourages new development in areas exposed to noise levels above 45 A-weighted decibels (dBA) for nighttime hours between 10:00 p.m. and 7:00 a.m., and daytime above 65 dBA between the hours of 7:00 a.m. and 10:00 p.m. or greater existing ambient noise levels as indicated by COA 15.Planning.

- a) **Less than Significant Impact with Mitigation:** The on-site traffic noise level analysis indicates that the residential homes adjacent to Monroe Street will experience unmitigated exterior noise levels ranging from 69.0 to 72.9 dBA. To satisfy the County of Riverside 65 dBA exterior noise level standards for residential land use (daytime), proposed elevation changes and earthen berms are required for outdoor living areas (backyards) of lots adjacent to Monroe Street. With

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the planned berms, the future exterior noise levels will range from 55.2 to 64.7 dBA. The noise analysis shows that the proposed berms will satisfy the County of Riverside 65 dBA CNEL exterior noise level standards for residential land use. Impacts will be reduced to less than significant. As a proposed residential development there would not be a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. Construction activity noise levels will be mitigated by establishing a construction-related noise mitigation plan and adhering to the established hours of construction as pursuant to the Riverside County Noise Ordinance.

The project proposed as a residential development is compatible with the adjacent residential community to the west in the City of La Quinta and will not expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

- b) **Less than Significant Impact:** The project proposed as a residential development is compatible with the adjacent residential community to the west in the City of La Quinta and will not generate excessive ground-borne vibration or ground-borne noise levels.

Mitigation:

NOISE-1: Planned elevation changes and earthen berms are required for outdoor living areas of lots bounded by Monroe Street, to reduce the perceived decibels to levels that are consistent with the County of Riverside Noise Element.

NOISE-2:

1. Minimize the impacts of construction noise on adjacent uses within acceptable standards.
2. Ensure that construction activities are regulated to establish hours of operation in order to prevent and/or mitigate the generation of excessive or adverse impacts on surrounding areas.
3. Condition subdivision approval adjacent to developed/occupied noise-sensitive land uses by requiring the developer to submit a construction-related noise mitigation plan to the City of La Quinta for review and approval prior to issuance of a grading permit. The plan must depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of this project, through the use of such methods as:
 - a. Ensure that construction activities are regulated to establish hours of operation in order to prevent and/or mitigate the generation of excessive or adverse impacts on surrounding areas.
 - b. Temporary noise attenuation fences
 - c. Preferential location and equipment
 - d. Use of current noise suppression technology and equipment.

Monitoring: No Monitoring measures are required.

PALEONTOLOGICAL RESOURCES

28. Paleontological Resources

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- a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source Riverside County General Plan Figure OS-8 "Paleontological Sensitivity," Cultural Resources Mitigation Plan (CRMP) prepared by CRM Tech, August 30, 2018

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: According to the Riverside County General Plan *Open Space Element Figure OS-8 Paleontological Sensitivity*, the project site is within a High A (Ha) sensitivity area map. This map is used in the environmental assessment of development proposals and the determination of required impact mitigation.

- a) **Less than Significant Impact with Mitigation:** In order to properly evaluate the possibility of the disturbance or discovery of a paleontological resource the following policies are outlined to ensure consideration.

OS 19.6 Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature. Whenever existing information indicates that a site proposed for development has high paleontological sensitivity as shown on Figure OS-8, a paleontological resource impact mitigation program (PRIMP) shall be filed with the County Geologist prior to site grading. The PRIMP shall specify the steps to be taken to mitigate impacts to paleontological resources.

OS 19.7 Whenever existing information indicates that a site proposed for development has low paleontological sensitivity as shown on Figure OS-8, no direct mitigation is required unless a fossil is encountered during site development. Should a fossil be encountered, the County Geologist shall be notified, and a paleontologist shall be retained by the project proponent. The paleontologist shall document the extent and potential significance of the paleontological resources on the site and establish appropriate mitigation measures for further site development.

OS 19.8 Whenever existing information indicates that a site proposed for development has undetermined paleontological sensitivity as shown on Figure OS-8, a report shall be filed with the County Geologist documenting the extent and potential significance of the paleontological resources on site and identifying mitigation measures for the fossil and for impacts to significant paleontological resources prior to approval of that department.

OS 19.9 Whenever paleontological resources are found, the County Geologist shall direct them to a facility within Riverside County for their curation, including the Western Science Center in the City of Hemet.

Mitigation: Compliance with the mitigation measures set forth in the Cultural Resources Mitigation Plan (CRMP) prepared by CRM Tech, August 30, 2018 and the PRIMP would reduce impacts to paleontological resources to less than significant. See mitigation measures ARCH-1, ARCH-2 in the Archeology section above.

Monitoring: Due to the area's demonstrated high sensitivity for buried cultural deposits, including possible cremations, archaeological and Native American monitoring is recommended during all grading and other earth-moving activities within the project boundaries.

POPULATION AND HOUSING Would the project				
29. Housing				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Induce substantial population growth in an area, either directly (for example, by proposing new homes and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Source: Project Application Materials; GIS database; Riverside County General Plan Housing Element; Appendix E-1, Appendix F-1; Eastern Coachella Valley Area Plan (EVAP); Southern California Area Governments: *Regional Housing Needs Assessment*.

Findings of Fact:

- No Impact:** The proposed 80-unit single family residential project will be developed on vacant land and would not cause the displacement of existing housing or create a need for the construction of replacement housing. There would be no impact.
- No Impact:** The project as proposed is for a single-family residential development and would not create a demand for additional housing. There would be no impact.
- Less than Significant Impact:** Average household size by area plan was found in table E-2 of the Riverside County General Plan Appendix E-1: *Socioeconomic Build-out Assumptions and Methodology*. Based on this information and an average household size of 4.92 for the EVAP area and using a 95% occupancy rate to reflect a true and healthy community vacancy rate of 5%, the projected population within the project development area would be approximately 373 persons. Cumulatively, the project would add a less than significant number of people and housing units to the EVAP, contributing less than 1% of the total projected Population (341,313) and Housing Units (91,828) Forecast to 2035 as outlined in Table 6 of Appendix F-1 of the Riverside County General Plan. Also, the project can be seen as a contributor to the future housing needs of 30,303 new housing units needed to accommodate anticipated growth in the unincorporated areas of Riverside County during the period from 2014-2021, according to the Riverside County General Plan Housing Element, and Southern California Area Governments (SCAG) *Regional Housing Needs Assessment*. The project as proposed is for an 80-unit single family residential development and would not induce substantial population growth in the area. Impact would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

30. Fire Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element; Eastern Coachella Valley Area Plan.

Findings of Fact:

Less than Significant Impact: The nearest fire station is City of La Quinta Station 70 located at 54001 Madison St, approximately 1.6 miles northwest of the project site. The City of La Quinta contracts for fire services through the County of Riverside, and La Quinta Fire Departments serve as the City's liaison with Riverside County in areas of fire protection and medical response. In addition, there are five (5) fire stations within a five (5)-mile radius of the project site. The payment of applicable development impact fees, the implementation of fire suppression measures in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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compliance with the Riverside County Fire Department Protection and Emergency Medical Services Strategic Master Plan will ensure that impacts to fire safety will remain less than significant. The proposed 80-unit single family residential project shall comply with County Ordinance No. 659 to prevent any potential effects to fire services (COA 15.Fire). This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Sheriff Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan; Eastern Coachella Valley Area Plan.

Findings of Fact:

Less than Significant Impact: The proposed project is serviced by the Riverside County Sheriff's Department. The project would have an incremental effect on the level of sheriff services provided in the vicinity of the project area. The payment of applicable development impacts fees, implementation of safety, lighting and defensible space measures will ensure that impacts to police protection services will remain less than significant. The nearest police station is the Indio Police Department, located at 46800 Jackson St. Indio, CA 92201, approximately five (5) miles to the northwest of the project site. The project shall comply with County Ordinance No. 659 to prevent potential effects to sheriff department services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Coachella Valley Unified School District correspondence; GIS database.

Findings of Fact:

Less than Significant Impact: The proposed project is located within the Coachella Valley Unified School District. The closest school to the project site is Westside Elementary approximately 0.25 miles to the south, and Coachella Valley High School approximately 1.5 miles to the east. The project is conditioned to pay development impact fees (DIF) for single family residential which help fund school facilities to mitigate impacts to the Coachella Valley Unified School District (COA 80. Planning). These fees are set/administered by a combination of water districts, school districts, individual cities, the County, the Western Riverside Council of Governments, the Western Riverside County Resource Conservation Authority, and other special districts. Impacts are expected to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan; Eastern Coachella Valley Area Plan; Riverside County Library System.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

Less than Significant Impact: The Coachella Branch Library in Coachella, approximately 3.8 miles northeast is the closest library to the project site. La Quinta Public Library in the City of La Quinta is 4.5 miles northwest of the project site. Although new residents of the proposed project can be expected to patronize these libraries, the impact would be less than significant. The Project is conditioned to pay Development Impact Fees (DIF) per Ordinance No. 659, which will mitigate for the impacts to public facilities, such as libraries, generated by additional residents.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan; Eastern Coachella Valley Area Plan.

Findings of Fact:

Less than Significant Impact: The use of the proposed 80-unit single family residential project is expected to have less than significant impact on health services. The site is located within the service parameters of County Health Services and within the service area of several health care facilities. In the event of an emergency, employees of the proposed project may access several hospitals located approximately four (4) miles to the north of the project site at the John F. Kennedy Memorial Hospital in the City of Indio.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION Would the project.

35. Parks and Recreation

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications); Ord. No. 659 (Establishing Development Impact Fees); Parks & Open Space Department Review; Riverside County General Plan: *Multipurpose Open Space Element*.

Findings of Fact:

- a) **No Impact:** The proposed project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. There would be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) Less than Significant Impact: The project may result in an incremental increase in use of existing neighborhood or regional parks or other recreational facilities. Based on the projected population of approximately 373 persons, a substantial physical deterioration of the facility would not be likely to occur or be accelerated. Impacts would be less than significant.
- c) Less than Significant Impact: The project is not located within a Community Service Area (CSA), but is located within the Desert Recreation District, a park district with a Community Parks and Recreation Plan. The Project is conditioned to pay Quimby fees (COA 90. Planning), which would mitigate for the impacts generated by additional residents who will be utilizing the County's parks. As such, impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

36. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Open Space and Conservation Map for Western County Trail Alignments; Eastern Coachella Valley Area Plan Figure 9, "Trails and Bikeways System".

Findings of Fact:

Less than Significant Impact: According to the Eastern Coachella Valley Area Plan Figure 9, "Trails and Bikeways System", the project site is bounded to the N, E, and W by trails designated as Design Guideline Trails. These Design Guidelines Trails also network in the surrounding area of the project site. A Class II Bike Path runs along Monroe St., 34th Ave., and Airport Blvd.

The Eastern Coachella Valley Area Plan describes Design Guideline Trails as those that have been developed for several of Riverside's County's communities. Each community contains some trail development standards that are different from Countywide trail standards and are unique to those communities. These customized Design Guideline Trail Standards were prepared with extensive local citizen input, and in close cooperation between, the County of Riverside and special districts that would be involved in the construction and/or maintenance of such trails. The project site lies within the Vista Santa Rosa community, a rural community with emphasis on agricultural and equestrian elements.

Section C 16.4 of the Eastern Coachella Valley Area Plan requires that all development proposals located along a planned trail or trails provide access to, dedicate trail easements or right-of-way, and construct their fair share portion of the trails system. Since the project falls within the Vista Santa Rosa community, trail developments should follow the Design Guidelines outlined for the community to maintain the rural, country aesthetic of the community. The Project will construct street improvements that will include a trail/meandering sidewalk along the project's frontage on Monroe Street.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION Would the project

37. Transportation

- a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan; Eastern Coachella Valley Area Plan (ECVAP) Figure 8, "Circulation".

Findings of Fact:

As stated in the Vision and the Land Use Element, the County of Riverside is moving away from a growth pattern of random sprawl toward a pattern of concentrated growth and increased job creation. The intent of the new growth patterns and the new mobility systems is to accommodate the transportation demands created by future growth and to provide mobility options that help reduce the need to utilize the automobile. The circulation system is designed to fit into the fabric of the land use patterns and accommodate the open space systems. The vehicular circulation system that supports the Land Use Plan for the Eastern Coachella Valley Area Plan is shown on Figure 8, Circulation. The circulation system within this portion of the Coachella Valley connects the region to urbanized areas of the western portion of the Coachella Valley, western Riverside County, Imperial County, and the eastern portion of Riverside County via Interstate 10, as well as providing access to and between its communities. Interstate 10 is a key east-west corridor within Riverside County, and indeed across the United States. State Routes 111 and 86 are the main north-south connector routes within this area. State Route 86 is growing in importance as a trade route between the U.S. and Mexico. State Route 195 also serves the Valley west of Mecca.

- a) Less than Significant Impact: The proposed project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation. The project will comply with transportation, and circulation policies and goals of the Riverside County General Plan (Eastern Coachella Valley Area Plan). The Riverside County Transportation Department ("Transportation Department") requires that the traffic and circulation impacts of proposed development projects, General Plan Amendments, and Specific Plans be analyzed. However, per the County of Riverside Traffic Impact Analysis (TIA) Preparation Guide dated April 2008 (Exhibit A), single family residential tracts of less than 100 lots are exempt from performing a TIA. Therefore, the project is not conditioned to prepare a traffic impact analysis. Impacts would be less than significant.
- b) Less than Significant Impact: Implementation of the project would not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the County Congestion Management Agency for designated roads or highways. Road widening and improvements are required in accordance with Ordinance Nos. 460 and 461 as outlined under COAs 50.Trans.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monroe Street along project boundary is a paved County maintained road designated as an Arterial Highway and shall be improved with 5-foot wide, meandering, colored, stabilized and compacted decomposed granite walkway/trail 8-inches thick as approved by the Transportation Department, a raised and landscaped center median including necessary supporting irrigation and electrical facilities as approved by the Transportation Department located 43-feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department, developer is responsible to centerline within a 64-foot half-width dedicated right-of-way in accordance with County Standard No. 92, pages 1 and 2 (86/128) modified to reflect the Vista Santa Rosa Design Guidelines as approved by the Transportation Department. Street improvement plans along Monroe Street shall be coordinated with existing plans for Tract No. 29136 in the City of La Quinta.

- c) **No Impact:** Design features that would substantially increase hazards such as sharp curves, dangerous intersections, or incompatible uses such as farm equipment are not a part of the project as proposed. There would be no impact.
- d) **Less than Significant Impact:** Implementation of the project would result in need for new or altered maintenance of roads due to increase in traffic from additional residential trips. The project will comply with existing laws, rules, regulations, policies and design standards to ensure that impacts are less than significant.
- e) **Less than Significant Impact:** Implementation of the project would cause a temporary effect on circulation during the project's construction phase due to the use of construction equipment. The Project will coordinate with the County of Riverside on a traffic control plan for the construction period of the project to maintain traffic circulation. Therefore, less than significant impacts are expected.
- f) **Less than Significant Impact:** Implementation of the project would not result in inadequate emergency access or access to nearby uses. An emergency secondary ingress/egress point will be provided off of Monroe Street, south of the main entrance to the development. Therefore, less than significant impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Bike Trails

- a) Include the construction or expansion of a bike ☐ ☐ ☒ ☐
system or bike lanes?

Source: Riverside County General Plan; Eastern Coachella Valley Area Plan Figure 9, "Trails and Bikeways System".

Findings of Fact:

- a) **Less than Significant Impact:** According to the Eastern Coachella Valley Area Plan there are Class II Bike lanes on Airport Boulevard, and Jackson Street in close proximity to the project site. Implementation of the project will not result in a significant impact to these bike lanes but provide the option to residents of the proposed residential community to make use of this amenity. Any impact would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

39. Tribal Cultural Resources

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Letter of Notification to California Native American Tribes, September 21, 2015; Conditions of Approval County Archaeological Report No. 6080 "Phase I Cultural Resources Assessment for the 40-Acre Meridian-Monroe La Quinta Project Near La Quinta, Riverside County, California", ECORP Consulting, July 2018; Phase I Environmental Site Assessment (ESA), Cultural Resources Monitoring and Treatment Plan, CRM Tech, August 30, 2018; (PDA0608 July 2018).

Findings of Fact: See Historic Resources and Archeological Resources analysis, above. The Lead Agency commenced the AB 52 and SB18 process by sending out formal Letters of Notification to the over 25 California Native American tribes identified by the Native American Heritage Commission for the purpose of protecting and/or mitigating impacts to cultural places on September 21, 2015. Notified tribes included the Soboba Band of Mission Indians, La Jolla Band of Mission Indians, Juaneno Band of Mission Indians, Gabrieleno/Tongva Nation, Fort Mojave Indian Tribe, Pala Band of Mission Indians, Santa Rosa Band of Mission Indians, Twenty-Nine Palms Band of Mission Indians, Torres-Martinez, Desert Cahuilla Indians, San Manuel Band of Mission Indians, San Luis Rey Band of Mission Indians, Rincon Band of Mission Indians, Ramona Band of Mission Indians, Ramona Band of Cahuilla Indians, Pechanga Band of Mission Indians, Pauma & Yuima Reservation, Morongo Band of Mission Indians, Los Coyotes Band of Mission Indians, Gabrieleno Band of Mission Indians, Fort Yuma Quechan Indian Nation, Colorado River Indian Tribe, Chemehuevi Reservation, Cahuilla Band of Indians, Cabazon Band of Mission Indians, Augustine Band of Cahuilla Mission Indians, Agua Caliente Band of Cahuilla Indians, and the Pechanga Band of Mission Indians.

A previously unknown archaeological site was evaluated and recommended eligible for the CRHR by CRM Tech in 2004. The 2004 CRM TECH evaluation report states that the data recovered from the testing project, coupled with the collection and repatriation of the human remains, constitute enough mitigation to make the original project have a less than significant impact to the resource. Between 2003 and 2016, the shifting sediments have exposed at least 200 additional artifacts, indicating that a significant subsurface component of the site remains and is actively being exposed by natural

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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processes. Extensive follow up analysis and data collection was conducted based on an Archaeological Testing and Treatment Plan, CRM Tech, October 3, 2018, that was approved by representatives from the Torres Martinez Desert Cahuilla and the County, and a Supplemental Archeological Data Recovery Program Report was prepared by CRM TECH dated January 2019 (discussed above).

The 2019 Report outlines the analysis and data collection at the site. It concludes that any potential impacts to Tribal Cultural Resources at the site have been mitigated through the data collection process. Moreover, the 2019 Report states that the study does not provide any new insights into any of the research questions typically asked for prehistoric sites in this area.

While the site is considered an historic resource, the 2019 Report concludes that the effects of the project have been mitigated through the extensive data recovery procedures of 2002 and the 2019 supplemental study and will be completed with the curation of the artifacts and repatriation of the human remains to the Torres Martinez Desert Cahuilla for proper treatment. Due to the site's demonstrated sensitivity for buried cultural deposits, including possible cremations, archaeological and Native American monitors will be onsite during all grading and other earth-moving activities within the project boundaries.

a), b). Less than Significant Impact with Mitigation. According to the Phase I Cultural Resource Assessment, due to its extensive size and the number and variety of the artifacts, it is probable that the previously unknown site represents a late pre-historic or proto historic Native American habitation site. As a result, CRM TECH recommended further archaeological testing and an evaluation program be implemented. The archaeological testing and evaluation took place between July 29, 2002 and August 12, 2002 with additional artifacts being found similar to artifacts described above. In addition, four areas with remains of prehistoric cremations were identified. The Native American Heritage Commission and the Torres Martinez Band of Cahuilla Indians were notified and were able to visit the site. Due to the cremations, this site meets the CEQA definition for an "historical site", pursuant to Public Resources Code § 21083.2. Although it is a "historical site", the extensive data collection efforts that occurred in 2002 and 2018 mitigated the impacts to Tribal Cultural Resources to less than significant, and that mitigation will be completed with curation of the discovered artifacts and repatriation of the identified cremains. Archaeological and Native American monitors will be onsite during all grading and other earth-moving activities within the project boundaries to mitigate potential impacts to any uncovered cultural deposits.

Mitigation:

TCR-1: Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor. The Native American Monitor(s) 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 and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

TCR-2: Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval. Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

TCR-3: Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery. Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines.

Prehistoric Resources- One of the following treatments shall be applied:

- a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.
- b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

Monitoring: Due to the area's demonstrated high sensitivity for buried cultural deposits, including possible cremations, archaeological and Native American monitors will be onsite during all grading and other earth-moving activities within the project boundaries.

UTILITY AND SERVICE SYSTEMS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
40. Water				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Coachella Valley Water District, Urban Water Management Plan July 2011; Department of Environmental Health Review; Riverside County Community & Cultural Services Division; Coachella Valley Water District Letter dated August 21, 2018.

Findings of Fact: According to the Coachella Valley Water District (CVWD) Urban Water Management Plan, the largest sectors of water use are single family homes and landscaping. The plan expects that future per capita water usage through 2035, proportions of water use by sector in the future will be near equal to the sector proportions of 2010 water use due to conservation efforts which include a reduction in landscaping usage. A will serve letter shall be required prior to building permit issuance as indicated by COA 80.E Health.

Accordingly, CVWD has made significant progress towards water conservation by implementing a landscape ordinance and a tiered water budget-based rate structure for its customers. Water efficient plumbing is also being installed in all new homes consistent with existing building code. In addition, landscape audit programs and rebates for replacement of lawns with water efficient landscaping have been implemented. CVWD is also developing a residential toilet rebate program. It is expected that with a 20% reduction in indoor water use, and a 50% reduction in outdoor water use, the per capita water usage between 2010 and 2035 will remain virtually the same, even with the population projected to increase by more than 300,000 residents over the same period of time.

- a) Less than Significant Impact: The Project will not require or result in the relocation of new or expanded water, wastewater treatment, or stormwater drainage that would cause significant environmental effects. The property will connect to the Coachella Valley Municipal Water District water and sanitary sewer facilities system. The impact will be less than significant.
- b) Less than Significant Impact: New service request will be made to the CVWD to serve the 80 residential lots proposed with the implementation of the project. Based on expected future demand and water reduction plans outlined in the Urban Water Management Plan, impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

41. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Department of Environmental Health Review; Riverside County General Plan; Riverside County Community & Cultural Services Division; Coachella Valley Water District Letter dated August 21, 2018.

Findings of Fact:

- a) **Less than Significant Impact:** The proposed project is located within the County Sewer Services area, Coachella Valley Water District (CVWD) Sewer Services area. Compliance with County Sewer Service requirements, as well as other applicable agencies, will assure that construction or expansion of sewer facilities will comply with necessary requirements to reduce environmental effects. The impact will be less than significant.
- b) **Less than Significant Impact:** The proposed project is located within the County Sewer Services area, Coachella Valley Water District. A will serve letter shall be required prior to building permit issuance as indicated by COA 80.E Health. Compliance with County Sewer Services requirements will assure that there will be adequate capacity to serve the projects projected demand. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Solid Waste

a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

☐ ☐ ☒ ☐

b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

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Source: Riverside County General Plan; Countywide Integrated Waste Management Plan; Riverside County Waste Management District correspondence.

Findings of Fact: The Mecca II Landfill is closest to the site approximately 14 miles southeast in the unincorporated community of Mecca. This landfill has a "ceased operation date" of 1/1/2098, which is the approximate date when the facility will reach its permitted capacity. It is currently permitted for 400 tons/day with monthly inspections.

- a) **Less than Significant Impact:** The project site will be served by Burrtec Waste and Recycling. The closest landfill is approximately 14 miles southeast of the project site in the unincorporated community of Mecca, CA. The Coachella Valley Transfer Station is located approximately 7.5 miles northeast of the site. Transfer stations serve as a local collection point to the final disposal site for commercial, residential, and industrial waste. Refuse generated by the project will be adequately handled by the Mecca II Landfill and Coachella Valley Transfer Station. A less than significant impact can be expected. A final approved Waste Report Plan shall be submitted prior to building permit final inspection as indicated by COA 90.Waste Resources.
- b) **Less than Significant Impact:** The project will comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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43. Utilities

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

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

Source: Riverside County General Plan; Coachella Valley Area Plan; Coachella Valley Water District Code (CVWDC).

Findings of Fact:

- a-f) **Less than Significant Impact:** Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. Each of the utility systems, including collection of solid waste, is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems.

Compliance with the requirements of the Imperial Irrigation District, Coachella Valley Water District, Verizon, AT&T, Sprint, etc. and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a non-significant level.

Based on data available at this time, no offsite utility improvements will be required to support this project, other than improvement of local roadways. Therefore, the impact on public utilities is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

WILDFIRE If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

44. Wildfire Impacts

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

Riverside County General Plan, Chapter 6: Safety Element, *Figure S-11-Wildfire Susceptibility*, Riverside County General Plan; Southwest Area Plan.

Findings of Fact:

The proposed Project is not within a wildland severity zone according to the Riverside County General Plan, Chapter 6: Safety Element, *Figure S-11-Wildfire Susceptibility*. The Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

- a) **Less than Significant Impact:** The proposed Project will comply Riverside County's Standardized Emergency Management System (SEMS) Multi-hazard Functional Plan in order to ensure the safety and well-being of residents during a state of emergency and that impacts are less than significant. Furthermore, the Project shall meet minimum standards for fire safety as defined in the Riverside County Building or County Fire Codes, or by County zoning, or as dictated by the Building Official or the Transportation Land Management Agency based on building type, design, occupancy, and use.
- b) **Less than Significant Impact:** Widespread fires following an earthquake, coupled with Santa Ana winds, constitute a worst-case fire suppression scenario. Because of dry vegetation conditions and Santa Ana winds, the fire danger for Riverside County is considered extremely high. However, the Project site is relatively flat and is not within in a high fire hazard zone. Thus, implementation of the proposed development will not expose future residents to pollutant concentrations from wildfire or the uncontrolled spread of a wildfire. Less than significant is expected.
- c) **Less than Significant Impact:** The proposed Project will require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) but is not expected to exacerbate fire risk that may result in temporary or ongoing impacts to the environment. Per COA 15. Fire, the minimum requirement for fire protection facilities in single-family residential zones include County-approved fire hydrants and water connection and fire flow. Approved fire hydrants shall be located one at each intersection and spaced not more than 330 feet apart in any direction. The water system shall be capable of providing a fire flow of 1,000 GPM for 2 hours duration at a minim of 20 PSI operating pressure from each hydrant. The fire protection system shall be installed and operational prior to any combustible building material being placed on the job site.
- d) **No Impact:** Landslides, rockfalls, and debris flows occur continuously on all slopes; some processes act very slowly, while others occur very suddenly. As populations expand over more of the land surface, these processes become an increasing concern. The proposed Project site and surrounding area has relatively low slope instability, is not within a high fire hazard zone, and is not within a flood zone. Given the geographic characteristics of the Project site, it will

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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not expose people or structures to significant risks, including downslope or downstream flooding or landslides.

- e) **No Impact:** The proposed Project is not within a wildland severity zone according to the Riverside County General Plan, Chapter 6: Safety Element, *Figure S-11-Wildfire Susceptibility*. Furthermore, the nearest fire station (La Quinta Station) is approximately 1.6 miles northwest of the project site. In addition, there are five (5) fire stations within a five (5)-mile radius of the project site. Given the low wildland severity of the site coupled with adequate fire services within vicinity of the Project, the development would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

MANDATORY FINDINGS OF SIGNIFICANCE Does the project:

45. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

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Source: Staff review, Project Application Materials.

Findings of Fact: Of the nine special-status wildlife species with high or moderate potential to occur on the project site, three of them are covered under the CVMSHCP and will not require focused surveys or mitigation. However, the remaining six species may require mitigation or avoidance measures which may include focused surveys, pre-construction surveys, and/or construction monitoring. Impacts to special-status wildlife species could occur in the form of direct take of habitat or by mortality during construction activities. Indirect take may occur in the form of ground disturbances, noise, and increased human activity on the site. The Project is conditioned to implement mitigation measures BIO-1, BIO-2, and BIO-3 to reduce impacts to natural resources and the environment to a less than significant level. Monitoring will be required by the Environmental Programs Division of TLMA-Planning (EPD).

Furthermore, a previously unknown archaeological site (CA-RIV-6823) was evaluated and recommended eligible for the California Register of Historical Resources (CRHR) by CRM Tech in 2004. The site was first recorded in May 2002 during a Phase 1 survey of the property and the field work for a testing and evaluation program on the site was completed later that same year. The 2004 CRM Tech evaluation report states that the data recovered from the testing project, coupled with the collection and repatriation of the human remains, constitute enough mitigation to make the original project have a less than significant impact to the resource. Furthermore, in November and December 2018, CRM TECH conducted a supplemental archaeological data recovery program on Site 33-011438 (CA-RIV-6823). No intact features or subsurface cultural deposits were encountered and fewer classes and varieties of artifacts were recovered during this study than what were recovered in 2002. The current, supplemental data recovery program increases the amount of data recovered from the site, while not imparting any new or important information regarding the lifeways of the people that lived there. Due to the area's demonstrated high sensitivity for buried cultural deposits, including possible cremations, archaeological and Native American monitoring is recommended during all grading and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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other earth-moving activities within the project boundaries. The Project shall comply with mitigation measures ARCH-1, ARCH-2, TCR-1, TCR-2, and TCR-3 incorporated herein in order to bring impacts to a less than significant level.

46. Have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials.

Findings of Fact: The implementation of the Project will generate additional traffic and noise to the Project vicinity, which may have cumulatively considerable impact when viewed in connection with the effects of nearby Projects in the County. Nearby proposed development includes single family residential and multi-family residential tract housing to the east of the Project. Parcels directly adjacent to the Project site are mostly vacant and zoned for agricultural uses. To address the additional traffic, the developer shall construct to centerline within a 64-foot half-width dedicated right-of-way in accordance with County Standard No. 92, pages 1 and 2 (86"/128") modified to reflect the Vista Santa Rosa Design Guidelines as approved by the Transportation Department. Street improvement plans along Monroe Street shall be coordinated with existing plans for Tract No. 29138 in the City of La Quinta. To satisfy the County of Riverside 65 dBA CNEL exterior noise level standards for residential land use, the planned elevation changes and earthen berms are required for outdoor living areas (backyards) of lots adjacent to Monroe Street. With the planned berms, the future exterior noise levels will range from 55.2 to 64.7 dBA CNEL. The implementation of the above design and compliance with Mitigation measures NOISE-1 and NOISE-2 will ensure that the Project will not exceed any individual thresholds for traffic and noise and thus reduce cumulative impacts to a less than significant level.

The project site contains one land cover type that lacks any uniform vegetation community; disturbed land. No special-status habitats or vegetation communities were observed on the project site; however, the implementation of the project will generate development which may have cumulative effects on wildlife when viewed in connection with the effects of nearby projects. Several Special Status Species have the potential to occur on-site, but no occurrences have been recorded. However, occurrences have only been recorded within five (5) miles of the subject property between 1929 and 2003. Thus, in an abundance of caution, Monitoring measures BIO-1 through BIO-4 are required in order to ensure any impacts are reduced to a level of less than significant and do not exceed individual threshold, along with required mitigation fees.

This project area is particularly sensitive because a prehistoric site is located within the project area boundaries. However, due to the localization of the project site and implementation of mitigation measures, an incrementally significant impact is not expected. Regardless, the combination of the recovery plan developed to explore and recover cremation remains, supplemental archaeological work at the site which recovered artifacts, mitigation measures ARCH-1, ARCH-2 and TCR-1, TCR-2, and TCR-3, and archaeological and Native American monitoring plan will ensure that the Project will not exceed any individual thresholds for Cultural Resources, Tribal Cultural Resources, or Archaeological Resources on a cumulative timeline.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
47. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Staff review, Project Application Materials.

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

V. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15083 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: None

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

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VI. AUTHORITIES CITED

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

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APPENDIX A.

AIR QUALITY and GREENHOUSE GAS EMISSIONS

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant impact	No Impact
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APPENDIX B.

BIOLOGY

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APPENDIX C.
CULTUAL and ARCHAEOLOGICAL

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APPENDIX D.

GEOLOGICAL

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APPENDIX E.

HYDROLOGY

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APPENDIX F.

NOISE

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APPENDIX G.
SITE PLAN



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

Juan C. Perez
Agency Director



01/08/20, 4:23 pm

TR36902

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TR36902. 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.

Advisory Notification

Advisory Notification. 1 AND - Project Description & Operational Limits

The land division hereby permitted is to subdivide 40 acres into 80 single family residential lots (Schedule A) with lot sizes ranging from approximately 10,000 square feet up to 39,700 square feet including private streets along with open space retention basin and perimeter buffers.

Advisory Notification. 2 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards
2. Vista Santa Rosa Design Guidelines

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on TENTATIVE MAP:
Tentative Map, Amended Map No. 2, dated September 30, 2019.
Exhibit M (Architectural Design Guidelines), dated July 15, 2019.
Exhibit L (Conceptual Landscaping).

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)

- Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA))(for all projects with EIR, ND or MND determinations)

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
- Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
- Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
- Ord. No. 457 (Building Requirements) {Land Use Entitlements}
- Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)

{Geographically based}

- Ord. No. 460 (Division of Land) {for TTMs and TPMS}
- Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMS}
- Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
- Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
- Ord. No. 625 (Right to Farm) {Geographically based}
- Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
- Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
- Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
- Ord. No. 878 (Regarding Noisy Animals)
- Ord. No. 655 (Regulating Light Pollution) {Geographically based}
- Ord. No. 671 (Consolidated Fees) {All case types}
- Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMS}
- Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
- Ord. No. 857 (Business Licensing) {Land Use Entitlements}
- Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and

TPMS)

- Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

ADVISORY NOTIFICATION DOCUMENT**E Health****E Health. 1** **ECP COMMENTS (cont.)****E Health. 1** **ECP COMMENTS**

The Environmental Cleanup Program (ECP) has reviewed the Limited Phase II environmental site assessment report submitted for this project. Based on the information provided in the reports and the results of the sampling conducted at the site, staff and with the provision that the information was accurate and representative of site conditions, the ECP concludes no further environmental assessment is required for this project.

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

Fire**Fire. 1** **0010-Fire-MAP* - SCHEDULE A/B FIRE REQ.**

Fire Protection. The minimum requirement for fire protection facilities in residential zones that do not allow multi-family residential uses shall be as follows:

1. Type of fire hydrant and connection as approved by the agency providing fire protection.
2. Approved fire hydrants shall be located one at each street intersection, and spaced not more than 330 feet apart in any direction.
3. The water system shall be capable of providing a fire flow of 1,000 GPM for 2 hours duration at a minimum of 20 PSI operating pressure from each fire hydrant. This amount shall be in addition to the average day demand as defined in the California Administrative Code, Title 22, Chapter 16 (California Waterworks Standards).
4. The fire protection system shall be installed and operational prior to any combustible building material being placed on the job site.
5. In zones that allow multi-family residential uses, the minimum fire protection shall be set forth in Ordinance 546 (787).

Fire. 2 **0010-Fire-SP-#47 SECONDARY ACCESS**

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained through out any phasing.

Planning**Planning. 1** **0010-Planning-MAP - 90 DAYS TO PROTEST**

The project applicant has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees,

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 **0010-Planning-MAP - 90 DAYS TO PROTEST (cont.)**

dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

Planning. 2 **0010-Planning-MAP - DESIGN GUIDELINES**

The project shall conform to Countywide Design Standards adopted January 13, 2004 and the Vista Santa Rosa Design Guidelines.

Planning- 3 0010-Planning-MAP - FEES FOR REVIEW

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

Planning. 4 **0010-Planning-MAP - NO OFFSITE SIGNAGE**

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

Planning. 5 **0010-Planning-MAP - ORD 875 CVMSHCP FEE (1)**

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection approval, the holder of the construction permit(s) shall comply with the provisions of Riverside County Ordinance No. 875, which requires payment of the appropriate fee set forth in that ordinance. Riverside County Ordinance No. 875 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in the ordinance within the Coachella Valley and surrounding mountains.

The fee shall be paid for each residential unit to be constructed within a residential land division.

Planning. 6 **0010-Planning-MAP - ORD NO. 659 (DIF)**

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

Planning. 7 **0010-Planning-MAP* - RES. DESIGN STANDARDS**

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the R-1-10,000 zone.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7 0010-Planning-MAP* - RES. DESIGN STANDARDS (cont.)

- b. The front yard setback is 20-feet.
- c. The side yard setback is 5-feet.
- d. The street side yard setback is 10-feet.
- e. The rear yard setback is 10-feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 65-feet.
- g. The maximum height of any building is 40-feet.
- h. The minimum parcel size is 10,000 square feet.
- j. No more than 50% of the lot shall be covered by structure.
- k. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, AND THE COUNTYWIDE DESIGN STANDARDS AND GUIDELINES, THERE SHALL BE NO ENCROACHMENT INTO ANY SETBACK.

Planning. 8 0010-Planning-MAP*- MAP ACT COMPLIANCE

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

Planning. 9 0010-Planning-MAP*- REQUIRED MINOR PLANS

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

1. Final Site Development Plan for each phase of development.
2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.
3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.
4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.
5. Landscaping plans for slopes exceeding 3 feet in height shall be submitted to Building & Safety, Grading Section only.
6. Each phase shall have a separate wall and fencing plan.
7. Entry monument and gate entry plan.

NOTE: The requirements of the above plot plans may be accomplished as one, or, any combination of multiple plot plans required by these conditions of approval. However, each requirement shall be cleared individually with the applicable plot plan condition of approval in the "PRIOR TO BUILDING PERMIT" (80 series) conditions.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 10 **0010-Planning-MAP*- ZONING STANDARDS (cont.)****Planning. 10** **0010-Planning-MAP*- ZONING STANDARDS**

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the proposed R-1-10,000 zone.

Planning. 11 **Gen - Conceptual Phase Grading**

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a conceptual grading plan covering the entire TENTATIVE MAP shall be submitted to the County Planning Department for review and approval. The conceptual grading plan shall comply with the following: A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented. B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified. C. Preliminary pad and roadway elevations shall be depicted. D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified. The approved conceptual grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

Planning. 12	Gen - Expiration Date
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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.

Planning. 13 **Gen - Exterior Noise Levels**

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

This condition of approval is the equivalent to the Mitigation Measures Noise-1 and Noise-2 Identified in EA 42813

Planning. 14 **Gen - 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 project or its associated

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 14

Gen - Hold Harmless (cont.)

environmental documentation; 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 project, including, but not limited to, decisions made in response to California Public Records Act requests; and (a) and (b) above are hereinafter collectively referred to as "LITIGATION." The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION 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 LITIGATION, 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. Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Planning. 15

Gen - Lot Access/Unit Plans

Any proposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

Planning. 16

Gen - Mitigation Measures

Mitigation Measures from EA 42813 have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of EA 42813.

Planning. 17

Gen - Submit Building Plans

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 18

Landscape Requirement (cont.)

Planning. 18

Landscape Requirement

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

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

Planning-CUL

Planning-CUL. 1

Gen - HUMAN REMAINS

This condition of approval is referred to as Mitigation Measure ARCH-1 in the Mitigated Negative Declaration EA 42813.

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. The Coroner will have two working days to determine if the remains are subject to his or her authority as part of a crime.

If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site. Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following:

- The nondestructive removal and analysis of human remains and items associated with Native

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Planning-CUL

Planning-CUL. 1

Gen - HUMAN REMAINS (cont.)

American human remains.

- Preservation of Native American human remains and associated items in place.
- Relinquishment of Native American human remains and associated items to the descendants for treatment.
- Other culturally appropriate treatment.

The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures.

Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.

Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following:

- Record the site with the commission or the appropriate Information Center.
- Utilize an open-space or conservation zoning designation or easement.
- Record a document with the county in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains.

Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

Planning-CUL. 2

Gen - UNANTICIPATED RESOURCES

This condition of approval is referred in the Mitigated Negative Declaration -EA 42813 as Mitigation Measure ARCH-2.

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

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2

Gen - UNANTICIPATED RESOURCES (cont.)

tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or 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 sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Planning-CUL. 3

PDA 6080, 7002 & 7024 ACCEPTANCE

County Archaeological Report (PDA) No. 6080 submitted for this project (GPA01154, TR36902) was prepared by Wendy Blumel of ECORP Consulting and is entitled: "Phase I Cultural Resource Assessment for the 40-acre Meridian-Monroe La Quinta Project near La Quinta, Riverside County, California", dated July 2018.

PDA No. 6080 concluded:

1. Two cultural resources (ML-001 and CA-RIV-6823) are located within the project area.
2. ML-001 does not meet any of the eligibility criteria for the CRHR and, therefore, is not considered a Historical Resource under CEQA. No mitigation measures are recommended for this ML-001 site.
3. CA-RIV-6823 was previously evaluated and recommended eligible for the CRHR by CRM Tech in 2004 (Hogan et al. 2004).
4. ECORP recommended that, ideally, CA-RIV-6823 be avoided and preserved in place in dedicated open space.
5. If CA-RIV-6823 cannot be avoided, the proposed Project may result in a significant impact to the resource and mitigation will be necessary should the project have a significant impact on that site.

Based on the conclusions made in PDA No. 6080, County Archaeological Report (PDA) No. 7002 was submitted for this project (GPA01154, TR36902). PDA NO. 7002 was prepared by CRM TECH October 5, 2018 and is entitled: "Archaeological Testing and Treatment Plan for A Portion of Site 33-011438 (CA-RIV-6823), TR36902, 5510 Monroe Street, Assessor's Parcel Numbers" 767-360-001 and 767-360-002, Near the Cities of La Quinta and Indio, Riverside County, California".

The testing prescribed in PDA No. 7002 was implemented and resulted in the following report (PDA No. 7024):

County Archaeological Report (PDA) No. 7024 submitted for this project (GPA01154, TR36902) was prepared by CRM TECH January 29, 2019 and is entitled: "Supplemental Archaeological Data Recovery Program, Site 33-011438 (CA-RIV-6823) Tentative Tract Map 36902, 5510 Monroe Street, Assessor's

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL 3

PDA 6080, 7002 & 7024 ACCEPTANCE (cont.)

Parcel Numbers" 767-360-001 and 767-360-002, Near the Cities of La Quinta and Indio, Riverside County, California".

PDA 7024 concluded:

6. In November and December 2018, CRM TECH conducted a supplemental archaeological data recovery program on Site 33-011438 (CA-RIV-6823). The site was first recorded in May 2002 during a Phase 1 survey of the property and the field work for a testing and evaluation program on the site was completed later that same year.
7. The testing and evaluation program determined that Site 33-011438 qualified as a "historical resource" according to regulations of the California Environmental Quality Act.
8. Based on the amount of data that was recovered during the testing and evaluation program, impacts to the site were considered to have been reduced to a level of less than significant, and the proposed project at that time was cleared to proceed with an archaeological monitor present during earth-disturbing activities.
9. That proposed project, however, never got started. Then, in 2016, with renewed efforts to develop the property, another Phase 1 study was conducted on the property by ECORP.
10. During the field inspection for that study, artifacts were observed both within and outside of the previously established site boundaries.
11. To determine if new or important archaeological information was present in those areas outside of the 2002 site boundaries a supplemental testing and evaluation/data recovery program was initiated.
12. This new testing and evaluation/data recovery program consisted of a resurvey and collection of the artifacts observed on the surface of the entire site, excavations in areas of the expanded site boundaries outside of the 2002 site boundaries, and the recovery of cultural resources.
13. The data recovery efforts resulted in the collection of almost 1,100 artifacts from the surface of the site and 89 from below the surface, and other sensitive cultural resources.
14. No intact features or subsurface cultural deposits were encountered and fewer classes and varieties of artifacts were recovered during this study than what were recovered in 2002.
15. The information recovered during this archaeological data recovery program, however, does not provide any new insights or additional information regarding the Native people that lived here beyond what was learned from the 2002 testing and evaluation/data recovery program.
16. Based on the data recovered and evaluated in 2002, the site was determined to be a significant cultural resource, eligible for listing in the California Register of Historical Resources, and, therefore, it qualifies as a "historical resource" according to guidelines of the California Environmental Quality Act. That has not changed.
17. The current, supplemental data recovery program increases the amount of data recovered from the site, while not imparting any new or important information regarding the lifeways of the people that lived there.
18. Project effects on Site 33-011438 have been mitigated through the extensive data recovery procedures of 2002 and the current supplemental study and will be completed with the curation of the artifacts and the repatriation of the sensitive cultural resources.

PDA NO. 7024 recommended"

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Planning-CUL

Planning-CUL. 3

PDA 6080, 7002 & 7024 ACCEPTANCE (cont.)

Due to the area's demonstrated high sensitivity for buried cultural deposits, including possible cremations, archaeological and Native American monitoring is recommended during all grading and other earth-moving activities within the project boundaries.

These PDA's are herein incorporated as a part of the administrative record for this project.

Planning-GEO

Planning-GEO. 1

GEO180050 ACCEPTED

County Geologic Report GEO No. 180050, submitted for the project TR36902, was prepared by Sladden Engineering. The report is titled; "Supplemental Geotechnical Investigation, Proposed Residential Development, SEC Monroe Street and avenue 55, APN 780-310-001 & 780-310-002, Indio Area, Riverside County, California," dated September 11, 2018.

GEO180050 concluded:

1. No active faults are known to project through the site and the site is not within an Alquist-Priolo Earthquake Fault (Special Studies) Zone.
2. Based upon published maps, onsite mapping, and a review of aerial photographs of the site, risks associated with primary surface ground rupture should be considered "negligible."
3. Based on the relatively flat nature of the site, risks associated with debris flows are considered remote.
4. Locally, no fissures or other surficial evidence of subsidence were observed during our field investigations or during our review of black and white stereo-photo pairs. Therefore, risks associated with subsidence are considered low.
5. Based on our liquefaction analysis with anticipated high groundwater at 15 feet bgs and a PGAm of 0.595g, the potential total seismic settlements are calculated to be up to 1.70 inches and 1.42 inches for BH-1 and BH-2, respectively. Differential settlement is estimated to be less than one-half inch over a span of about 100 feet.
6. Special expansive soil design criteria should not be necessary for the design of foundations and concrete slabs-on-grade.

GEO180050 recommended:

1. Areas to be graded and paved should be cleared of any existing improvements, foundation elements, vegetation, root systems and debris, and disposed of offsite.
2. All artificial fill soil and native low density near surface soil should be removed to a depth of at least 3 feet below existing grade or 2 feet below the bottom of footings, whichever is deeper.
3. The exposed soil should then be moisture conditioned to near optimum moisture and compacted to at least 90 percent relative compaction.
4. All footings should be founded upon properly compacted engineered fill material and should have a minimum embedment depth of 12 inches below lowest adjacent finished grade.
5. Continuous and isolated footings should have a minimum width of 12 and 24 inches respectively.
6. A minimum slab thickness of 4 inches and a minimum reinforcement consisting of #3 bars at 24 inches on center in each direction is recommended.
7. Based on the recommended allowable bearing pressures, the total static settlement of the shallow footings is anticipated to be less than one-inch, with static differential settlement anticipated to be

ADVISORY NOTIFICATION DOCUMENT**Planning-GEO****Planning-GEO. 1 GEO180050 ACCEPTED (cont.)**

approximately one-half of the total settlement across a span of 50 feet.

GEO No. 180050 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180050 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Transportation**Transportation. 1 0010-Transportation-MAP - COUNTY WEB SITE**

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

Transportation. 2 0010-Transportation-MAP - DRAINAGE 1

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

Transportation. 3 0010-Transportation-MAP - DRAINAGE 2

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

Transportation. 4 0010-Transportation-MAP - ENCROACHMENT PERMIT

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

Transportation. 5 0010-Transportation-MAP - OFF-SITE PHASE

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

Transportation. 6 0010-Transportation-MAP - PRIVATE STREETS

ADVISORY NOTIFICATION DOCUMENT**Transportation****Transportation. 6 0010-Transportation-MAP - PRIVATE STREETS (cont.)**

The Internal private streets within this land division shall not be offered for dedication.

Transportation. 7 0010-Transportation-MAP - STD INTRO 3(ORD 460/461)

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

Waste Resources**Waste Resources. 1 0010-Waste Resources-MAP - HAZARDOUS MATERIALS**

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

Waste Resources. 2 0010-Waste Resources-MAP - LANDSCAPE PRACTICES

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

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Riverside County PLUS
CONDITIONS OF APPROVAL

Page 1

Plan: TR36902

Parcel: 767360001

50. Prior To Map Recordation

Planning

050 - Planning. 1 0050-Planning-MAP - ECS SHALL BE PREPARED Not Satisfied

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

050 - Planning. 2 0050-Planning-MAP - FINAL MAP PREPARER Not Satisfied

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

050 - Planning. 3 0050-Planning-MAP - FINAL PLAN OF DEVELOPMNT Not Satisfied

The land divider shall submit a Final Plan of Development to the County Planning Department to be reviewed and approved by the County Planning Department- Minor Permit Division pursuant to Section 7.11 of County Ordinance No. 348. The Final Plan of Development shall contain the following elements:

- A. The site's precise grading plan showing all lots, building footprints, setbacks, yard spaces, fences, and the floor plan and elevation assignment for each lot.
- B. Construction plans of all dwelling units within the subdivision. The plans shall be in a form suitable for submission to the Department of Building and Safety for plan review.
- C. A typical mechanical plan showing the location and placement of mechanical equipment for each dwelling.

050 - Planning. 4 0050-Planning-MAP - PREPARE A FINAL MAP Not Satisfied

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

050 - Planning. 5 0050-Planning-MAP*- ECS AFFECTED LOTS Not Satisfied

The following note shall be placed on the FINAL MAP:

"Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department - Survey Division, in E.C.S. Book ___, Page ___.

050 - Planning. 6 0050-Planning-MAP*- ECS NOTE RIGHT-TO-FARM Not Satisfied

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

"Lot Nos. 1-80, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside.

It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any

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50. Prior To Map Recordation

Planning

050 - Planning. 6 0050-Planning-MAP*- ECS NOTE RIGHT-TO-FARM (cont.) Not Satisfied
practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."
In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

050 - Planning. 7 0050-Planning-MAP*- REQUIRED APPLICATIONS Not Satisfied
No FINAL MAP shall record until General Plan Amendment No. 1154, Change of Zone No. 7878 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designations and/or zones ultimately applied to the property.

050 - Planning. 8 0050-Planning-MAP*- SURVEYOR CHECK LIST Not Satisfied
The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
B. All lots on the FINAL MAP shall have a minimum lot size of 10,000 square feet net.
C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-1-10,000 zone, and with the Riverside County General Plan.
D. All lot widths and lengths on the FINAL MAP shall comply with the Tentative Tract Map 36902, Amended No. 2 dated September 30, 2019.
E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

050 - Planning. 9 Gen - Fee Balance Not Satisfied
Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

050 - Planning. 10 Gen - GPA CZ Approval Not Satisfied
Prior to map recordation, General Plan Amendment No. 1154, and Change of Zone No. 7878, shall have obtained final approval.

050 - Planning. 11 MAP - CC&R RES CSA COM. AREA Not Satisfied
The land divider shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded and unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for review and approval, and (b) the land divider shall submit to the Office of the County Counsel the following documents: 1. A cover letter identifying the project for which approval is sought referencing

Plan: TR36902

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MAP - CC&R RES CSA COM. AREA (cont.)

Not Satisfied

the Planning Department case number (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and 2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and 3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and, 4. A deposit equaling three (3) hours of the of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel review and approval. The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim: "Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply: The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owner's association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on TRACT MAP 36902, attached hereto. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside. In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area', or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each 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 the 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, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

050 - Planning. 12

MAP - CC&R RES POA COM. AREA

Not Satisfied

The land divider shall (a) notify the Planning Department that the following documents shall be shortly,

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050 - Planning. 12 MAP - CC&R RES POA COM. AREA (cont.) Not Satisfied

or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents: 1. A cover letter identifying the project for which approval is sought referencing the Planning Department case numbers (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and 2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and 3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and, 4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval. The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim: "Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply: The property owners' association established herein shall manage and continuously maintain the 'common area', Infiltration Trench, Slopes, and the Park and Trail (Unless maintained by a different entity) more particularly described on TRACT MAP, attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owners of each 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 the 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, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

050 - Planning. 13 Map - ECS Note-Mt. Palomar Lighting Not Satisfied

The following Environmental Constraint Note shall be placed on the ECS: This property is subject to lighting restrictions as required by Ordinance No. 655, which are intended to reduce the effects of

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050 - Planning. 13 Map - ECS Note-Mt. Palomar Lighting (cont.) Not Satisfied
night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with Ordinance No. 855."

050 - Planning. 14 Map - Quimby Fees (1) Not Satisfied

Prior to Map Recordation, the land divider shall submit to the County Planning Department a duly and completely executed agreement with the Desert Recreation District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

Planning-CUL

050 - Planning-CUL. 1 Gen - ECS SHEET Not Satisfied

Prior to final map approval the developer/ applicant shall provide evidence to the Riverside County Planning Department that an Environmental Constraints Sheet has been included in the Grading Plans. This sheet shall indicate the presence of environmentally constrained area(s) and the requirements for avoidance of areas set aside for no future disturbance.

Transportation

050 - Transportation. 1 0050-Transportation-MAP - ACCESS RESTRICTION/SUR Not Satisfied

Lot access shall be restricted on Monroe Street and so noted on the final map, with the exception of ingress and egress location as shown on tentative exhibit.

050 - Transportation. 2 0050-Transportation-MAP - CORNER CUT-BACK I Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the County wide Design Guidelines.

050 - Transportation. 3 0050-Transportation-MAP - EMERGENCY ACCESS Not Satisfied

A 20-foot wide emergency access easement along the southerly property line of Lot 41 shall be shown on the final map with standard driveway approach along Monroe Street.

050 - Transportation. 4 0050-Transportation-MAP - EMERGENCY ACCESS D/W Not Satisfied

An emergency access driveway shall be constructed in accordance with the applicable County Standard(s) and shall be located along Monroe Street at a location in accordance with the exhibit for Tract Map No. 36902. An ingress/egress easement along the southerly property line of Lot 41, connecting the emergency access driveway approach on Monroe Street to the private street designated "B" Street, shall be shown on the final map.

050 - Transportation. 5 0050-Transportation-MAP - EXISTING MAINTAINED Not Satisfied

Monroe Street along project boundary is a paved County maintained road designated as an Arterial Highway and shall be improved with 5-foot wide, meandering, colored, stabilized and compacted decomposed granite walkway/trail 8-inches thick as approved by the Transportation Department, a raised and landscaped center median including necessary supporting irrigation and electrical facilities

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050 - Transportation. 5 0050-Transportation-MAP - EXISTING MAINTAINED (cont.) Not Satisfied
as approved by the Transportation Department located 43-feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department, developer is responsible to centerline within a 64-foot half-width dedicated right-of-way in accordance with County Standard No. 92, pages 1 and 2 (86'/128') modified to reflect the Vista Santa Rosa Design Guidelines as approved by the Transportation Department.

Street improvement plans along Monroe Street shall be coordinated with existing plans for Tract No. 29136 in the City of La Quinta.

050 - Transportation. 6 0050-Transportation-MAP - FINAL MAP DRAIN EASEMENT Not Satisfied
The land divider shall delineate the locations of the retention basins and drainage channels on the final map and shall record a drainage easement to the benefit of the Riverside County over said areas for flood control purposes unless otherwise agreed to by the Director of Transportation. A note shall be placed on the final map identifying and describing the easements as follows, "Drainage Easements - No Buildings, Obstructions, or encroachments by landfills are allowed. Maintenance will be performed by Home Owners Association or as agreed to by the Director of Transportation".

050 - Transportation. 7 0050-Transportation-MAP - IMP PLANS Not Satisfied
Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site:
<http://rctima.org/trans/General-Information/Pamphlets-Brochures>

050 - Transportation. 8 0050-Transportation-MAP - INTERSECTION/50' TANGENT Not Satisfied
All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

050 - Transportation. 9 0050-Transportation-MAP - LIGHTING PLAN Not Satisfied
A separate street light plan is required for this project. Street lighting shall be designed and located at intersections along public streets and in accordance with the Vista Santa Rosa Design Guidelines as approved by the Transportation Department. Street lighting within the development shall be in accordance with the Vista Santa Rosa Design Guidelines as approved by the Transportation Department. Street lights shall be placed at intersections and ends of cul-de-sacs only.

050 - Transportation. 10 0050-Transportation-MAP - PRIVATE STREET MAINT Not Satisfied
The development shall provide for continuous maintenance of all proposed private streets within the development as approved by the Director of Transportation, the Planning Department and County Counsel.

050 - Transportation. 11 0050-Transportation-MAP - RETENTION BASIN MAINT Not Satisfied

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050 - Transportation. 11 0050-Transportation-MAP - RETENTION BASIN MAINT (cont) Not Satisfied

If the maintenance of any detention basin will be under the responsibility of the individual landowner or maintained by a Home Owners Association, proper documentation shall be provided in the form of an operational and maintenance agreements with County Parks and Recreation or Homeowners Association or documentation of maintenance in the CCR's defining the maintenance responsibilities of the individual landowners or as approved by the Director of Transportation.

050 - Transportation. 12 0050-Transportation-MAP - ROAD IMPROVEMENTS Not Satisfied

The streets designated as "B", "C", "D", "E" and "F" shall be improved within the dedicated right-of-way in accordance with County Standard No. 105, Section "A" modified to eliminate sidewalk.

The street designated as "A" providing gated access from Monroe Street shall be widened to include a center median, a minimum of 50-foot vehicular stacking distance from the gate control mechanism/manned security structure and a turnaround area as approved by the Transportation Department.

The above private streets shall be designed to utilize Type "C" curb in accordance with County Standard No. 202.

050 - Transportation. 13 0050-Transportation-MAP - SIGNING & STRIPING PLAN Not Satisfied

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

050 - Transportation. 14 0050-Transportation-MAP - SOILS 2 Not Satisfied

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

050 - Transportation. 15 0050-Transportation-MAP - STREET LIGHTS-CSA/L&LMD Not Satisfied

The project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

1. Completed Transportation Department application
2. Appropriate fees for annexation.
3. (2)Sets of street lighting plans approved by Transportation Department.
4. "Streetlight Authorization" form from SCE, IID or other electric provider.

050 - Transportation. 16 0050-Transportation-MAP - STREET NAME SIGN Not Satisfied

The land divider shall install street name sign(s) in accordance with County Standard No. 816 and Vista Santa Rosa Design Guidelines as directed by the Transportation Department.

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Transportation

050 - Transportation. 17 0050-Transportation-MAP - UTILITY PLAN Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

050 - Transportation. 18 Landscape Common Area CCRs Not Satisfied

The developer/ permit holder shall:

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

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

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

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

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

050 - Transportation. 18 RCTD-MAP-WQ - WQMP ACCESS AND MAINT Not Satisfied

Prior to map recordation, the Project shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided for the WQMP. This requirement applies to both onsite and offsite property. In addition, a BMP Maintenance Agreement shall be recorded against the property.

050 - Transportation. 20 RCTD-MAP-WQ -Region - FINAL WQMP REQUIRED Not Satisfied

The project is located in the Whitewater watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at www.rcflood.org/npdes .); In addition, the project proponent shall ensure that the

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050 - Transportation. 20 RCTD-MAP-WQ -Region - FINAL WQMP REQUIRED (cont.) **Not Satisfied**
effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, 10, and 100-year return periods from the project are mitigated or in Bermuda Dunes area these flows shall be fully retained. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EASEMENTS/PERMISSION **Not Satisfied**

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

A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

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

060 - BS-Grade. 2 IF WQMP IS REQUIRED **Not Satisfied**

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3 IMPROVEMENT SECURITIES **Not Satisfied**

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department for additional information and requirements.

E Health

060 - E Health. 1 0060-E Health-USE- WELL & OWTS ABANDONMENT **Not Satisfied**

Prior to issuance of a grading permit, any existing wells and on-site wastewater treatment system must be properly abandoned under permit with the Department of Environmental Health (DEH). Please contact (760)863-2570 for additional details.

Planning

060 - Planning. 1 0060-Planning-MAP - PALEO PRIMP & MONITOR **Not Satisfied**

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils).

Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:
PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060-Planning-MAP - PALEO PRIMP & MONITOR (cont.) Not Satisfied

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 8.Procedures and protocol for collecting and processing of samples and specimens.
- 9.Fossil identification and curation procedures to be employed.
- 10.Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
- 11.All pertinent exhibits, maps and references.
- 12.Procedures for reporting of findings.
- 13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.
The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the

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060 - Planning. 1 0060-Planning-MAP - PALEO PRIMP & MONITOR (cont.) Not Satisfied
office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.
Safeguard Artifacts Being Excavated in Riverside County (SABER)

060 - Planning. 2 Gen - Agency Clearance Not Satisfied
Prior to Grading Permit Final Issuance, the permittee shall submit a clearance letter from the Coachella Valley Water District to the Planning Department verifying compliance with the conditions stated in their letter dated August 21, 2018, summarized as follows: flood protection shall comply with California Drainage Law.

060 - Planning. 3 Gen - FEE BALANCE Not Satisfied
Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

060 - Planning. 4 Gen - PLANNING DEPT. REVIEW Not Satisfied
As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the County Planning Department to be reviewed for compliance with the approved tentative map.

Planning-CUL

060 - Planning-CUL. 1 CONTROLLED GRADING Not Satisfied
The cultural site defined as Site 33-011438 (Site) will be impacted during construction activities and the soils within this Site will be disturbed. Hence, a controlled grading plan will be developed by the Project Archaeologist. The controlled grading plan shall require the systematic removal of the ground surface to allow for the identification, documentation and recovery of any surface and subsurface cultural deposits. Results of the controlled grading program shall be included in the Phase IV monitoring report.

060 - Planning-CUL. 2 Gen - CULTURAL SENSITIVITY TRAINING Not Satisfied
The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

060 - Planning-CUL. 3 Gen - NATIVE AMERICAN MONITOR Not Satisfied

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Planning-CUL

060 - Planning-CUL. 3 Gen - NATIVE AMERICAN MONITOR (cont.) Not Satisfied

This condition of approval is equivalent as to the Mitigation Measure TCR-1.

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.

The Native American Monitor(s) 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 and trenching,. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

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

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

060 - Planning-CUL. 4 Gen - PROJECT ARCHAEOLOGIST Not Satisfied

THIS condition of approval is the equivalent to Mitigation Measure TCR-2.

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

060 - Planning-CUL. 5 Gen - TREATMENT AND REBURIAL AGREEMENT Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for the treatment and reburial of all human remains and associated grave goods encountered during grading of this site.

060 - Planning-CUL. 6 PRESERVATION PLAN Not Satisfied

Prior to Grading Final, the Project Archaeologist with input from the Tribes, shall develop a Preservation Plan for the long term care and maintenance of the cultural resources reburial site(s).

The plan shall indicate at a minimum, the specific areas to be included in and excluded from long-term maintenance, prohibited activities, methods of preservation to be employed, the party responsible for the long term maintenance, appropriate protocols, monitoring and necessary emergency protocols. The preservation and maintenance plan shall be included as an appendix to the Phase IV Monitoring report.

060 - Planning-CUL. 7 TEMPORARY FENCING Not Satisfied

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 7 TEMPORARY FENCING (cont.) Not Satisfied

Temporary fencing shall be required for the temporary protection of cultural site 33-011438 (Site) during any grading activities within one hundred feet (100') of the outer perimeter of this site. Prior to commencement of any grading or brushing for this project, the project archaeologist shall identify the Site boundaries and determine an adequate buffer for protection of the Site. Upon approval of buffers, the applicant shall direct the installation of fencing under the supervision of the project archaeologist. The fencing can be removed only after controlled grading operations have been completed within the Site.

Planning-EPD

060 - Planning-EPD. 1 30-Day Burrowing Owl Pre-Construction Survey - EPD Not Satisfied

Prior to issuance of a grading permit a qualified biologist shall conduct a preconstruction, presence/absence survey for burrowing owl, using an accepted protocol, and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the CVMSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (February 1 through August 31) by a qualified biologist shall be required. The County Biologist and Wildlife Agencies shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Valentina Lopez at vslopez@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

060 - Planning-EPD. 2 Desert Tortoise Surveys - EPD Not Satisfied

Pursuant to Section 4.4 of the CVMSHCP prior to issuance of a grading permit an Acceptable Biologist will conduct a presence/absence survey of the Development area and adjacent areas within 200 feet of the Development area, or to the property boundary if less than 200 feet and permission from the adjacent landowner cannot be obtained, for fresh sign of desert tortoise, including live tortoises, tortoise remains, burrows, tracks, scat, or egg shells. The presence/absence survey must be conducted during the window between February 15 and October 31. Presence/absence surveys require 100% coverage of the survey area. If no sign is found, a clearance survey is not required. A presence/absence survey is valid for 90 days or indefinitely if tortoise-proof fencing is installed around the Development site.

If desert tortoise is identified on the project site during the pre-construction survey, and direct impacts to the species are unavoidable, the project shall consult with the County and the wildlife agencies, before proceeding to follow the USFWS guidelines for avoidance, exclusion, and/or passive relocation.

The Biologist will submit a report covering the results of the presence/absence survey to the Environmental Programs Division of the Riverside County Planning Department.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Valentina Lopez at vslopez@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 Desert Tortoise Surveys - EPD (cont.) Not Satisfied

060 - Planning-EPD. 3 MBTA Nesting Bird Survey - EPD Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted.

Prior to issuance of a permit for rough grading, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Valentina Lopez at vslopez@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

060 - Planning-EPD. 4 Preconstruction Plant Surveys - EPD Not Satisfied

Prior to issuance of a grading permit, the applicant shall submit a preconstruction rare plants survey report conducted by an Acceptable Biologist to Riverside County. The preconstruction survey shall examine the project site for special-status plant species not covered by the CVMSHCP, not seen to occur on site during the Biological Reconnaissance Survey prepared by ECORP, but with the potential to occur on site. The special-status plant species to be surveyed for include, but are not limited to, chaparral sand-verbena, Lancaster milk-vetch, gravel milk-vetch, glandular ditaxis, and California ditaxis.

The survey methods shall follow the guidelines listed in the CNPS Botanical Survey Guidelines. If a population of special-status plants, not covered by the CVMSHCP are found on the project site then CDFW should be consulted to discuss appropriate mitigation measures.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Valentina Lopez at vslopez@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

Transportation

060 - Transportation. 1 0060-Transportation - MAP - APPROVED MAINT EXHIBIT (I) Not Satisfied

In the event that the project requires a grading permit prior to map recordation, the Project shall submit a Maintenance Exhibit (ME) for approval, on two 11"x17" hard copies and two CD copies to

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 0060-Transportation - MAP – APPROVED MAINT EXHIBIT (I Not Satisfied
County EDA/CSA. The ME shall have the engineer's certification for square footage calculations for all
facilities requiring maintenance, and note the proposed maintenance entity responsible for all
maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping,
etc.). The Transportation Department will clear this condition after the ME is approved by the County
EDA/CSA and/or other associated public/quasi-public maintenance entities. The approved ME shall
be provided to the Transportation Department (three 11"x 17" hardcopies and one fully signed PDF
copy on CD).

060 - Transportation. 2 0060-Transportation - MAP – MAINT DISTRICTS – SUBMIT / Not Satisfied
In the event that the project requires a grading permit prior to map recordation, the Project shall file an
application with County EDA/CSA for annexation/formation into all of respective maintenance districts,
with a proposed Maintenance Exhibit and applicable fees.

060 - Transportation. 3 0060-Transportation-MAP - SUBMIT GRADING PLAN Not Satisfied
When you submit a grading plan to the Department of Building and Safety, two sets of the grading
plan (24" X36") shall be submitted to the Transportation Department for review and subsequently for
the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval,
the grading clearance may be dependent on the submittal of street improvement plans, the opening of
an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check
Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

060 - Transportation. 4 0060-Transportation-MAP - WATER QUALITY MGMT PLANS Not Satisfied
The developer shall submit Water Quality Management Plans (WQMP) to Riverside County
Transportation Department for review and approval.

060 - Transportation. 5 RCTD-MAP-WQ -Region - FINAL WQMP REQUIRED Not Satisfied
The project is located in the Whitewater watershed. An approved Water Quality Management Plan
(WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project
shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP
manual, found at www.rcflood.org/npdcs .): In addition, the project proponent shall ensure that the
effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, 10, and 100-year
return periods from the project are mitigated or in Bermuda Dunes area these flows shall be fully
retained. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-MAP - PALEO MONITORING REPORT Not Satisfied
PRIOR TO GRADING FINAL:

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70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-MAP - PALEO MONITORING REPORT (cont. Not Satisfied

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report.

This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

Planning-CUL

070 - Planning-CUL. 1 Gen - ARTIFACT DISPOSITION Not Satisfied

This condition is the equivalent to the Mitigation Measure TCR-3 presented in the EA42813. Prior to Final Grading the landowner(s) shall relinquish ownership of all cultural and/or tribal cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or future Phase III data recovery. The following treatment (in order of preference) shall be applied.

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report.

070 - Planning-CUL. 2 Gen - PHASE IV MONITORING REPORT Not Satisfied

Upon completion of the implementation phase (clearing, grubbing, grading trenching), a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting.

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied

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

080 - BS-Grade. 2 ROUGH GRADE APPROVAL Not Satisfied

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

1. Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

E Health

080 - E Health. 1 Sewer Will Serve Not Satisfied

A "Will Serve" letter is required from Coachella Valley Water District.

080 - E Health. 2 Water Will Serve Not Satisfied

A "Will-Serve" letter is required from Coachella Valley Water District.

Planning

080 - Planning. 1 0080-Planning-MAP - MODEL HOME COMPLEX Not Satisfied

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

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

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dimensioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 0080-Planning-MAP - MODEL HOME COMPLEX (cont.) Not Satisfied

6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards.

All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

7. Provide a Model Home Complex landscape and irrigation plan.

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

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

080 - Planning. 2 0080-Planning-MAP*- ENTRY MONUMENT PLOT PLAN Not Satisfied

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

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).

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

080 - Planning. 3 0080-Planning-MAP*- FNL SITE DEV PLOT PLAN Not Satisfied

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

Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines and the approved Design Manual, Exhibit M.

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

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Planning

080 - Planning. 3 0080-Planning-MAP*- FNL SITE DEV PLOT PLAN (cont.) Not Satisfied
included within that plot plan.
The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

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

080 - Planning. 4 0080-Planning-MAP*- SCHOOL MITIGATION Not Satisfied
Impacts to the Coachella Valley Unified School District shall be mitigated in accordance with California State law.

080 - Planning. 5 0080-Planning-MAP*- WALLS/FENCING PLOT PLAN Not Satisfied
The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

1. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.
2. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.
3. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.
4. All wood fence posts shall be steel set in concrete.

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

080 - Planning. 6 Gen - Fee Balance Not Satisfied
Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 7 Gen - Roof Mounted Equipment Not Satisfied
Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 7 **Gen - Roof Mounted Equipment (cont.)** **Not Satisfied**
equipment or any other energy saving devices shall be permitted with County Planning Department approval.

080 - Planning. 8 **Gen - Underground Utilities** **Not Satisfied**
All utility extensions within a lot shall be placed underground.

Transportation

080 - Transportation. 1 **0080-Transportation - MAP – ANNEX ALL MAINT DISTRICT!** **Not Satisfied**
Prior to issuance of a building permit, the Project shall complete all annexation/formation into all of respective maintenance districts, as approved by the County Transportation and County EDA/CSA, with approved improvement plans, and as noted or shown on the approved Maintenance Exhibit.

080 - Transportation. 2 **0080-Transportation-MAP - TUMF** **Not Satisfied**
Prior to the issuance of a building permit, the applicant shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

080 - Transportation. 3 **Landscape Inspection Deposit Required** **Not Satisfied**
The developer/ permit holder shall:
Prior to building permit issuance, the developer/permit holder shall verify all plan check fees have been paid and deposit sufficient funds to cover the costs of the required landscape inspections associated with the approved landscape plans. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

080 - Transportation. 4 **Landscape Plot Plan/Permit Required** **Not Satisfied**
The developer/ permit holder shall:
Prior to issuance of building permits, the developer/permit holder shall apply for a Plot Plan (Administrative/PPA) Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).

Provide construction level landscape plans in PDF (all sheets compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application. The landscape plans shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

Drawings shall be completed on County standard Transportation Department title block, plan sheet format (24" x 36"), 1:20 scale, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent

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Transportation

080 - Transportation. 4 Landscape Plot Plan/Permit Required (cont.) Not Satisfied
with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

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

When applicable, plans shall include the following components:

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

Please reference Landscape Plan Checklists available online at RCTLMA.org.

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans. Water Districts such as CVWD, TVWD, and EMWD may be required to approve plans prior to County approval.

Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 5 Landscape Project Specific Requirements Not Satisfied

The developer/ permit holder shall:

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- Project shall comply with the latest version of Ord. 859 ETo of .45, for commercial applications, .50 ETo for residential, or .70 ETo for recycled water uses. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
- Project proponent shall design overhead irrigation with a minimum 24" offset from non-permeable surfaces, even if that surface drains into a permeable area.
- Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double or triple staked and secured with non-wire ties.
- Project shall prepare water use calculations as outlined in Ord 859.3.
- Trees shall be hydrozoned separately.
- Irrigation shall be designed using hydrozones by plant water type, irrigation type, and flat/sloped

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Transportation

080 - Transportation. 5 Landscape Project Specific Requirements (cont.) Not Satisfied

areas.

- The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.
- All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the useful plant life, and replaced with an equal or lesser water use plant.
- Project shall use County standard details for which the application is available in County Standard Detail Format.
- Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way (ROW).
- Restricted plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.
- Plant species shall meet ALUC requirements, if applicable.
- Hydroseeding is not permitted in stormwater BMP slope areas, container stock will be required on slopes. Trees must be located to avoid drainage swales and drain, utility, leach, etc. lines and structures
- Landscape and irrigation plans must meet erosion control requirements of Ordinance 457.
- Project shall use 100% point source irrigation type regardless of meeting the water budget with alternative irrigation methods, except as needed within stormwater BMP areas as noted in an approved WQMP document. Point source is defined as one emitter (or two) located at each plant. In-line emitter tubing is not defined as point source for the purpose of this requirement.
- Typical Front Yard landscaping plans (construction document level package) shall be submitted to Transportation Department for approval. Front yards shall not have turf lawns.
- Common areas and open space landscaping plans (construction document level package) shall be submitted to Transportation Department for approval.
- The project proponent or current property owner shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.
- Project shall install purple/reclaimed/recycled components as deemed necessary and as determined by the County and/or water district.

080 - Transportation. 6 RCTD-MAP-WQ - IMPLEMENT WQMP Not Satisfied

The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-MAP - WASTE RECYCLE PLAN (WF) Not Satisfied

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal

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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-MAP - WASTE RECYCLE PLAN (WF Not Satisfied
must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 **PRECISE GRADE APPROVAL** Not Satisfied

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

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

Planning

090 - Planning. 1 0090-Planning-MAP - CONCRETE DRIVEWAYS Not Satisfied

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

090 - Planning. 2 0090-Planning-MAP*- FENCE REQUIRED Not Satisfied

The land divider/permit holder shall construct a six (6) foot high equestrian fence along the tract perimeter in compliance with the Vista Santa Rosa Design Guidelines. The required fence shall be subject to the approval of the County Department of Building and Safety.

090 - Planning. 3 Gen - Noise Impacts Not Satisfied

Prior to final inspection, proof of a noise impact analysis and design considerations to reduce interior and exterior noise levels are required to prove the noise is below acceptable levels of the County Standards of 45/65 dBA CNEL.

090 - Planning. 4 Gen - PARKING SPACES Not Satisfied

Parking spaces are required in accordance with County Ordinance No. 348. All parking areas and driveways shall be surfaced with asphaltic concrete to current standards as approved by the Riverside County Department of Building and Safety.

090 - Planning. 5 Gen - Roll Up Garage Doors Not Satisfied

All residences shall have automatic roll-up garage doors.

090 - Planning. 6 Gen - Roof Mounted Equipment Not Satisfied

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

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90. Prior to Building Final Inspection

Planning

090 - Planning. 6 Gen - Roof Mounted Equipment (cont.) Not Satisfied

090 - Planning. 7 Gen - UNDERGROUND UTILITIES Not Satisfied

All utility extensions within a lot shall be placed underground.

090 - Planning. 8 Map - Entry Monumentation Plot Plan Compliance Not Satisfied

Prior to final building inspection approval of the FIRST residential dwelling, the project entry monument, and if applicable, gate/security improvements shall be installed in accordance with the approved plot plan.

090 - Planning. 9 Map - Quimby Fees (2) Not Satisfied

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

Transportation

090 - Transportation. 1 0090-Transportation-MAP - 80% COMPLETION Not Satisfied

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

a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.

b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.

d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.

e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.

Plan: TR36902

Parcel: 767360001

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 0090-Transportation-MAP - 80% COMPLETION (cont.) Not Satisfied

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

090 - Transportation. 2 0090-Transportation-MAP - STREET LIGHTS INSTALL Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461 and Vista Santa Rosa Design Guidelines. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

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

090 - Transportation. 3 0090-Transportation-MAP - STREET SWEEPING 2 Not Satisfied

Street sweeping annexation into CSA 152 or similar mechanism as approved by the Transportation Department shall be completed.

090 - Transportation. 4 0090-Transportation-MAP - UTILITY INSTALL Not Satisfied

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

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

090 - Transportation. 5 Landscape Inspection and Drought Compliance Not Satisfied

The developer/ permit holder shall:

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

Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

090 - Transportation. 6 Landscape Signage Required on Model Home Complexes Not Satisfied

The developer/ permit holder shall:

Prior to building permit final inspection, Model Home Complexes (MHC) shall display a sign indicating

01/08/20
16:14

Riverside County PLUS
CONDITIONS OF APPROVAL

Page 26

Plan: TR36902

Parcel: 767360001

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6 Landscape Signage Required on Model Home Complexes (c) Not Satisfied
that the home features water efficient planting and irrigation. The sign shall be displayed in the front yard of each home and be clearly visible to the prospective home buyers.

090 - Transportation. 7 RCTD-MAP-WQ - WQMP COMPLETION Not Satisfied
Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-MAP - WASTE REPORTING FORM Not Satisfied
Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.



County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH

P.O. BOX 7909 • RIVERSIDE, CA 92513-7909

STEVE VAN STOCKUM, DIRECTOR

Date: July 18, 2018

To: Jay Olivas
County of Riverside TLMA, Planning Department

Reviewed/Approved by: Heidi Barrios, MBA, REHS, CAC, IH
Environmental Health Specialist

Riverside County, Department of
Environmental Health
3880 Lemon Street, Suite 200
Riverside, California 92502
Phone: (951) 955-8980

Project Reviewed: TR 36902 (Riverside 39)

SR Number: SR 34323

Applicant: Adam Rush, AICP
CASC Engineering and Consulting

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

Review Stage: Entitlement: Tract #36902

Information Provided: (TR36902) Noise Impact Analysis, County of Riverside, # 11583-02, June
22, 2018, (Urban Crossroads)
Tentative Tract Map TR32291

Noise Standards:

1. The "Noise Element" section of the Riverside County General Plan states, "to avoid future noise hazard, the maximum capacity design standard (average daily trips) for highways and major roads" (including airports) "shall be used for determining the maximum future noise level" or, in the case of freeways and airports, the projected conditions for 20 years in the future may be used.
2. The interior noise levels in residential dwellings shall not exceed 45 Ldn (or CNEL).
3. The exterior noise level shall not exceed 65 Ldn (or CNEL).
4. Assume that the standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
5. Barrier calculations based on receptor at 10 feet from the barrier and at a 3 foot elevation.
6. Interior calculations based on first floor receptors at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.

Findings:

The consultant's report is adequate. Based on our calculations the berm heights recommended should provide sufficient attenuation to reduce exterior roadway noise levels to below 65 Ldn. Also, the recommended interior noise mitigation should reduce the interior noise levels to below the 45 Ldn.

Noise condition has been satisfied.

Consultants Recommendations are as follows:

Exterior Noise Mitigation:

- The planned elevation changes and earthen berms delineated on the Tentative Tract Map, date stamped May 2015, are required to satisfy the County of Riverside 65 dBA CNEL, on all lots adjacent to Monroe Street.
- The planned berms shall be constructed so that the top of each berm extends to the planned height above the pad elevation of the lot it is shielding. When the road is elevated above the pad elevation, the berm shall extend to the planned height above the highest point between the residential home and the road.

Interior Noise Mitigation:

- Lots adjacent to Monroe Street require upgraded second floor windows (facing Monroe Street) with a minimum sound transmission class (STC) rating of 30, and a windows-closed condition requiring a means of mechanical ventilation.
- All other lots require windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall have a minimum of 27.
- All exterior doors shall be well weather-stripped and have minimum STC ratings of 27. Well-sealed perimeter gaps around the doors are essential to achieve the optimal STC rating.
- At any penetrations of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts, or conduits shall be caulked or filled with mortar to form an airtight seal.
- Roof sheathing of wood construction shall be well fitted or caulked plywood of at least one-half inch thick. Ceilings shall be well fitted, well-sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.



September 21, 2015

Via E-Mail and Regular Mail
lolivas@rcdma.org

Jay Olivas
Riverside County Planning Department
77588 El Duna Ct., Suite H
Palm Desert, CA 92211

Re: General Plan Amendment No. 1154, Change of Zone No. 7878, Tentative Tract Map 36902

Dear Mr. Olivas:

Thank you for providing the Desert Recreation District (the "District") with a notice regarding the preliminary site plan and subdivision layout for the Planned Development for a General Plan Amendment and Change of Zone for Tentative Tract Map No. 36902, to subdivide 40 acres into 80 single family residential lots, to be built in the Lower Coachella Valley Zoning District- Eastern Coachella Valley Area Plan, located North of Airport Boulevard, South of Avenue 55, East of Monroe Street, West of Oasis Street.

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

1. Developer will enter into an agreement to and shall pay fees pursuant to the Quimby Act, as adopted by Riverside County Ordinance No. 460. Such fees shall be calculated by the District under that ordinance, as it may be amended from time to time, and shall be paid in full to the District at the time of recordation of the final tract map by the County of Riverside. We have attached a copy of the form of agreement which can be completed when we have the name of the actual developer and a final tract map number.

I look forward to working with you on this project. Thank you for your assistance.

Very truly yours,


Troy Strange, Project Manager
760-285-0547
(tstrange@drd.us.com)

WHEN RECORDED MAIL TO:

DESERT RECREATION DISTRICT
45305 Oasis Street
Indio, CA 92201-4337

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Recording Fee Exempt per Government Code §6103

Agreement No. _____

AGREEMENT BETWEEN

**DESERT RECREATION DISTRICT
OF RIVERSIDE COUNTY
AND**

FOR COLLECTION OF PARK DEVELOPMENT FEES

THIS AGREEMENT is entered into this _____ day of _____, 20____, by and between **DESERT RECREATION DISTRICT OF RIVERSIDE COUNTY, CALIFORNIA**, a political subdivision of the State of California (hereinafter referred to as **DISTRICT**) and _____ (hereinafter referred to as **DEVELOPER**);

WITNESSETH:

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

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

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

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

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

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

I. RESPONSIBILITIES OF DEVELOPER

- A. **DEVELOPER** shall pay in full to **DISTRICT**, at the time of issuance of Final Tract Map No. _____, the sum of \$_____ for the 80-unit Apartment Complex. each residential unit constructed.
- B. **DEVELOPER** shall, concurrent with requesting any necessary written assurance from **DISTRICT**, request in writing that the County of Riverside include in its approval of **DEVELOPER'S** tentative map a condition that **DEVELOPER**, his successors or assigns, provide evidence of compliance with the terms of this Agreement prior to issuance of any building permit by the County of Riverside, or its successor, for lots in the approved tract.
- C. **DEVELOPER** shall notify any successors or assigns that this Agreement has been executed and is in effect. In addition, in the event this property is annexed into a city within our jurisdiction, Desert Recreation District will continue to receive the same amount as the Quimby fees identified in this Agreement, which fees shall mitigate the continuing impacts of such growth.

II. RESPONSIBILITIES OF DISTRICT

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

III. MISCELLANEOUS

- A. It is expressly understood and agreed by the **DEVELOPER** and **DISTRICT** that the law of the State of California shall govern them and the interpretation of the Agreement and

that any litigation brought because of, or involving this Agreement shall be initiated exclusively in the Superior Court, Riverside County, Indio Division.

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

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

DEVELOPER:

DISTRICT:

DESERT RECREATION DISTRICT
OF RIVERSIDE COUNTY, CALIFORNIA

By: _____

By: _____
KEVIN KALMAN, General Manager



COACHELLA VALLEY WATER DISTRICT

Established in 1918 as a public agency

GENERAL MANAGER

Jim Barrett

ASSISTANT GENERAL MANAGER

Robert Cheng

August 21, 2018

Jay Olivas
Riverside County Planning Department
77-588 El Duna Court, Suite H
Palm Desert, CA 92211

Dear Mr. Olivas:

Subject: Tentative Tract Map 36902, North of Airport Blvd., South of Avenue 55,
East of Monroe Street, West of Oasis Street, APN 767-360-001 and 767-360-002

This area is designated Zone X on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency (FEMA).

Flood protection measures for local drainage shall comply with California Drainage Law and provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

Riverside County (County) shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm.

The project is located within the service area of CVWD for the provision of domestic water and sanitation service. The initiation of said service to this area will be subject to the satisfaction of terms and conditions established by CVWD and imposed from time to time, including but not limited to fees and charges, water conservation measures, etc.

CVWD may need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations, treatment plants and other facilities. The developer may be required to construct/install these facilities and then convey said facilities to CVWD along with the land and/or easements on which these facilities will be located. The terms and conditions for the planning, design, construction/installation, and conveyance of property interests shall be determined by CVWD pursuant to its rules and regulations as said requirements may be revised from time to time. These sites shall be shown on the tract map as lots and/or easements to be deeded to CVWD for "CVWD public services" purposes.

This notice of domestic water and sanitation service availability only applies to the specific property for which it was issued and shall expire three (3) years from date of issuance. Unless or until all requirements for the initiation of service are met, the developer shall not be deemed to have any vested right or other commitment to receive water and/or sanitation service. In the event all of the terms, conditions, fees and charges are not satisfied on or before the expiration date, this notice shall expire. Upon expiration, the developer will be required to submit a new application and otherwise comply with any and all new or amended requirements for the provision of service as may be determined by CVWD pursuant to its rules and regulations.

Sanitation service remains at all times subject to changes in regulations adopted by CVWD's Board of Directors including reductions in, or suspensions of, service.

Sewers shall be designed and constructed so as to readily facilitate connection with the potential future installation of a regional trunk sewer. Dry or wet sewers shall be installed as determined by CVWD. Plans and designs for installation of the facilities required by CVWD shall be submitted to and approved by CVWD prior to issuance of a building permit.

CVWD requires any business having the potential of discharging grease into a public sewer to install a grease interceptor, including a sample box, sanitary tee and running trap with cleanout, prior to any discharge to its sanitation facilities. The size of the grease interceptor will be determined and approved by CVWD prior to installation. Installation of the interceptor will be inspected and subject to approval by CVWD.

CVWD requires any business having the potential of discharging oil/sand into a public sewer to install an oil and sand separator, including a sample box, sanitary tee and running trap with cleanout, prior to any discharge to its sanitation facilities. The size of the oil and sand separator will be determined and approved by CVWD prior to installation. Installation of the oil and sand separator will be inspected and subject to approval by CVWD.

There are existing United States Bureau of Reclamation (USBR) facilities not shown on the development plans. There may be conflicts with these facilities. The County shall withhold issuance of grading permits until CVWD has reviewed the proposed development and related impacts to the USBR facilities and associated right-of-way and provided the County with written confirmation that there is no interference. The USBR conflicts include but are not limited to Irrigation Lateral 121.6 & 121.6-3.1.

Surface and subsurface drainage facilities in the vicinity of this project were designed and constructed for agricultural drainage. CVWD will consider use of these drainage facilities for urban drainage if (1) the surface and subsurface drainage facilities can physically handle the new urban drainage, (2) the area is incorporated into the National Pollutant Discharge Elimination System permit and Waste Discharge Requirements for the discharge of stormwater in the Whitewater River Watershed, which is known as the MS4 Permit and (3) the project is annexed into a future district(s) for recovery of capital and operation/maintenance costs associated with the new urban drainage system.

Jay Olivas
August 21, 2018
Page 2

CVWD may need replacement or additional drainage facilities to provide for the orderly expansion of the drainage system. These facilities may include pipelines, channels, pump stations and other facilities. The developer may be required to construct/install these facilities and then convey said facilities to CVWD along with the land and/or easements on which these facilities will be located. The terms and conditions for the planning, design, construction/installation, and conveyance of property interests shall be determined by CVWD pursuant to its rules and regulations as said requirements may be revised from time to time. These sites shall be shown on the tract map as lots and/or easements to be deeded to CVWD for such purpose.

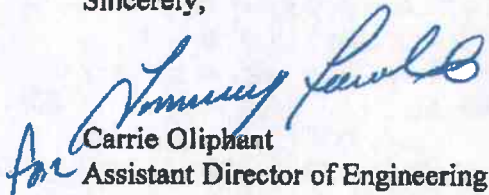
The project lies within the East Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.

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

This development lies within the study area of the 2010 Water Management Plan Update. The groundwater basin in the Coachella Valley is in a state of overdraft. Each new development contributes incrementally to the overdraft. CVWD has a Water Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan include supplemental imported water, source substitution and water conservation. The plan lists specific actions for reducing overdraft. The elements and actions described in the plan shall be incorporated into the design of this development to reduce its negative impact on the Coachella Valley groundwater basin.

If you have any questions, please call Tommy Fowlkes, Development Services Supervisor, extension 3535.

Sincerely,


Carrie Oliphant
Assistant Director of Engineering

Jay Olivas
August 21, 2018
Page 3

cc: Andrew Simmons
Riverside County Department of Transportation
77588 El Duna, Suite H, Palm Desert, CA 92211

Russell Williams
Riverside County Department of Transportation
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Mark Abbott
Supervising Environmental Health Specialist
Riverside County Department of Environmental Health
Environmental Protection and Oversight Division
47-950 Arabia Street, Suite A
Indio, CA 92201

Jonathan Weldy
Meridian Land Development
19153 Town Center Drive
Apple Valley, CA 92308

RM:sl/Eng/DevSvcs/2018/Aug/DRLPZ 18-9145

File: 0163.1, 0421.1, 0721.1
Geo. 06-07-14-3
PZ 18-9145



Established in 1918 as a public agency

Coachella Valley Water District

Directors:

John P. Powell, Jr., President - Div. 3
Peter Nelson, Vice President - Div. 4
G. Patrick O'Dowd - Div. 1
Ed Pack - Div. 2
Cástulo R. Estrada - Div. 5

Officers:

Jim Barrett, General Manager
Julia Fernandez, Board Secretary

Best Best & Krieger LLP, Attorneys

September 21, 2015

File: 0163.1
0421.1
0721.1
Geo. 060714-3
PZ 15-6387

Jay Olivas
Riverside County Planning Department
77588 El Duna Court
Palm Desert, CA 92211

Dear Mr. Olivas:

Subject: TTM 36902, NE Corner of Monroe Street and Airport Boulevard, APN 737-360-009

This is in response to your request for comments dated August 31, 2015 for the above referenced project. The Coachella Valley Water District has no additional comments on this project. Please refer to the previously issued letter dated June 5, 2015, a copy of which is enclosed.

If you have any questions, please call Tommy Fowlkes, Development Services Supervisor, extension 3535.

Sincerely,

Carrie Oliphant
Engineering Manager

Enclosure/1/as



cc: Majeed Farshad (with enclosure)
Riverside County Department of Transportation
77588 El Duna, Suite H
Palm Desert, CA 92211

Russell Williams (with enclosure)
Riverside County Department of Transportation
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Mark Abbott (with enclosure)
Supervising Environmental Health Specialist
Riverside County Department of Environmental Health
Environmental Protection and Oversight Division
47-950 Arabia Street, Suite A
Indio, CA 92201

Jonathan Weldy (with enclosure)
Meridian Land Development
19153 Town Center Drive
Apple Valley, CA 92308

RM: k:\Eng\Dev Svcs\2015-09\DRL TTM 36902



Established in 1918 as a public agency

Coachella Valley Water District

Directors:

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Cástulo R. Estrada - Div. 5

Officers:

Jim Barrett, General Manager
Julia Fernandez, Board Secretary

Best Best & Krieger LLP, Attorneys

June 5, 2015

File: 0163.1
0421.1
0721.1
Gen. 060714-3
PZ 15-6387

Mr. Tom Nieves
CASC Engineering and Consulting
1470 East Cooley Drive
Colton, CA 92324

Dear Mr. Nieves:

Subject: ITM 36902, NE Corner of Monroe Street and Airport Boulevard, APN 737-360-009

This project lies within the area of the Eastern Coachella Valley Master Stormwater Planning Project, which will provide flood protection to the communities of Thermal, Vista Santa Rosa, Oasis, Mecca and North Shore. The Coachella Valley Water District (CVWD) is in the early stages of this planning effort. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for flood control facilities and/or participate in the financing of a portion of these facilities.

This area is designated Zone X on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency (FEMA).

Flood protection measures for local drainage shall comply with California Drainage Law and provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

The County of Riverside (County) shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm.

Since the stormwater issues of this development are local drainage, CVWD does not need to review drainage design further.

The project is located within the service area of CVWD for the provision of domestic water and sanitation service. The initiation of said service to this area will be subject to the satisfaction of terms and conditions established by CVWD and imposed from time to time, including but not limited to fees and charges, water conservation measures, etc.

CVWD may need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations, treatment plants and other facilities. The developer may be required to construct/install these facilities and then convey said facilities to CVWD along with the land and/or easements on which these facilities will be located. The terms and conditions for the planning, design, construction/installation, and conveyance of property interests shall be determined by CVWD pursuant to its rules and regulations as said requirements may be revised from time to time. These sites shall be shown on the tract map as lots and/or easements to be deeded to CVWD for "CVWD public services" purposes.

This notice of domestic water and sanitation service availability only applies to the specific property for which it was issued and shall expire three (3) years from date of issuance. Unless or until all requirements for the initiation of service are met, the developer shall not be deemed to have any vested right or other commitment to receive water and/or sanitation service. In the event all of the terms, conditions, fees and charges are not satisfied on or before the expiration date, this notice shall expire. Upon expiration, the developer will be required to submit a new application and otherwise comply with any and all new or amended requirements for the provision of service as may be determined by CVWD pursuant to its rules and regulations.

Domestic water and sanitation service remains at all times subject to changes in regulations adopted by CVWD's Board of Directors including reductions in, or suspensions of, service.

This area is underlain with agricultural drainage lines. There are CVWD facilities not shown on the development plans. There may be conflicts with these facilities. The County shall withhold issuance of grading permits until CVWD has reviewed the proposed development and related impacts to the CVWD facilities and associated right-of-way and provided County with written confirmation that there is no interference. The CVWD conflicts include, but are not limited to, Avenue 56 West Drain (16" Concrete Pipeline).

Surface and subsurface drainage facilities in the vicinity of this project were designed and constructed for agricultural drainage. CVWD will consider use of these drainage facilities for urban drainage if (1) the surface and subsurface drainage facilities can physically handle the new urban drainage, (2) the area is incorporated into the National Pollutant Discharge Elimination System permit and Waste Discharge Requirements for the discharge of stormwater in the Whitewater River Watershed, which is known as the MS4 Permit, and (3) the project is annexed into a future district(s) for recovery of capital and operation/maintenance costs associated with the new urban drainage system.

CVWD may need replacement or additional drainage facilities to provide for the orderly expansion of the drainage system. These facilities may include pipelines, channels, pump stations and other facilities. The developer may be required to construct/install these facilities and then convey said facilities to CVWD along with the land and/or easements on which these facilities will be located. The terms and conditions for the planning, design, construction/installation, and conveyance of property interests shall be determined by CVWD pursuant to its rules and regulations as said requirements may be revised from time to time. These sites shall be shown on the tract map as lots and/or easements to be deeded to CVWD for such purpose.

This development is subject to the County's Landscape Ordinance which was adopted in accordance with the State's Model Water Efficient Landscape Ordinance and CVWD's Ordinance 1374. The purpose of these ordinances is to establish effective water efficient landscaping requirements for newly installed and rehabilitated landscapes. In order to ensure this development's compliance, plans for grading, landscaping and irrigation systems shall be submitted to CVWD for review prior to installation. This review is intended to promote efficient water management. However, by reviewing the plans, CVWD does not represent or warrant any amount of water or financial savings.

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

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

This development lies within the study area of the 2010 Water Management Plan Update. The groundwater basin in the Coachella Valley is in a state of overdraft. Each new development contributes incrementally to the overdraft. CVWD has a Water Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan include supplemental imported water, source substitution and water conservation. The plan lists specific actions for reducing overdraft. The elements and actions described in the plan shall be incorporated into the design of this development to reduce its negative impact on the Coachella Valley groundwater basin.

Mr. Tom Nievez
CASC Engineering and Consulting

4

June 5, 2015

If you have any questions, please call Tommy Fowlkes, Development Services Supervisor, extension 3535.

Sincerely,



Carrie Oliphant
Assistant Director of Engineering

cc: Majeed Farshad
Riverside County Department of Transportation
77588 El Duna, Suite H
Palm Desert, CA 92211

Russell Williams
Riverside County Department of Transportation
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Mark Abbott
Supervising Environmental Health Specialist
Riverside County Department of Environmental Health
Environmental Protection and Oversight Division
47-950 Arabia Street, Suite A
Indio, CA 92201

Jonathan Weldy
Meridian Land Development
19153 Town Center Drive
Apple Valley, CA 92308

RM: LfEnglDev Svcs2015June DRL TTM 36902

Vista Santa Rosa Community Council Agenda
6:00 p.m. Wednesday, November 18, 2015
Westside Elementary School Multipurpose Room 82-225 Airport Blvd., Vista Santa Rosa, CA 92274

- I. Pledge of Allegiance**
- II. Roll Call**
- III. Approval of the Minutes**
- IV. Councilmember Reports and Comments**
- V. Staff Reports:** Presenters must direct their report to the council. At the conclusion of the presentation, Chair may allow questions. Each speaker must first be recognized by the Chair.
 - a. Office of Supervisor John J. Benoit – Joe Pradetto, 760-863-8211, jpradetto@rcbos.org
 - b. Sheriff's Department – Lt Johnny Rodriguez, 760- 863-8784; non-emergency 760-836-3215
jrodrigu@riversidesheriff.org
 - c. CHP – Officer Chris Prietto, 760.772.8911; cprietto@chp.ca.gov
 - d. CAL Fire – Bonifacio De Lacruz Battalion Chief B6 760- 398-2107 Bonifacio.DeLaCruz@fire.ca.gov
 - e. Code Enforcement – Lorena Diaz, 760-393-3344
 - f. Emergency Services – Jerry D. Hagen, 951- 955-4700, jerry.hagen@fire.ca.gov
 - g. SoCoVal Community Services District CSD Ben Crowson at 760-329-2813 [(888) 472-3488 Graffiti hotline], or crowsonmgt@aol.com www.sevcsd.org. They still have their Transfer Facility open every second Saturday at 62895 Hwy 111, Thermal (confirmed 11.19.14) Oct 10, Nov 14, Dec 12.
 - h. La Quinta Planning/City Council Update - Wally Nesbit (760) 777-7125 wnesbit@la-quinta.org
 - i. Coachella Planning/City Council Update – Mike Coyne or Luis Lopez (760) 398-3102 llopez@coachella.org
 - j. Other Departments
- VI. New Business:** Presenters must direct their report to the council. At the conclusion of the presentation, Chair may allow questions. Each speaker must first be recognized by the Chair.
 - a. Project: General Plan Amendment (GPA 1154), Change of Zone (COZ 7878), Tentative Tract Map No. 36902
 - i. **Recommendation:** That the Vista Santa Rosa forward to the Planning Department an advisory recommendation supporting the project as presented.
 - ii. **Record of Action:**
 - iii. **Description:** Residential community of 80 lots on 40 acres. Minimum lot size of 10,250 square feet with open space buffers pursuant to the Vista Santa Rosa Design Guidelines. Consistency with VSR Land Use Map and Concept Plan: The residential product proposed will provide a more varied housing opportunity to a wider economic segment of the community, while maintaining the character of the Vista Santa Rosa community and also achieving the open space/buffer design objectives of the Vista Santa Rosa Community Plan
 - iv. **Location:** East side of Monroe Street between 54th Street and Airport Blvd. (APN Numbers: 767360001, 767360002)
 - v. **Project Status:** Project heard at LDC on September 17, 2015
 - vi. **Contact Information:** Jonathan Weldy, Meridian Land Development Company, 760-240-5511, ext. 222, jweldy@meridianldc.com
 - b. Presentation: El Nino Preparedness
 - i. **Background:** The Riverside County Emergency Management Department is coordinating a multi-agency educational outreach effort to prepare residents to deal with potential damage from rains associated with El Nino. This presentation is will discuss what precautions Riverside County is taking and what precautions residents should consider taking. This presentation is for information only and will not require a vote.
 - ii. **Contact:** Jerry Hagen, East Desert Coordinator, 951-955-4700, Jerry.Hagen@fire.ca.gov

VII. Public comments: All persons wishing to address the Council on items not specifically on the agenda or on matters of general interest should do so at this time. Please limit your remarks to 3 minutes.

VIII. Agenda Items for next meeting

IX. Adjourn meeting

2016 meeting schedule: Jan. 27, Mar. 23, May 25, Sept. 28, Nov. 16 (Additional meetings may be added if needed). Please visit Supervisor Benoit's Web site to access more information: www.RivCo4.org

If you would like to get agenda's and other important meeting information for the Vista Santa Rosa Community Council, please send your email address to Joe Pradetto at jpradetto@rcbos.org

Dick Fausel
Member
refausel@gmail.com
760- 345-2278

Open
xxx@xxx.com
xxx-xxx-xxx

Kate Weber
Secretary
sudoka@earthlink.com
760-861-2873

Lee Anderson
Member
mediul@aol.com
760-399-5741

Bill Devane
Chair
williamdevane@mac.com
760-399-3022

Olivas, Jay

From: Jody Shapiro <shapiro.jody@gmail.com>
Sent: Tuesday, December 31, 2019 2:41 AM
To: Olivas, Jay; <dmlshome@wrmpas.com>; Larry Robinson; Deborah Brill
Subject: Notice of Public Hearing on January 15, 2020

CAUTION: This email originated externally from the **Riverside County** email system
DO NOT click links or open attachments unless you recognize the sender and know the content is safe

Dear Mr. Olivas,

I live at 55525 Turnberry Way, La Quinta, CA 92253, and received the "Notice of Public Hearing" concerning the "Change of Zone No. 7878" on December 29, 2019. My residence is located within the Greg Norman Course at PGA West, and is directly across from the proposed project.

My fiancé and I are full time residents, and I have been the Delegate for the Turnberry Collection SBA to the PGA West Fairways Association HOA, since I purchased my home in 2005.

I would like to arrange a time as soon as possible, when I/we could come to your offices to view and discuss the project.

I am also respectfully requesting a minimum postponement of 2 (two) months, for the January 15th Hearing date for the following reasons:

- 1) The very short notice provided to those homeowners who would be potentially the most negatively impacted by the project.
- 2) Because the notice arrived during the Holiday break, many of my fellow homeowners, the majority of who are part-time residents, are not even here to review the Notice.
- 3) Because there are 2 heavily used exits onto Monroe from PGA West, I would like the opportunity to discuss the project with the 4 other SBA Delegates within the Greg Norman development. Plus, we all wish to meet with the Fairways Board of Directors, whose next scheduled meeting is not until after the January 15th date.
- 4) We drive on Monroe almost everyday, and we just saw the Notice of Hearing sign on the property for the first time on December 30, 2019. Do you know what day it was erected?

If you are unable, or not willing to grant the short postponement, then I/we would like to arrange a time as soon as possible to come to your offices to view and discuss the proposed project and zoning changes.

Sincerely,
Jonathan D. Shapiro

Jonathan D. (Jody) Shapiro
The Chase Foundation
Phone: 760.564.2299
Fax: 760.564.9075
Mobile: 818.292.1992
shapiro.jody@gmail.com

CHRISTIAN H. NEUMANN, M.D.

Rancho La Serena

82425 55th Ave

Vista Santa Rosa, CA 92274

T. 7602381550

Email: CHHN@MSN.COM

Riverside County Planning Commission

Attn. Jay Olivas

77588 El Duna Court

Suite H

Palm Desert, CA 92211

Ref: General Plan Amendment NO.1154 Change of Zone NO.7878 and Tentative Tract Map NO. 36902-Intent to Adopt a Mitigated Negative Declaration.

Applicant: Meridian Land Development, Jonathan Weldy for property owner RIV40 LLC, a Delaware limited liability company (formerly SOCAL PORTOFOLIO LP, a Delaware limited partnership) doing business at 7th Thomas Street Suite 801, Toronto Ontario Canada YY M5S 2B7.

Dear Ladies and Gentlemen,

This is to formally document my opposition to the above Amendment for reasons as follows:

- 1. An identical zoning change application has been dealt with between April 2003 and March 2004 at Vista Santa Rosa Community Council (VSRCC), Riverside Planning Commission (PC) and Riverside County Board of Supervisors (BOS) meetings and denied with good reasons. At that time Monroe Partners, Inc was the owner of the same property and applicant.**

At the hearing before the Board of Supervisors, the actual motion says:

"density not to exceed one dwelling per acre for a maximum of 40 lots & zoning of R-30,000. Monroe Partners was directed to prepare a new map in accordance with that direction & that map was subject to approval by the Planning Dept. without any additional public hearings."

2. There is no special or extraordinary public or community interest or benefit to justify a change of the prior BOS decision and accept reintroduction of the previously denied proposal for the zoning of a single 40 ac parcel in Vista Santa Rosa from the present Very Low Density Residential status to Medium Density Residential status. This change would only benefit a foreign land development and investment company.
3. Such zoning change goes against the long-stated intent of the community and residents to keep Vista Santa Rosa a semi agricultural/residential area with an equestrian overlay.
4. Such zoning change would be unfair to present residents who have adhered to present zoning rules over the last 20 years or more. It would also be unfair to those residents, who recently chose Vista Santa Rosa as their place of residence because of its open space and semi agricultural character.

Just as a reminder regarding this property, the 2004 denial and mandate to redesign the map to a 1 unit per acre plan was to provide a general transition from the medium to high density developments on the west side of Monroe Street in the city of La Quinta to the agricultural lands on the east side in Vista Santa Rosa. Further on it was mandated that the periphery of this development have 2-3-acre lot sizes with higher density in the center to provide transition to neighbor properties. An equestrian bridle pass was to be created on the east border of the development for public use. A planned well had to be moved not to interfere with existing agricultural well sites and a greenbelt was to be maintained along Monroe Street and Ave 55.

I believe that the "Intent to Adopt" is premature. It violates the character of our community and sets an undesirable precedent for future developments in Vista Santa Rosa. Equal or essentially like plan changes as in 2004 should be mandated.

On a procedural matter, it would have been appropriate to distribute this Notice of Public Hearing to all immediate neighbors. No such notice was sent to Mr. J. Zimmer Mrs. D. Keck, Mr. L. Huerta, Mr. J. Bickford, Mrs. E. Trover etc. These are all residents on the Vista Santa Rosa side of Monroe Street within a radius of 3000 feet.

Please register my objection to the zoning change as the immediate neighbor to the east. (PIN#780310003)

Sincerely,

A handwritten signature in black ink, appearing to read 'C.H. Neumann', with a stylized, cursive script.

C.H. Neumann

AFFIDAVIT OF POSTING



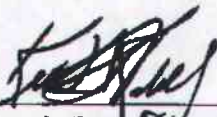
Monroe St. N



Monroe St. S

GPA-1154, CZ-7878, TTM-36902

This certifies that Signs By Tomorrow posted a Riverside County Public Hearing sign(s)
on December 30, 2019 at the locations shown above:


Keith Randall

SIGNS
BY TOMORROW
SIGNS & GRAPHICS NATIONWIDE



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 28, 2015

Pattie Garcia
Director of Tribal Historic Preservation
Agua Caliente Band of Cahuilla Indians
5401 Dinah Shore Drive
Palm Springs, CA 92264

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (GPA01154, CZ07878)

Dear Ms. Garcia:

This serves to notify you of a proposed project located within the Eastern Coachella Valley area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting her at (951) 955-2873.

Project Description:

GENERAL PLAN AMENDMENT NO. 1154 / CHANGE OF ZONE NO. 7878 – EA42813 –
Applicant: Meridian Land Development – Engineer/Representative: CASC Engineering – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area
Plan: Community Development: Very Low Density Residential (VLDR) (1 Acre Minimum) –
Location: North of Airport Boulevard, south of Avenue 55, east of Monroe Street, west of Oasis Street – 40 Acres - Zoning: One Family Dwellings – 30,000 square feet (R-1-30,000) - **REQUEST:** General Plan Amendment proposes to amend land use designation from Very Low Density Residential (VLDR) (1 Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and proposes Change of Zone from R-1-30,000 to R-1-10,000 for future residential tract map (currently not submitted). APN: 767-360-001; 767-360-002. Related Case: TR30399
Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist
email cc: Jay Olivas, Urban Regional Planner IV; jolivas@rctlma.org

Attachment: Project Vicinity Map

GPA01154

CFG0537 MT011643
AG01010 PP16611
AGN00001 MT011642

MT000049 PM29145
EA37691 MT000048
EA42307 PP18367 MT050068
CZ07738 MT072395
PP17620 SUP00737
MT022395
EA36717 PP25301
GPA00391TR28186
GEO08505CZ08228
EA38909

MT054281 AGD0861
MT014032

GPA01154CZ07678GPA00816
CFG02411CZ06672GEO1082
EA42813
CFG08182

PAR00298 CZ07029
GPA00714TR32861 GEO01361
CZ07028 GPA00714 TR32861
EA39738 CFG00212
EA39738 GPA00868

GPA00466 EA37438CFG01482
CZ06373TR28317GPA01114
TR28983
CFG05887
GPA00968 MT990261 PP18531
EA37276
LPA04029 TR28983
CFG01323
LPA04202
MT991330PP16200
MT000663LPA04202

EA42511

LLA04766 LLA05026
COC04423

SUP01326
MT060204 LLA04766
PAR01153 PP24906
LPA05028

City of
La Quinta

- ☐ Legend
- ☐ City Boundaries
 - ☐ Display Parents
 - ☐ Close
 - Planning Case Names
 - roadname
 - highways
 - river
 - interchange
 - interstate
 - overpass
 - group
 - utility
 - counties
 - class
 - hydrography
 - wetlands
 - lake
 - river

Notes

"OFFICIAL" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the current (or future) accuracy, completeness, or appropriateness of any of the data provided, and assumes no legal responsibility for the information contained on the map. Any use of the product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON 7/28/2015 12:03:45 PM

© Riverside County TLM&GIS

10/20/15
October 20, 2015

Attn: Heather Thomson, Archaeologist
Riverside County
Planning Department
P.O. Box 1409
Riverside, CA 92502-1409



Re: SB 18 Consultation; GPA01154

The Soboba Band of Luiseño Indians has received your notification pursuant under Senate Bill 18.

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project(s) has been assessed through our Cultural Resource Department. At this time the Soboba Band does not have any specific concerns regarding known cultural resources in the specified areas that the project encompasses, but does request that the appropriate consultation continue to take place between concerned tribes, project proponents, and local agencies.

Also, working in and around traditional use areas intensifies the possibility of encountering cultural resources during any future construction/excavation phases that may take place. For this reason, the Soboba Band wishes to defer to the Torres Martinez Desert Cahuilla Indians who are in closer proximity to the project. Michael Mirelez, Cultural Resource Coordinator for the Torres Martinez Desert Cahuilla Indians may be reached at 760-534-2790. Feel free to contact me with any additional questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe", with a long horizontal line extending to the right.

Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.

NATIVE AMERICAN HERITAGE COMMISSION

1880 Harbor Blvd., ROOM 100
West SACRAMENTO, CA 95831
(916) 373-9718
Fax (916) 373-6471



September 28, 2015

Heather Thomson
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

Sent by Email: hthomson@rcplma.org
Number of Pages: 3

RE: SB 18 Consultation, GPA01154, City of Coachella Valley, Riverside County

Dear Ms. Thomson:

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 Riverside County.

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. For the NAHC to conduct a Sacred Lands File search. The request form can be found at <http://nahc.ca.gov/2015/08/local-government-tribal-consultation-list-request-updated-form/>. USGS 7.5-minute quadrangle name, township, range, and section required for the search.

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 tribal cultural resources.

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: rw_nahc@pacbell.net.

Sincerely,

A handwritten signature in black ink, appearing to read "Rob Wood", with a stylized flourish underneath.

Rob Wood
Associate Government Program Analyst

**Native American Tribal Consultation List
Riverside County
September 28, 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 Sections 65352.3 and 65352.4 et seq.
GPA01154, City of Coachella Valley, Riverside County.**

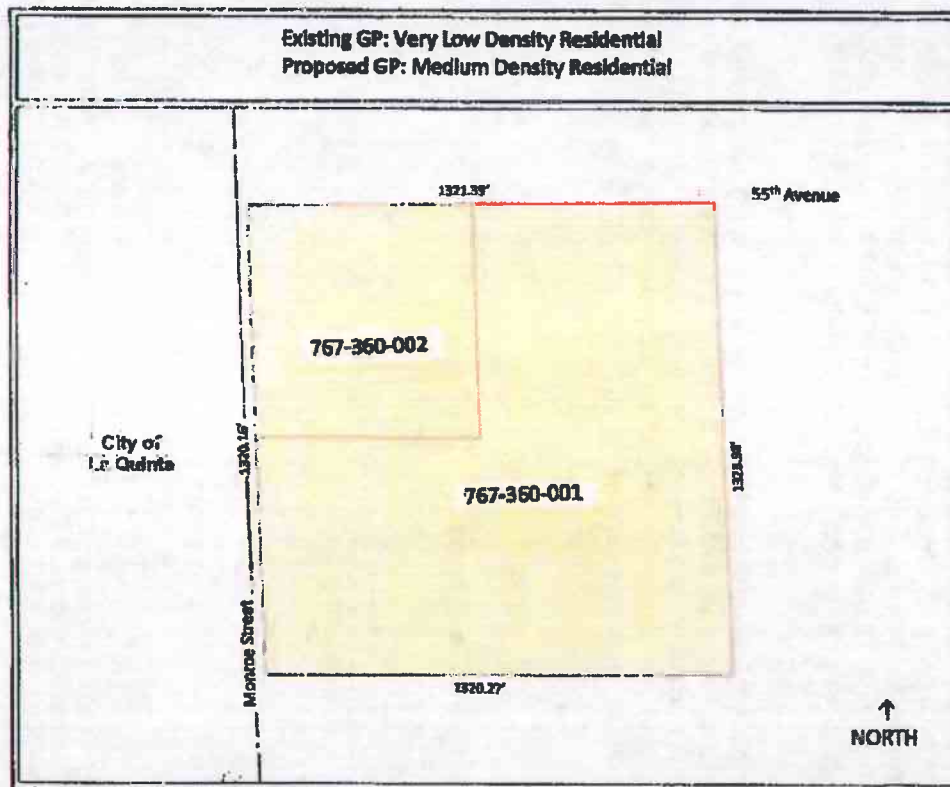
SOCAL PORTFOLIO I, LP
19153 Town Center Drive, Suite 106
Apple Valley, CA 92308
(760) 240-5511, ext. 222

Meridian Land Development (Jonathan Weldy)
19153 Town Center Drive, Suite 105
Apple Valley, CA 92308
(760) 240-5511, ext. 222

General Plan Amendment

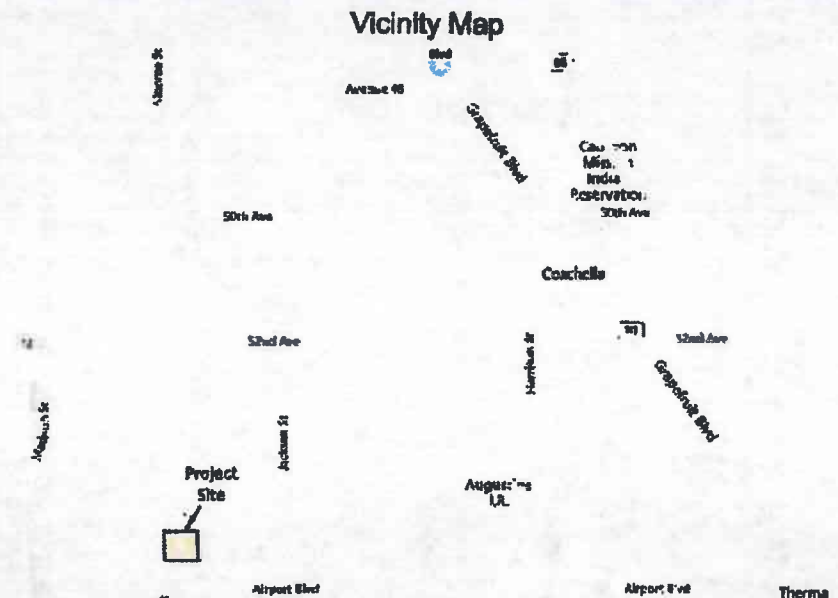
The northwest corner quarter of the southwest quarter of Section 14, Township 6 South, Range 7 East, San Bernardino Meridian, County of Riverside, State of California

Site Plan



Prepared: June, 2015.

Map Preparer:
CASC Engineering & Consulting
1470 E. Cooley Drive
Colton, CA 92324
(909) 783-0101, ext. 3530



Requesting an amendment to the land use designation from Very Low Density Residential (VLDR) to Medium Density Residential (MDR). The existing Foundation Component of Community Development remains unchanged.

Existing Land Use: agricultural, vacant (No structures)

Thomas Brothers Guide Coordinates: 2005 Edition, page 5530, grid F-4

CASE: GPA01154
EXHIBIT: A
DATE: 8/31/2015
PLANNER: J. Oliver

LEGEND

1. **Identify the problem** - What is the problem? What are the symptoms?
 2. **Define the problem** - What is the problem? What are the symptoms?
 3. **Identify the causes** - What are the causes of the problem?
 4. **Identify the effects** - What are the effects of the problem?
 5. **Identify the stakeholders** - Who are the stakeholders involved?
 6. **Identify the resources** - What resources are available?
 7. **Identify the constraints** - What are the constraints?
 8. **Identify the opportunities** - What are the opportunities?
 9. **Identify the risks** - What are the risks?
 10. **Identify the solutions** - What are the solutions?
 11. **Identify the implementation** - How will the solution be implemented?
 12. **Identify the evaluation** - How will the solution be evaluated?



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss
Planning Director

September 21, 2015

Soboba Band of Mission Indians
Joe Ontiveros
P.O. Box 487
San Jacinto, CA 92581

Re: SB18 Native American Consultation Request for GPA01154

Dear Mr. Ontiveros:

The County of Riverside requests your participation in the review of General Plan Amendment 1154. The General Plan Amendment proposes to amend land use designation from Very Low Density Residential (VLDR) (1 Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and proposes Change of Zone from One-Family Dwellings R-1-30,000 to One-Family Dwellings R-1-10,000. Tentative Tract Map to subdivide 40 acres into 80 single family residential lots (Schedule A & B) with lot sizes ranging from approximately 10,000 square feet up to 38,000 square feet including private streets along with open space retention basin and perimeter buffers. APN's: 767-360-001; 767-360-002. Related Case: TR30399

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 Jay Olivas at (951) 953-7050 by December 21, 2105.

Sincerely,
Riverside County Planning Department

Heather Thomson, Archaeologist

cc: Jay Olivas jolivas@rctlma.org
Attachments: USGS map

Riverside Office • 4060 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 855-3200 • Fax (951) 855-1811

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

"Planning Our Future... Preserving Our Past"



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss
Planning Director

September 21, 2015

La Jolla Band of Mission Indians
Lavonne Peck, Chairwoman
22000 Highway 78
Pauma Valley, CA 92061

Re: SB18 Native American Consultation Request for GPA01154

Dear Chairwoman Peck:

The County of Riverside requests your participation in the review of General Plan Amendment 1154. The General Plan Amendment proposes to amend land use designation from Very Low Density Residential (VLDR) (1 Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and proposes Change of Zone from One-Family Dwellings R-1-30,000 to One-Family Dwellings R-1-10,000. Tentative Tract Map to subdivide 40 acres into 80 single family residential lots (Schedule A & B) with lot sizes ranging from approximately 10,000 square feet up to 38,000 square feet including private streets along with open space retention basin and perimeter buffers. APN's: 767-360-001; 767-360-002. Related Case: TR30399

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 Jay Olivas at (951) 953-7050 by December 21, 2105.

Sincerely,
Riverside County Planning Department


Heather Thomson, Archaeologist

cc: Jay Olivas jolivas@rctima.org
Attachments: USGS map

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RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Wells
Planning Director*

September 21, 2015

Juaneno Band of Mission Indians
Sonia Johnston, Tribal Chairperson
P.O. Box 25628
Santa Ana, CA 92799

Re: SB18 Native American Consultation Request for GPA01154

Dear Chairwoman Johnston:

The County of Riverside requests your participation in the review of General Plan Amendment 1154. The General Plan Amendment proposes to amend land use designation from Very Low Density Residential (VLDR) (1 Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and proposes Change of Zone from One-Family Dwellings R-1-30,000 to One-Family Dwellings R-1-10,000. Tentative Tract Map to subdivide 40 acres into 80 single family residential lots (Schedule A & B) with lot sizes ranging from approximately 10,000 square feet up to 38,000 square feet including private streets along with open space retention basin and perimeter buffers. APN's: 767-360-001; 767-360-002. Related Case: TR30398

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 Jay Olivas at (951) 953-7050 by December 21, 2105.

Sincerely,
Riverside County Planning Department

Heather Thomson, Archaeologist

cc: Jay Olivas jolivas@rctma.org
Attachments: USGS map

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 956-3200 • Fax (951) 956-1811

Desert Office • 77-588 El Duna Court, Suite H
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(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"



Steven Wells
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

September 21, 2015

**Gabrielino/Tongva Nation
Sam Dunlap, Cultural Resources Director
P.O. Box 86808
Los Angeles, CA 90066**

Re: SB18 Native American Consultation Request for GPA01154

Dear Mr. Dunlap:

The County of Riverside requests your participation in the review of General Plan Amendment 1154. The General Plan Amendment proposes to amend land use designation from Very Low Density Residential (VLDR) (1 Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and proposes Change of Zone from One-Family Dwellings R-1-30,000 to One-Family Dwellings R-1-10,000. Tentative Tract Map to subdivide 40 acres into 80 single family residential lots (Schedule A & B) with lot sizes ranging from approximately 10,000 square feet up to 38,000 square feet including private streets along with open space retention basin and perimeter buffers. APN's: 767-360-001; 767-360-002. Related Case: TR30399

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 Jay Olivas at (951) 953-7050 by December 21, 2105.

Sincerely,
Riverside County Planning Department

Heather Thomson, Archaeologist

cc: Jay Olivas jolivas@rcplma.org
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) 863-7565

"Planning Our Future... Preserving Our Past"



Steven Weiss
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

September 21, 2015

Fort Mojave Indian Tribe
Timothy Williams, Chairperson
600 Merriman Ave.
Needles, CA 92363

Re: SB18 Native American Consultation Request for GPA01154

Dear Chairman Williams:

The County of Riverside requests your participation in the review of General Plan Amendment 1154. The General Plan Amendment proposes to amend land use designation from Very Low Density Residential (VLDR) (1 Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and proposes Change of Zone from One-Family Dwellings R-1-30,000 to One-Family Dwellings R-1-10,000. Tentative Tract Map to subdivide 40 acres into 80 single family residential lots (Schedule A & B) with lot sizes ranging from approximately 10,000 square feet up to 38,000 square feet including private streets along with open space retention basin and perimeter buffers. APN's: 767-360-001; 767-360-002. Related Case: TR30398

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 Jay Olivas at (951) 953-7050 by December 21, 2105.

Sincerely,
Riverside County Planning Department

Heather Thomson, Archaeologist

cc: Jay Olivas jolivas@rctima.org
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

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Steven Welz
Planning Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

September 21, 2015

Pala Band of Mission Indians
Historic Preservation Office/ Shasta Gaughen
35008 Pala Temecula Road PMB50
Pala, CA 92059

Re: SB18 Native American Consultation Request for GPA01154

Dear Ms. Gaughen:

The County of Riverside requests your participation in the review of General Plan Amendment 1154. The General Plan Amendment proposes to amend land use designation from Very Low Density Residential (VLDR) (1 Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and proposes Change of Zone from One-Family Dwellings R-1-30,000 to One-Family Dwellings R-1-10,000. Tentative Tract Map to subdivide 40 acres into 80 single family residential lots (Schedule A & B) with lot sizes ranging from approximately 10,000 square feet up to 38,000 square feet including private streets along with open space retention basin and perimeter buffers. APN's: 767-360-001; 767-360-002. Related Case: TR30389

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Riverside County Planning Department

Heather Thomson, Archaeologist

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Attachments: USGS map

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RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Weiss
Planning Director*

September 21, 2015

Santa Rosa Band of Mission Indians
Terry Hughes, Tribal Administrator
P.O. Box 809
Hemet, CA 92546

Re: SB18 Native American Consultation Request for GPA01154

Dear Mr. Hughes:

The County of Riverside requests your participation in the review of General Plan Amendment 1154. The General Plan Amendment proposes to amend land use designation from Very Low Density Residential (VLDR) (1 Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and proposes Change of Zone from One-Family Dwellings R-1-30,000 to One-Family Dwellings R-1-10,000. Tentative Tract Map to subdivide 40 acres into 80 single family residential lots (Schedule A & B) with lot sizes ranging from approximately 10,000 square feet up to 38,000 square feet including private streets along with open space retention basin and perimeter buffers. APN's: 767-360-001; 767-360-002. Related Case: TR30399

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Sincerely,
Riverside County Planning Department

Heather Thomson, Archaeologist

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Attachments: USGS map

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RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Weiss
Planning Director*

September 21, 2015

Soboba Band of Mission Indians
Rosemary Morillo, Chairperson
Attn: Carrie Garcia
P.O. Box 487
San Jacinto, CA 92581

Re: SB18 Native American Consultation Request for GPA01154

Dear Chairwoman Morillo:

The County of Riverside requests your participation in the review of General Plan Amendment 1154. The General Plan Amendment proposes to amend land use designation from Very Low Density Residential (VLDR) (1 Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and proposes Change of Zone from One-Family Dwellings R-1-30,000 to One-Family Dwellings R-1-10,000. Tentative Tract Map to subdivide 40 acres into 80 single family residential lots (Schedule A & B) with lot sizes ranging from approximately 10,000 square feet up to 38,000 square feet including private streets along with open space retention basin and perimeter buffers. APN's: 767-360-001; 767-360-002. Related Case: TR30399

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Sincerely,
Riverside County Planning Department


Heather Thomson, Archaeologist

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Attachments: USGS map

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Wetts
Planning Director

September 21, 2015

Twenty-Nine Palms Band of Mission Indians
Mike Damell, Chairperson
48-200 Harrison Place
Coachella, CA 92236

Re: SB18 Native American Consultation Request for GPA01154

Dear Chairman Damell:

The County of Riverside requests your participation in the review of General Plan Amendment 1154. The General Plan Amendment proposes to amend land use designation from Very Low Density Residential (VLDR) (1 Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and proposes Change of Zone from One-Family Dwellings R-1-30,000 to One-Family Dwellings R-1-10,000. Tentative Tract Map to subdivide 40 acres into 80 single family residential lots (Schedule A & B) with lot sizes ranging from approximately 10,000 square feet up to 38,000 square feet including private streets along with open space retention basin and perimeter buffers. APN's: 767-360-001; 767-360-002. Related Case: TR30399

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Sincerely,
Riverside County Planning Department

Heather Thomson, Archaeologist

cc: Jay Olivas jolivas@rctima.org
Attachments: USGS map

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss
Planning Director

September 21, 2015

Torres-Martinez, Desert Cahuilla Indians
Mary Resvaloso, Chairperson
P.O. Box 1160
Thermal, CA 92274

Re: SB18 Native American Consultation Request for GPA01154

Dear Chairwoman Resvaloso:

The County of Riverside requests your participation in the review of General Plan Amendment 1154. The General Plan Amendment proposes to amend land use designation from Very Low Density Residential (VLDL) (1 Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and proposes Change of Zone from One-Family Dwellings R-1-30,000 to One-Family Dwellings R-1-10,000. Tentative Tract Map to subdivide 40 acres into 80 single family residential lots (Schedule A & B) with lot sizes ranging from approximately 10,000 square feet up to 38,000 square feet including private streets along with open space retention basin and perimeter buffers. APN's: 787-360-001; 787-360-002. Related Case: TR30399

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Sincerely,
Riverside County Planning Department

Heather Thomson, Archaeologist

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Attachments: USGS map

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss
Planning Director

September 21, 2015

San Manuel Band of Mission Indians
Carla Rodriguez, Chairwoman
26589 Community Center Drive
Highland, CA 92346

Re: SB18 Native American Consultation Request for GPA01154

Dear Chairwoman Rodriguez:

The County of Riverside requests your participation in the review of General Plan Amendment 1154. The General Plan Amendment proposes to amend land use designation from Very Low Density Residential (VLDR) (1 Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and proposes Change of Zone from One-Family Dwellings R-1-30,000 to One-Family Dwellings R-1-10,000. Tentative Tract Map to subdivide 40 acres into 80 single family residential lots (Schedule A & B) with lot sizes ranging from approximately 10,000 square feet up to 38,000 square feet including private streets along with open space retention basin and perimeter buffers. APN's: 767-360-001; 767-360-002. Related Case: TR30399

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Sincerely,
Riverside County Planning Department

Heather Thomson, Archaeologist

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Attachments: USGS map

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Wells
Planning Director

September 21, 2015

**San Luis Rey Band of Mission Indians
Tribal Council
1889 Sunset Drive
Vista, CA 92081**

Re: SB18 Native American Consultation Request for GPA01154

Dear Tribal Council:

The County of Riverside requests your participation in the review of General Plan Amendment 1154. The General Plan Amendment proposes to amend land use designation from Very Low Density Residential (VLDR) (1 Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and proposes Change of Zone from One-Family Dwellings R-1-30,000 to One-Family Dwellings R-1-10,000. Tentative Tract Map to subdivide 40 acres into 80 single family residential lots (Schedule A & B) with lot sizes ranging from approximately 10,000 square feet up to 38,000 square feet including private streets along with open space retention basin and perimeter buffers. APN's: 787-360-001; 787-360-002. Related Case: TR30399

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Riverside County Planning Department


Heather Thomson, Archaeologist

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Attachments: USGS map

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RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Weiss
Planning Director*

September 21, 2015

Rincon Band of Mission Indians
Bo Mazzetti, Chairperson
1 West Tribal Road
Valley Center, CA 92082

Re: SB18 Native American Consultation Request for GPA01154

Dear Mr. Mazzetti:

The County of Riverside requests your participation in the review of General Plan Amendment 1154. The General Plan Amendment proposes to amend land use designation from Very Low Density Residential (VLDR) (1 Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and proposes Change of Zone from One-Family Dwellings R-1-30,000 to One-Family Dwellings R-1-10,000. Tentative Tract Map to subdivide 40 acres into 80 single family residential lots (Schedule A & B) with lot sizes ranging from approximately 10,000 square feet up to 38,000 square feet including private streets along with open space retention basin and perimeter buffers. APN's: 767-360-001; 767-360-002. Related Case: TR30399

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Sincerely,
Riverside County Planning Department


Heather Thomson, Archaeologist

cc: Jay Olivas jolivas@rctdms.org
Attachments: USGS map

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P.O. Box 1409, Riverside, California 92502-1409
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Wells
Planning Director

September 21, 2015

Ramona Band of Mission Indians
John Gomez, Environmental Coordinator
P.O. Box 391670
Anza, CA 92539

Re: SB18 Native American Consultation Request for GPA01154

Dear Mr. Gomez:

The County of Riverside requests your participation in the review of General Plan Amendment 1154. The General Plan Amendment proposes to amend land use designation from Very Low Density Residential (VLDR) (1 Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and proposes Change of Zone from One-Family Dwellings R-1-30,000 to One-Family Dwellings R-1-10,000. Tentative Tract Map to subdivide 40 acres into 80 single family residential lots (Schedule A & B) with lot sizes ranging from approximately 10,000 square feet up to 38,000 square feet including private streets along with open space retention basin and perimeter buffers. APN's: 767-360-001; 767-360-002. Related Case: TR30399

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Sincerely,
Riverside County Planning Department

Heather Thomson, Archaeologist

cc: Jay Olivas jolivas@rctlma.org
Attachments: USGS map

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P.O. Box 1409, Riverside, California 92502-1409
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*Steven Wells
Planning Director*

RIVERSIDE COUNTY PLANNING DEPARTMENT

September 21, 2015

Ramona Band of Cahuilla Indians
Joseph Hamilton, Vice Chairman
P.O. Box 391870
Anza, CA 92539

Re: SB18 Native American Consultation Request for GPA01154

Dear Mr. Hamilton:

The County of Riverside requests your participation in the review of General Plan Amendment 1154. The General Plan Amendment proposes to amend land use designation from Very Low Density Residential (VLDR) (1 Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and proposes Change of Zone from One-Family Dwellings R-1-30,000 to One-Family Dwellings R-1-10,000. Tentative Tract Map to subdivide 40 acres into 80 single family residential lots (Schedule A & B) with lot sizes ranging from approximately 10,000 square feet up to 38,000 square feet including private streets along with open space retention basin and perimeter buffers. APN's: 767-360-001; 767-360-002. Related Case: TR30399

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Riverside County Planning Department

Heather Thomson, Archaeologist

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Attachments: USGS map

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Steven Weiss
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

September 21, 2015

Pechanga Band of Mission Indians
Anna Hoover, Cultural Analyst
P.O. Box 1477
Temecula, CA 92593

Re: SB18 Native American Consultation Request for GPA01154

Dear Ms. Hoover:

The County of Riverside requests your participation in the review of General Plan Amendment 1154. The General Plan Amendment proposes to amend land use designation from Very Low Density Residential (VLDR) (1 Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and proposes Change of Zone from One-Family Dwellings R-1-30,000 to One-Family Dwellings R-1-10,000. Tentative Tract Map to subdivide 40 acres into 80 single family residential lots (Schedule A & B) with lot sizes ranging from approximately 10,000 square feet up to 38,000 square feet including private streets along with open space retention basin and perimeter buffers. APN's: 767-360-001; 767-360-002. Related Case: TR30399

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Riverside County Planning Department

Heather Thomson, Archaeologist

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Attachments: USGS map

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss
Planning Director

September 21, 2015

Pauma & Yulma Reservation
Randall Majel, Chairperson
P.O. Box 369
Pauma Valley, CA 92061

Re: SB18 Native American Consultation Request for GPA01154

Dear Chairman Majel:

The County of Riverside requests your participation in the review of General Plan Amendment 1154. The General Plan Amendment proposes to amend land use designation from Very Low Density Residential (VLDR) (1 Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and proposes Change of Zone from One-Family Dwellings R-1-30,000 to One-Family Dwellings R-1-10,000. Tentative Tract Map to subdivide 40 acres into 80 single family residential lots (Schedule A & B) with lot sizes ranging from approximately 10,000 square feet up to 38,000 square feet including private streets along with open space retention basin and perimeter buffers. APN's: 767-360-001; 767-360-002. Related Case: TR30399

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Riverside County Planning Department

Heather Thomson, Archaeologist

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Attachments: USGS map

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RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Weiss
Planning Director*

September 21, 2015

Pala Band of Mission Indians
Robert H. Smith, Chairperson
35008 Pala Temecula Road PMB50
Pala, CA 92059

Re: SB18 Native American Consultation Request for GPA01154

Dear Chairman Smith:

The County of Riverside requests your participation in the review of General Plan Amendment 1154. The General Plan Amendment proposes to amend land use designation from Very Low Density Residential (VLDR) (1 Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and proposes Change of Zone from One-Family Dwellings R-1-30,000 to One-Family Dwellings R-1-10,000. Tentative Tract Map to subdivide 40 acres into 80 single family residential lots (Schedule A & B) with lot sizes ranging from approximately 10,000 square feet up to 38,000 square feet including private streets along with open space retention basin and perimeter buffers. APN's: 767-360-001; 767-360-002. Related Case: TR30399

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Riverside County Planning Department


Heather Thomson, Archaeologist

cc: Jay Olivas jolivas@rcplma.org
Attachments: USGS map

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Steven Weiss
Planning Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

September 21, 2015

Morongo Band of Mission Indians
Robert Martin, Chairperson
12700 Pumarra Road
Banning, CA 92220

Re: SB18 Native American Consultation Request for GPA01154

Dear Chairman Martin:

The County of Riverside requests your participation in the review of General Plan Amendment 1154. The General Plan Amendment proposes to amend land use designation from Very Low Density Residential (VLDR) (1 Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and proposes Change of Zone from One-Family Dwellings R-1-30,000 to One-Family Dwellings R-1-10,000. Tentative Tract Map to subdivide 40 acres into 80 single family residential lots (Schedule A & B) with lot sizes ranging from approximately 10,000 square feet up to 38,000 square feet including private streets along with open space retention basin and perimeter buffers. APN's: 767-360-001; 767-360-002. Related Case: TR30399

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Riverside County Planning Department

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Attachments: USGS map

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Steven Weiss
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

September 21, 2015

Los Coyotes Band of Mission Indians
Shane Chapparosa, Chairman
P.O. Box 189
Warner Springs, CA 92086

Re: SB18 Native American Consultation Request for GPA01154

Dear Chairman Chapparosa:

The County of Riverside requests your participation in the review of General Plan Amendment 1154. The General Plan Amendment proposes to amend land use designation from Very Low Density Residential (VLDR) (1 Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and proposes Change of Zone from One-Family Dwellings R-1-30,000 to One-Family Dwellings R-1-10,000. Tentative Tract Map to subdivide 40 acres into 80 single family residential lots (Schedule A & B) with lot sizes ranging from approximately 10,000 square feet up to 38,000 square feet including private streets along with open space retention basin and perimeter buffers. APN's: 767-360-001; 767-360-002. Related Case: TR30399

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 Jay Olivas at (951) 953-7050 by December 21, 2105.

Sincerely,
Riverside County Planning Department

Heather Thomson, Archaeologist

cc: Jay Olivas jolivas@rcplm.org
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

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RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Weiss
Planning Director*

September 21, 2015

Juaneno Band of Mission Indians
Acjachemen Nation
David Belardes, Chairperson
32161 Avenida Los Amigos
San Juan Capistrano, CA 92675

Re: SB18 Native American Consultation Request for GPA01154

Dear Chairman Belardes:

The County of Riverside requests your participation in the review of General Plan Amendment 1154. The General Plan Amendment proposes to amend land use designation from Very Low Density Residential (VLDR) (1 Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and proposes Change of Zone from One-Family Dwellings R-1-30,000 to One-Family Dwellings R-1-10,000. Tentative Tract Map to subdivide 40 acres into 60 single family residential lots (Schedule A & B) with lot sizes ranging from approximately 10,000 square feet up to 38,000 square feet including private streets along with open space retention basin and perimeter buffers. APN's: 767-360-001; 767-360-002. Related Case: TR30399

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Riverside County Planning Department

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss
Planning Director

September 21, 2015

Gabrielino Band of Mission Indians
Andrew Salas, Chairperson
P.O. Box 393
Covina, CA 91723

Re: SB18 Native American Consultation Request for GPA01154

Dear Chairman Salas:

The County of Riverside requests your participation in the review of General Plan Amendment 1154. The General Plan Amendment proposes to amend land use designation from Very Low Density Residential (VLDR) (1 Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and proposes Change of Zone from One-Family Dwellings R-1-30,000 to One-Family Dwellings R-1-10,000. Tentative Tract Map to subdivide 40 acres into 80 single family residential lots (Schedule A & B) with lot sizes ranging from approximately 10,000 square feet up to 38,000 square feet including private streets along with open space retention basin and perimeter buffers. APN's: 767-360-001; 767-360-002. Related Case: TR30398

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Riverside County Planning Department

Heather Thomson, Archaeologist

cc: Jay Olivas jolivas@rctlma.org
Attachments: USGS map

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Steven Weiss
Planning Director

RIVERSIDE COUNTY **PLANNING DEPARTMENT**

September 21, 2015

Gabrieleno / Tongva San Gabriel Band of Mission Indians
Anthony Morales, Chairperson
P.O. Box 693
San Gabriel, CA 91778
Gabrieleno Tongva

Re: SB18 Native American Consultation Request for GPA01154

Dear Chairman Morales:

The County of Riverside requests your participation in the review of General Plan Amendment 1154. The General Plan Amendment proposes to amend land use designation from Very Low Density Residential (VLDR) (1 Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and proposes Change of Zone from One-Family Dwellings R-1-30,000 to One-Family Dwellings R-1-10,000. Tentative Tract Map to subdivide 40 acres into 80 single family residential lots (Schedule A & B) with lot sizes ranging from approximately 10,000 square feet up to 38,000 square feet including private streets along with open space retention basin and perimeter buffers. APN's: 767-360-001; 767-360-002. Related Case: TR30399

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Sincerely,
Riverside County Planning Department

Heather Thomson, Archaeologist

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Attachments: USGS map

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RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Weiss
Planning Director*

September 21, 2015

Fort Yuma Quechan Indian Nation
Keeny Escalanti, Sr. President
P.O. Box 1899
Yuma, AZ 85368

Re: SB18 Native American Consultation Request for GPA01154

Dear President Escalanti:

The County of Riverside requests your participation in the review of General Plan Amendment 1154. The General Plan Amendment proposes to amend land use designation from Very Low Density Residential (VLDR) (1 Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and proposes Change of Zone from One-Family Dwellings R-1-30,000 to One-Family Dwellings R-1-10,000. Tentative Tract Map to subdivide 40 acres into 80 single family residential lots (Schedule A & B) with lot sizes ranging from approximately 10,000 square feet up to 38,000 square feet including private streets along with open space retention basin and perimeter buffers. APN's: 767-360-001; 767-360-002. Related Case: TR30399

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Riverside County Planning Department

Heather Thomson, Archaeologist

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Attachments: USGS map

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss
Planning Director

September 21, 2015

**Colorado River Indian Tribe
Dennis Patch, Chairperson
28800 Mojave Road
Parker, Ariz. 85344**

Re: SB18 Native American Consultation Request for GPA01154

Dear Chairman Patch:

The County of Riverside requests your participation in the review of General Plan Amendment 1154. The General Plan Amendment proposes to amend land use designation from Very Low Density Residential (VLDR) (1 Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and proposes Change of Zone from One-Family Dwellings R-1-30,000 to One-Family Dwellings R-1-10,000. Tentative Tract Map to subdivide 40 acres into 80 single family residential lots (Schedule A & B) with lot sizes ranging from approximately 10,000 square feet up to 38,000 square feet including private streets along with open space retention basin and perimeter buffers. APN's: 767-360-001; 767-360-002. Related Case: TR30399

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**Sincerely,
Riverside County Planning Department**

Heather Thomson, Archaeologist

**cc: Jay Olivas jolivas@rctlma.org
Attachments: USGS map**

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss
Planning Director

September 21, 2015

**Chemehuevi Reservation
Edward Smith, Chairperson
P.O. Box 1978
Chemehuevi Valley, CA 92383**

Re: SB18 Native American Consultation Request for GPA01154

Dear Chairman Smith:

The County of Riverside requests your participation in the review of General Plan Amendment 1154. The General Plan Amendment proposes to amend land use designation from Very Low Density Residential (VLDR) (1 Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and proposes Change of Zone from One-Family Dwellings R-1-30,000 to One-Family Dwellings R-1-10,000. Tentative Tract Map to subdivide 40 acres into 80 single family residential lots (Schedule A & B) with lot sizes ranging from approximately 10,000 square feet up to 38,000 square feet including private streets along with open space retention basin and perimeter buffers. APN's: 767-360-001; 767-360-002. Related Case: TR30398

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**Sincerely,
Riverside County Planning Department**

Heather Thomson, Archaeologist

**cc: Jay Olivas jolivas@rctima.org
Attachments: USGS map**

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weber
Planning Director

September 21, 2015

**Cahuilla Band of Indians
Luther Salgado, Chairperson
52701 Hwy 371
Anza, CA 92539**

Re: SB18 Native American Consultation Request for GPA01154

Dear Chairman Salgado:

The County of Riverside requests your participation in the review of General Plan Amendment 1154. The General Plan Amendment proposes to amend land use designation from Very Low Density Residential (VLDR) (1 Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and proposes Change of Zone from One-Family Dwellings R-1-30,000 to One-Family Dwellings R-1-10,000. Tentative Tract Map to subdivide 40 acres into 80 single family residential lots (Schedule A & B) with lot sizes ranging from approximately 10,000 square feet up to 38,000 square feet including private streets along with open space retention basin and perimeter buffers. APN's: 767-360-001; 767-360-002. Related Case: TR30399

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Sincerely,
Riverside County Planning Department

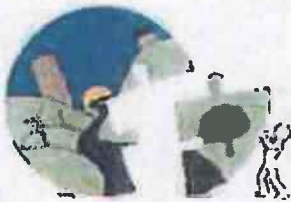
Heather Thomson, Archaeologist

cc: Jay Olivas jolivas@rctlma.org
Attachments: USGS map

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Steven Webb
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

September 21, 2015

Cabazon Band of Mission Indians
Doug Welmas, Chairperson
84-245 Indio Springs Parkway
Indio, CA 92203-3488

Re: SB18 Native American Consultation Request for GPA01154

Dear Chairman Welmas:

The County of Riverside requests your participation in the review of General Plan Amendment 1154. The General Plan Amendment proposes to amend land use designation from Very Low Density Residential (VLDR) (1 Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and proposes Change of Zone from One-Family Dwellings R-1-30,000 to One-Family Dwellings R-1-10,000. Tentative Tract Map to subdivide 40 acres into 80 single family residential lots (Schedule A & B) with lot sizes ranging from approximately 10,000 square feet up to 38,000 square feet including private streets along with open space retention basin and perimeter buffers. APN's: 767-360-001; 767-360-002. Related Case: TR30399

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Sincerely,
Riverside County Planning Department

Heather Thomson, Archaeologist

cc: Jay Olivas jolivas@rcplma.org
Attachments: USGS map

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Wells
Planning Director

September 21, 2015

Augustine Band of Cahulla Mission Indians
Mary Ann Green, Chairperson
P.O. Box 846
Coachella, Ca 92236

Re: Native American Consultation Request for GPA01154

Dear Ms. Greene:

The County of Riverside requests your participation in the review of General Plan Amendment 1154. The General Plan Amendment proposes to amend land use designation from Very Low Density Residential (VLDR) (1 Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and proposes Change of Zone from One-Family Dwellings R-1-30,000 to One-Family Dwellings R-1-10,000. Tentative Tract Map to subdivide 40 acres into 80 single family residential lots (Schedule A & B) with lot sizes ranging from approximately 10,000 square feet up to 38,000 square feet including private streets along with open space retention basin and perimeter buffers. APN's: 767-360-001; 767-360-002. Related Case: TR30399

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Sincerely,
Riverside County Planning Department

Heather Thomson, Archaeologist

cc: Jay Olivas jolivas@rctlma.org
Attachments: USGS map

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Steven Weeks
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

September 21, 2015

Agua Caliente Band of Cahuilla Indians
Jeff Grubbe, Chairperson
5401 Dinah Shore Drive
Palm Springs, CA 92264

Re: Native American Consultation Request for GPA01154

Dear Chairman Grubbe:

The County of Riverside requests your participation in the review of General Plan Amendment 1154. The General Plan Amendment proposes to amend land use designation from Very Low Density Residential (VLDR) (1 Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and proposes Change of Zone from One-Family Dwellings R-1-30,000 to One-Family Dwellings R-1-10,000. Tentative Tract Map to subdivide 40 acres into 80 single family residential lots (Schedule A & B) with lot sizes ranging from approximately 10,000 square feet up to 38,000 square feet including private streets along with open space retention basin and perimeter buffers. APN's: 767-360-001; 767-360-002. Related Case: TR30399

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Sincerely,
Riverside County Planning Department

Heather Thomson, Archaeologist

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Attachments: USGS map

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Steven Weiss
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

September 21, 2015

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

Re: Native American Consultation Request for GPA01154

Dear Ms. Tuck:

The County of Riverside requests your participation in the review of General Plan Amendment 1154. The General Plan Amendment proposes to amend land use designation from Very Low Density Residential (VLDR) (1 Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and proposes Change of Zone from One-Family Dwellings R-1-30,000 to One-Family Dwellings R-1-10,000. Tentative Tract Map to subdivide 40 acres into 80 single family residential lots (Schedule A & B) with lot sizes ranging from approximately 10,000 square feet up to 38,000 square feet including private streets along with open space retention basin and perimeter buffers. APN's: 767-360-001; 767-360-002. Related Case: TR30399

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Heather Thomson, Archaeologist

cc: Jay Olivas jolivas@rcplma.org
Attachments: USGS map

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Steven Weiss
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

September 21, 2015

Pechanga Band of Mission Indians
Marc Macarro, Chairperson
P.O. Box 1477
Temecula, CA 92593

Re: Native American Consultation Request for GPA01154

Dear Mr. Macarro:

The County of Riverside requests your participation in the review of General Plan Amendment 1154. The General Plan Amendment proposes to amend land use designation from Very Low Density Residential (VLDR) (1 Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and proposes Change of Zone from One-Family Dwellings R-1-30,000 to One-Family Dwellings R-1-10,000. Tentative Tract Map to subdivide 40 acres into 80 single family residential lots (Schedule A & B) with lot sizes ranging from approximately 10,000 square feet up to 38,000 square feet including private streets along with open space retention basin and perimeter buffers. APN's: 767-360-001; 767-360-002. Related Case: TR30399

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Heather Thomson, Archaeologist

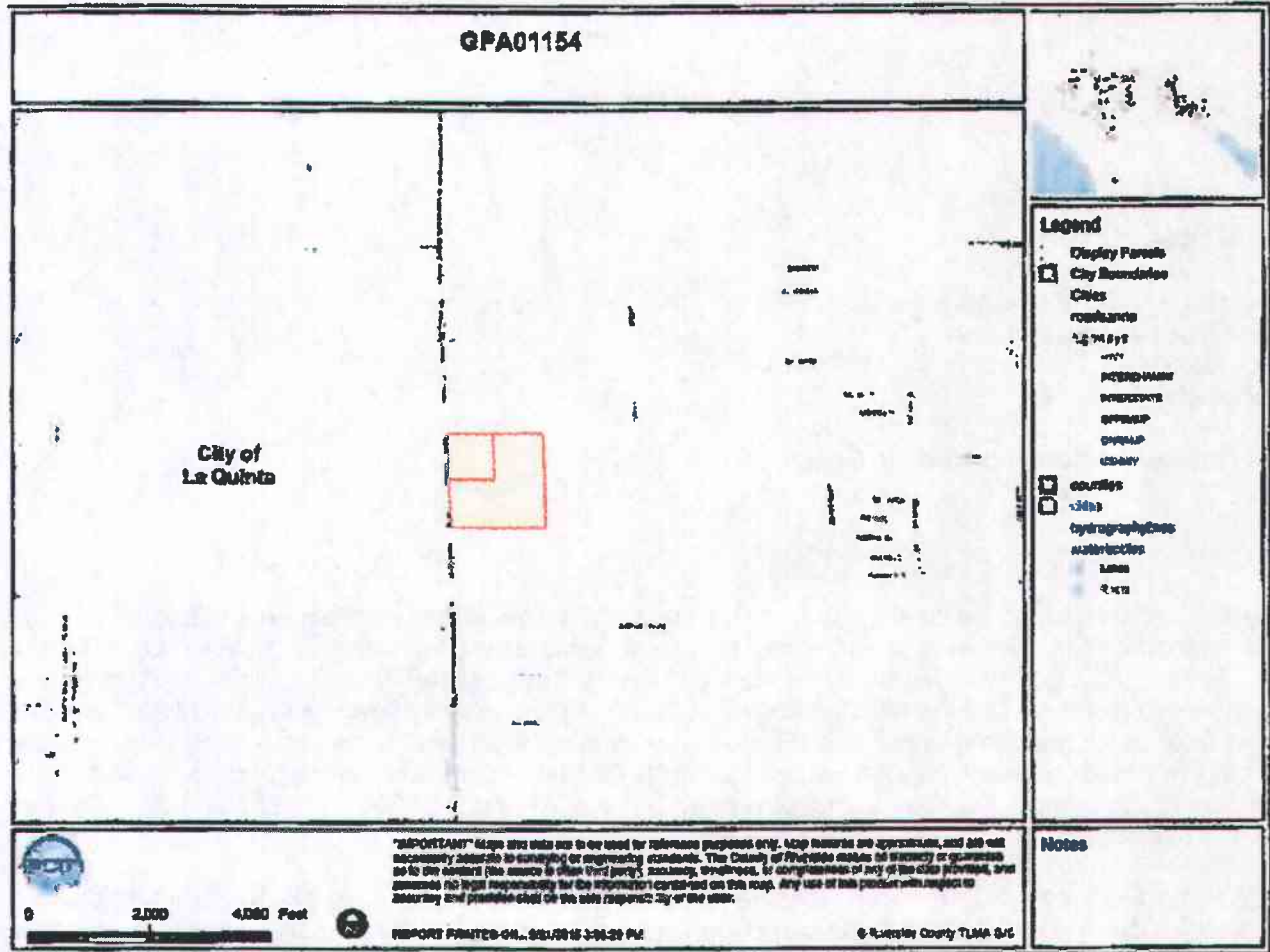
cc: Jay Olivas jolivas@rcplma.org
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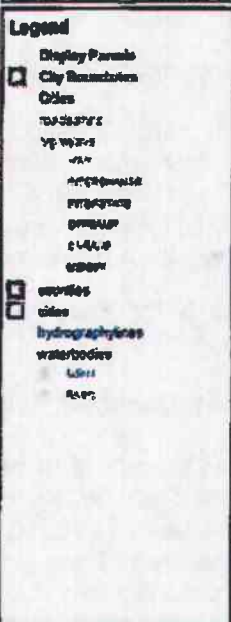
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GPA01154





Notes

3. ~~APPROXIMATE~~ COUNTY TUNA DUE



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss
Planning Director

September 22, 2015

**Juaneno Band of Mission Indians
Ajachemen Nation
David Belardes, Chairperson
32161 Avenida Los Amigos
San Juan Capistrano, CA 92675**

Re: SB18 Native American Consultation Request for GPA01154

Dear Chairman Belardes:

The County of Riverside requests your participation in the review of General Plan Amendment 1154. The General Plan Amendment proposes to amend land use designation from Very Low Density Residential (VLDR) (1 Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and proposes Change of Zone from One-Family Dwellings R-1-30,000 to One-Family Dwellings R-1-10,000. Tentative Tract Map to subdivide 40 acres into 80 single family residential lots (Schedule A & B) with lot sizes ranging from approximately 10,000 square feet up to 38,000 square feet including private streets along with open space retention basin and perimeter buffers. APN's: 767-360-001; 767-360-002. Related Case: TR30399

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**Sincerely,
Riverside County Planning Department**

Heather Thomson, Archaeologist

**cc: Jay Olivas jolivas@rctima.org
Attachments: USGS map**

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Steven Weiss
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

September 22, 2015

Cahuilla Band of Indians
Luther Salgado, Chairperson
52701 Hwy 371
Anza, CA 92539

Re: SB18 Native American Consultation Request for GPA01154

Dear Chairman Salgado:

The County of Riverside requests your participation in the review of General Plan Amendment 1154. The General Plan Amendment proposes to amend land use designation from Very Low Density Residential (VLDR) (1 Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and proposes Change of Zone from One-Family Dwellings R-1-30,000 to One-Family Dwellings R-1-10,000. Tentative Tract Map to subdivide 40 acres into 80 single family residential lots (Schedule A & B) with lot sizes ranging from approximately 10,000 square feet up to 38,000 square feet including private streets along with open space retention basin and perimeter buffers. APN's: 767-360-001; 767-360-002. Related Case: TR30399

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Attachments: USGS map

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss
Planning Director

September 22, 2015

Cabazon Band of Mission Indians
Doug Welmas, Chairperson
84-245 Indio Springs Parkway
Indio, CA 92203-3499

Re: SB18 Native American Consultation Request for GPA01154

Dear Chairman Welmas:

The County of Riverside requests your participation in the review of General Plan Amendment 1154. The General Plan Amendment proposes to amend land use designation from Very Low Density Residential (VLDR) (1 Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and proposes Change of Zone from One-Family Dwellings R-1-30,000 to One-Family Dwellings R-1-10,000. Tentative Tract Map to subdivide 40 acres into 80 single family residential lots (Schedule A & B) with lot sizes ranging from approximately 10,000 square feet up to 38,000 square feet including private streets along with open space retention basin and perimeter buffers. APN's: 767-360-001; 767-360-002. Related Case: TR30399

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 Jay Olivas at (760) 863-7050 or jolivas@rctlma.org by December 22, 2105.

Sincerely,
Riverside County Planning Department


Heather Thomson, Archaeologist

cc: Jay Olivas jolivas@rctlma.org
Attachments: USGS map

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Wells
Planning Director

September 22, 2015

**San Luis Rey Band of Mission Indians
Tribal Council
1889 Sunset Drive
Vista, CA 92081**

Re: SB18 Native American Consultation Request for GPA01154

Dear Tribal Council:

The County of Riverside requests your participation in the review of General Plan Amendment 1154. The General Plan Amendment proposes to amend land use designation from Very Low Density Residential (VLDL) (1 Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and proposes Change of Zone from One-Family Dwellings R-1-30,000 to One-Family Dwellings R-1-10,000. Tentative Tract Map to subdivide 40 acres into 80 single family residential lots (Schedule A & B) with lot sizes ranging from approximately 10,000 square feet up to 38,000 square feet including private streets along with open space retention basin and perimeter buffers. APN's: 767-360-001; 767-360-002. Related Case: TR30399

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Sincerely,
Riverside County Planning Department


Heather Thomson, Archaeologist

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Attachments: USGS map

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RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Weiss
Planning Director*

September 22, 2015

Soboba Band of Mission Indians
Joe Ontiveros
P.O. Box 487
San Jacinto, CA 92581

Re: SB18 Native American Consultation Request for GPA01154

Dear Mr. Ontiveros:

The County of Riverside requests your participation in the review of General Plan Amendment 1154. The General Plan Amendment proposes to amend land use designation from Very Low Density Residential (VLDR) (1 Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and proposes Change of Zone from One-Family Dwellings R-1-30,000 to One-Family Dwellings R-1-10,000. Tentative Tract Map to subdivide 40 acres into 80 single family residential lots (Schedule A & B) with lot sizes ranging from approximately 10,000 square feet up to 38,000 square feet including private streets along with open space retention basin and perimeter buffers. APN's: 767-360-001; 767-360-002. Related Case: TR30399

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Sincerely,
Riverside County Planning Department

Heather Thomson, Archaeologist

cc: Jay Olivas jolivas@rctima.org
Attachments: USGS map

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss
Planning Director

September 22, 2015

Augustine Band of Cahuilla Mission Indians
Mary Ann Green, Chairperson
P.O. Box 846
Coachella, Ca 92236

Re: SB18 Native American Consultation Request for GPA01154

Dear Chairwoman Green:

The County of Riverside requests your participation in the review of General Plan Amendment 1154. The General Plan Amendment proposes to amend land use designation from Very Low Density Residential (VLDR) (1 Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and proposes Change of Zone from One-Family Dwellings R-1-30,000 to One-Family Dwellings R-1-10,000. Tentative Tract Map to subdivide 40 acres into 80 single family residential lots (Schedule A & B) with lot sizes ranging from approximately 10,000 square feet up to 38,000 square feet including private streets along with open space retention basin and perimeter buffers. APN's: 767-360-001; 767-360-002. Related Case: TR30389

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 Jay Olivas at (760) 863-7050 or jolivas@rcplma.org by December 22, 2105.

Sincerely,
Riverside County Planning Department



Heather Thomson, Archaeologist

cc: Jay Olivas jolivas@rcplma.org
Attachments: USGS map

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss
Planning Director

September 22, 2015

**Agua Caliente Band of Cahuilla Indians
Jeff Grubbe, Chairperson
5401 Dinah Shore Drive
Palm Springs, CA 92264**

Re: SB18 Native American Consultation Request for GPA01154

Dear Chairman Grubbe:

The County of Riverside requests your participation in the review of General Plan Amendment 1154. The General Plan Amendment proposes to amend land use designation from Very Low Density Residential (VLDR) (1 Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and proposes Change of Zone from One-Family Dwellings R-1-30,000 to One-Family Dwellings R-1-10,000. Tentative Tract Map to subdivide 40 acres into 80 single family residential lots (Schedule A & B) with lot sizes ranging from approximately 10,000 square feet up to 38,000 square feet including private streets along with open space retention basin and perimeter buffers. APN's: 767-360-001; 767-360-002. Related Case: TR30399

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Sincerely,
Riverside County Planning Department

Heather Thomson, Archaeologist

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Attachments: USGS map

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss
Planning Director

September 22, 2015

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

Re: SB18 Native American Consultation Request for GPA01154

Dear Ms. Tuck:

The County of Riverside requests your participation in the review of General Plan Amendment 1154. The General Plan Amendment proposes to amend land use designation from Very Low Density Residential (VLDR) (1 Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and proposes Change of Zone from One-Family Dwellings R-1-30,000 to One-Family Dwellings R-1-10,000. Tentative Tract Map to subdivide 40 acres into 80 single family residential lots (Schedule A & B) with lot sizes ranging from approximately 10,000 square feet up to 38,000 square feet including private streets along with open space retention basin and perimeter buffers. APN's: 767-360-001; 767-360-002. Related Case: TR30399

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**Sincerely,
Riverside County Planning Department**

Heather Thomson, Archaeologist

**cc: Jay Olivas jolivas@rcplma.org
Attachments: USGS map**

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss
Planning Director

September 22, 2015

Serrano Nation of Mission Indians
Goldie Walker, Chairwoman
P.O. Box 343
Patton, CA 92369

Re: SB18 Native American Consultation Request for GPA01154

Dear Chairwoman Walker:

The County of Riverside requests your participation in the review of General Plan Amendment 1154. The General Plan Amendment proposes to amend land use designation from Very Low Density Residential (VLDR) (1 Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and proposes Change of Zone from One-Family Dwellings R-1-30,000 to One-Family Dwellings R-1-10,000. Tentative Tract Map to subdivide 40 acres into 80 single family residential lots (Schedule A & B) with lot sizes ranging from approximately 10,000 square feet up to 38,000 square feet including private streets along with open space retention basin and perimeter buffers. APN's: 767-360-001; 767-360-002. Related Case: TR30399

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Sincerely,
Riverside County Planning Department

Heather Thomson, Archaeologist

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Attachments: USGS map

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Riverside County Board of Supervisors Request to Speak

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

SPEAKER'S NAME: Jason Ackerman

Address: _____

City: _____ Zip: _____

Phone #: _____

Date: _____ Agenda # 21.1

PLEASE STATE YOUR POSITION BELOW:

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

X Support _____ Oppose _____ Neutral

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

_____ Support _____ Oppose _____ Neutral

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

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

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

Notwithstanding any other provisions of these rules, a member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. Donated time is not permitted during Public Comment.

Power Point Presentations/Printed Material:

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

Individual Speaker Limits:

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

Group/Organized Presentations:

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

Addressing the Board & Acknowledgement by Chairman:

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

Maxwell, Sue

From: Maxwell, Sue
Sent: Monday, June 8, 2020 2:11 PM
To: Baez, Ken; Hildebrand, John; COB-Agenda (COB-Agenda@rivco.org); George Johnson (GAJohnson@RIVCO.ORG); Leach, Charissa (cleach@RIVCO.ORG); Perez, Juan (JCPEREZ@RIVCO.ORG); Young, Alisa; District 4 Supervisor V. Manuel Perez (District4@RIVCO.ORG); District2; District3; District5; Supervisor Jeffries - 1st District (district1@rivco.org)
Subject: June 9 2020 Item No 21.1 (12564) GPA 1154 - Public Comments via COB website (Ellen Trover_Christian H Neumann_Christian M Landry Neumann)
Attachments: June 9 2020 Item 21.1 COB Web Comments (as of 6-8-2020 Noon).xlsx

Good afternoon,

Attached is an Excel spreadsheet with the web comments received via COB for June 9, 2020 Item No 21.1 for your information.

(If printing, it is formatted for legal paper.)

These are included with Agenda back-up.

Thank you kindly,

Sue Maxwell

Board Assistant

Riverside County Clerk of the Board of Supervisors

(951) 955-1069 Fax (951) 955-1071

Mail Stop #1010

cob@rivco.org

website: <http://rivcocob.org/>

<https://www.facebook.com/RivCoCOB/>



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IECounts.org

Maxwell, Sue

From: Maxwell, Sue
Sent: Monday, June 8, 2020 2:11 PM
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Thank you kindly,

Sue Maxwell

Board Assistant
Riverside County Clerk of the Board of Supervisors
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