

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



ITEM: 21.1  
(ID # 15231)

**MEETING DATE:**

Tuesday, June 15, 2021

**FROM:** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 1900007, ORDINANCE NO. 348.4961, TENTATIVE TRACT MAP NO. 37735, PLOT PLAN NO. 210006 and NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 190031 – Owner/Applicant: Dan Arthofer – Engineer: Egan Civil, Inc. – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) – Location: North of 42nd Avenue and Port Royal Avenue, South of Aerodrome Avenue, West of Hopewell Drive, East of Hermitage Drive – 3.70 Gross Acres - Zoning: Controlled Development Areas (W-2) - REQUEST: Change of Zone No. 1900007 proposes to modify the existing Controlled Development Areas (W-2) Zone to the General Residential (R-3) Zone. Tentative Tract Map No. 37735 is a Schedule A division proposing to subdivide 3.70 acres into 18-detached single-family residential condominium units with common open space, retention basin, and desert landscaping. Plot Plan No. 210006 proposes 13-single-story and five (5) two-story detached single-family residential condominium units ranging in size from approximately 1,742 square feet to 2,063 feet each. APN: 607-312-034. District 4. [Applicant Fees 100%}

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

1. **ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 190031**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment;

Continued on Page 2

**ACTION: Policy**

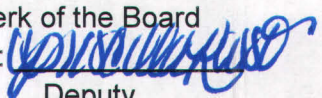
  
John Hildebrand, Planning Director 6/3/2021

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Perez, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended, and that Ordinance 348.4961 is adopted with waiver of the reading.

Ayes: Jeffries, Spiegel, Perez, and Hewitt  
Nays: None  
Absent: Washington  
Date: June 15, 2021  
xc: Transp., COB

Kecia R. Harper  
Clerk of the Board  
By:   
Deputy

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

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

2. **APPROVE CHANGE OF ZONE NO. 1900007**, changing the project site's Zoning Classification from Controlled Development Areas (W-2) to General Residential (R-3) as shown on Exhibit 3 attached hereto, based upon the findings and conclusions incorporated in the staff report;
3. **ADOPT ORDINANCE NO. 348.4961** amending the zoning in the Bermuda Dunes Zoning District shown on Map No. 30.099 Change of Zone Case No. 1900007 attached hereto and incorporated herein by reference;
4. **APPROVE TENTATIVE TRACT MAP NO. 37735**, subject to the attached advisory notification document and conditions of approval and based upon the findings and conclusions incorporated in the staff report; and
5. **APPROVE PLOT PLAN NO. 210006**, subject to the attached advisory notification document and conditions of approval and based upon the findings and conclusions incorporated in the staff report.

Continued on Page 3

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>SOURCE OF FUNDS: Applicant Fees 100%</b>			<b>Budget Adjustment: No</b>	
			<b>For Fiscal Year: 20/21</b>	

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

**BACKGROUND:**

**Summary**

The proposed project consists of **Change of Zone No. 1900007** to change the site's zoning classification from Controlled Development Areas (W-2) to General Residential (R-3), proposes **Tentative Tract Map No. 37735**, a Schedule 'A' subdivision to divide 3.70 acres into 18-detached single-family residential condominium units with common open space, retention basin, and desert landscaping, and proposes **Plot Plan No. 210006** for 13-single-story and five (5) two-story detached single-family residential condominium units ranging in size from approximately 1,742 square feet to 2,063 square feet each.

The project site is located north of Port Royal Avenue, south of Aerodrome Avenue, west of Hopewell Drive, and east of Hermitage Drive in the unincorporated community of Bermuda Dunes.

The Planning Commission heard the project on May 5, 2021. During the hearing, staff provided a brief PowerPoint presentation and the applicant's representative provided an introduction. No members of the public spoke in favor, in a neutral position, or in opposition to the project during the hearing and no comment letters were received. It was clarified by staff at the hearing that the project would not be gated from the project entrance along Hopewell Avenue.

After testimony was concluded from staff and applicant, and with no public comment, the Planning Commission closed the public hearing and recommended the following actions to the Board of Supervisors: adopt the Negative Declaration for Environmental Assessment No. 190031, to tentatively approve Change of Zone No. 1900007, and to approve Tentative Tract Map No. 37735 and Plot Plan No. 210006. The project was then recommended for approval with a 5-0 vote.

**Impact on Residents and Businesses**

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

**ATTACHMENTS:**

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

- A. Ordinance No. 348.4961 with zoning map**
- B. Planning Commission Staff Report**
- C. Planning Commission Minutes**
- D. Tentative Tract Map**
- E. Conceptual Landscape Plan**
- F. Floor Plans**
- G. Street Scene**



Jason Farin, Principal Management Analyst

6/9/2021



Gregory J. Priamos, Director County Counsel

6/4/2021

1 ORDINANCE NO. 348.4961

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

4  
5 The Board of Supervisors of the County of Riverside ordains as follows:

6 Section 1. Section 4.1 of Ordinance No. 348, and Bermuda Dunes District Zoning Plan  
7 Map No. 30, as amended, are further amended by placing in effect in the zone or zones as shown on the  
8 map entitled "Change of Official Zoning Plan, Lower Coachella Valley District, Map No. 30.099, Change  
9 of Zone Case No. 1900007," which map is made a part of this ordinance.

10 Section 2. This ordinance shall take effect 30 days after its adoption.

11  
12 BOARD OF SUPERVISORS OF THE COUNTY  
13 OF RIVERSIDE, STATE OF CALIFORNIA

14 By: Karen S. Spiegel  
Chair, Board of Supervisors

KAREN SPIEGEL

15 ATTEST:  
16 KECIA R. HARPER  
17 Clerk of the Board

18 By: [Signature]

19 (SEAL)

20  
21 APPROVED AS TO FORM

22 June, 4, 2021

23  
24 By: [Signature]

25 MICHELLE CLACK  
26 Chief Deputy County Counsel

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STATE OF CALIFORNIA        )  
  )  
COUNTY OF RIVERSIDE        )        SS

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on June 15, 2021, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

AYES:                   Jeffries, Spiegel, Washington, Perez and Hewitt  
NAYS:                   None  
ABSENT:                 None

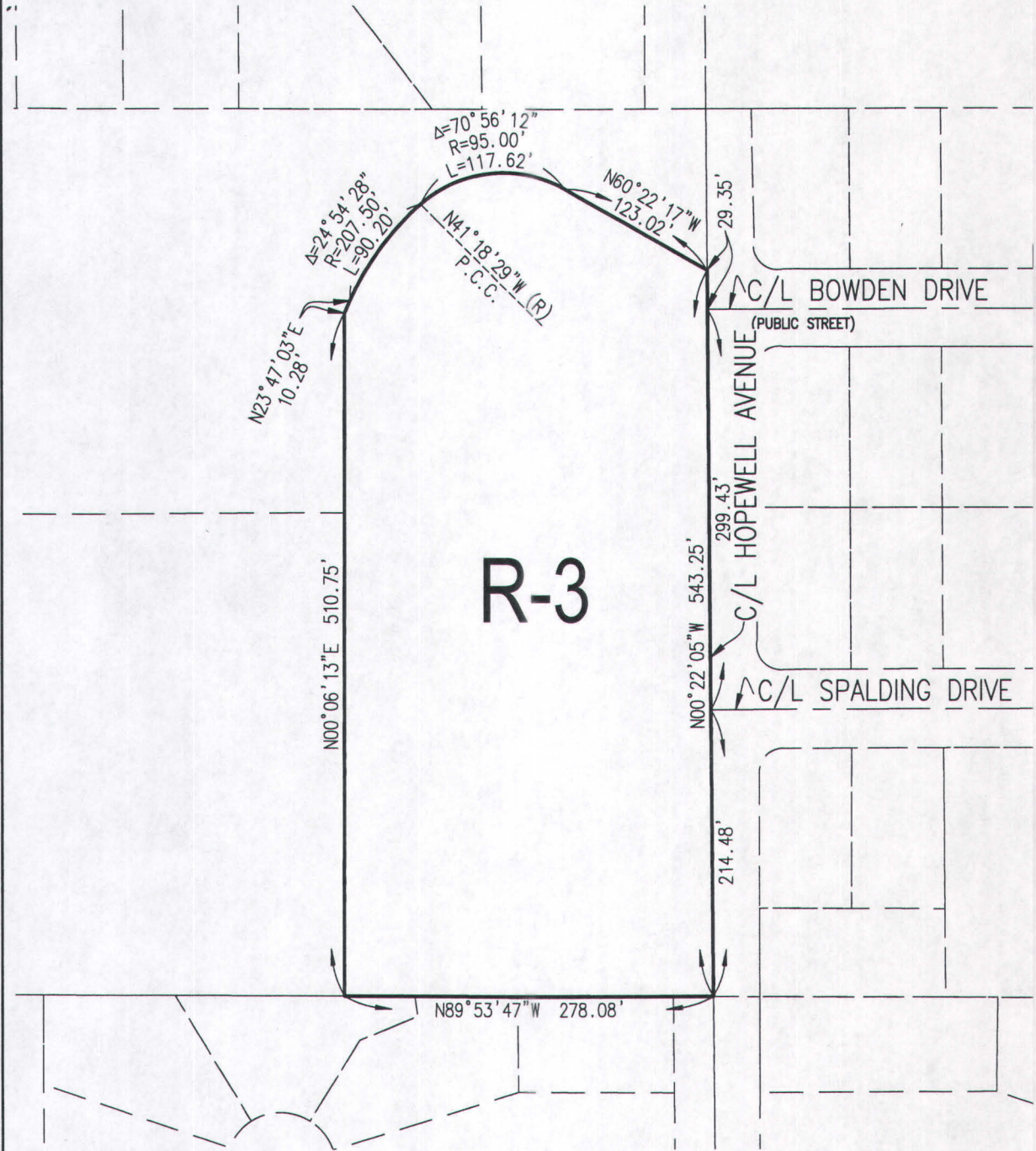
DATE:            June 15, 2021

KECIA R. HARPER  
Clerk of the Board

BY:   
Deputy

SEAL

SEC. 8, T. 5S., R. 7 E., S.B.B. & M.

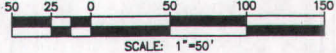


R-3	GENERAL RESIDENTIAL
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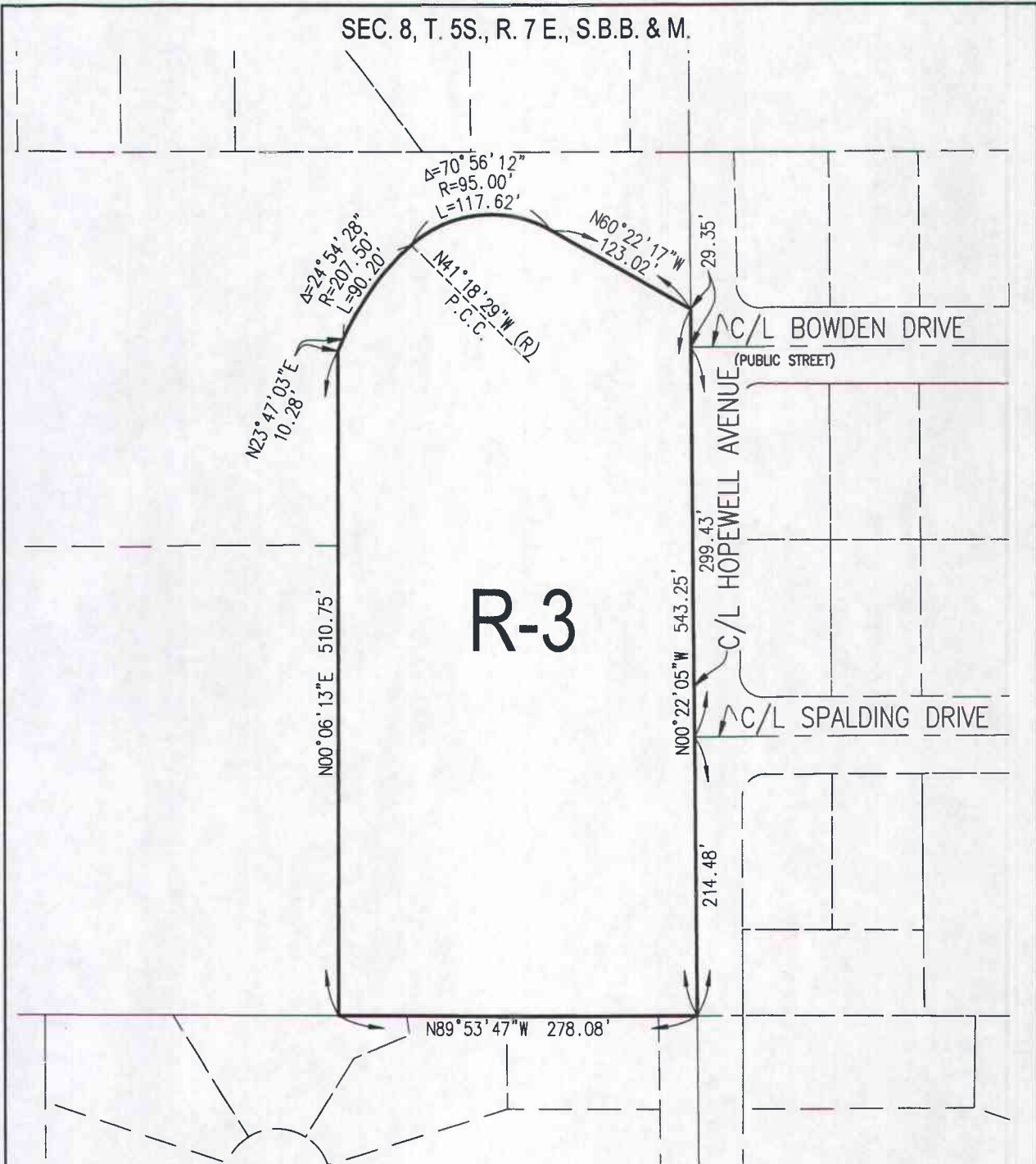
MAP NO. 30.099  
**CHANGE OF OFFICIAL ZONING PLAN**  
 BERMUDA DUNES  
 DISTRICT

CHANGE OF ZONE CASE NO. 1900007  
 AMENDING ORDINANCE NO. 348  
 ADOPTED BY ORDINANCE NO. 348.4961

(DATE: \_\_\_\_\_)  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



SEC. 8, T. 5S., R. 7 E., S.B.B. & M.



R-3	GENERAL RESIDENTIAL
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MAP NO. 30.099  
**CHANGE OF OFFICIAL ZONING PLAN**  
 BERMUDA DUNES  
 DISTRICT

CHANGE OF ZONE CASE NO. 1900007  
 AMENDING ORDINANCE NO. 348  
 ADOPTED BY ORDINANCE NO. 348.4961

(DATE: ) \_\_\_\_\_  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



APN 607-312-034



## Boydd, April

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**From:** Donnie Gonsalves <gonsalves.donnie@gmail.com>  
**Sent:** Monday, June 14, 2021 7:34 AM  
**To:** COB  
**Subject:** Fwd: Tract Map 37735

Re:  
Opposition to Tract Map 37735

To Whom it may concern,

A plan has been brought to our attention regarding a change in zoning for 18 condos. On a lot that is currently zoned for W-2. This W-2 zoning is consistent throughout the area and why a change in zoning is even being considered is beyond me. We live in an area that has beautiful homes with homeowners that have beautiful landscaping and nice sized homes with nice sized lots. To bring in 18 condo's that do not match the rest of the neighborhood is unacceptable. This will bring down our neighborhoods property values. Particularly right next to the connected properties are larger acreage properties. Which in no way match what this plan is hoping to achieve. I request that you deny this change in zone. Stick with what is already existing. You cannot buy a property in a zone and hope that a change is going to happen to make a quick buck. This is not fair to all the residents that have worked so hard to get their homes in a neighborhood that already has an amazing standard. To bring in Condominiums is a slap in the face to our neighbors. Show your support by denying this change. This property has been designated W-2. Let it remain.

Regards,

Donald Gonsalves  
41650 Hermitage Dr.  
Bermuda Dunes, Ca. 92203

**Maxwell, Sue**

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**From:** Maryanne Brown <brownzies@gmail.com>  
**Sent:** Wednesday, June 9, 2021 2:22 PM  
**To:** COB  
**Subject:** Meeting 6/15/21, 10:00 am, Change of Zone #1900007, Ordinance #348.4961

Clerk of the Board,

We oppose to the above subject matter re changing the existing zone classification of Controller Development Areas (W-2) Zone to the General Residential (R-3) Zone. We believe it will contribute to the increase in amounts of burglary and vandalism in our neighborhood.

Richard R. Brown  
Maryanne Kreizinger-Brown  
79391 Bowden Drive  
Bermuda Dunes, CA

**Maxwell, Sue**

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**From:** Donnie Gonsalves <gonsalves.donnie@gmail.com>  
**Sent:** Monday, June 14, 2021 4:26 PM  
**To:** COB  
**Subject:** Opposition to Tract Map 37735 (3rd attempt)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**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.

Re:  
Opposition to Tract Map 37735  
To Whom it may concern,

A plan has been brought to our attention regarding a change in zoning for 18 condos. On a lot that is currently zoned for W-2. This W-2 zoning is consistent throughout the area and why a change in zoning is even being considered is beyond me. We live in an area that has beautiful homes with homeowners that have beautiful landscaping and nice sized homes with nice sized lots. To bring in 18 condo's that do not match the rest of the neighborhood is unacceptable. This will bring down our neighborhoods property values. Particularly right next to the connected properties are larger acreage properties. Which in no way match what this plan is hoping to achieve. I request that you deny this change in zone. Stick with what is already existing. You cannot buy a property in a zone and hope that a change is going to happen to make a quick buck. This is not fair to all the residents that have worked so hard to get their homes in a neighborhood that already has an amazing standard. To bring in Condominiums is a slap in the face to our neighbors. Show your support by denying this change. This property has been designated W-2. Let it remain.

Regards,

Donald Gonsalves  
41650 Hermitage Dr.  
Bermuda Dunes, Ca. 92203



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

**4 . 1**

**Planning Commission Hearing: May 5, 2021**

**PROPOSED PROJECT**

**Case Number(s):** CZ1900007, TTM37735, PPT210006

**Applicant:** La Paloma Homes

**Select Environ. Type** Negative Declaration

**Area Plan:** Western Coachella Valley


**Representative:** Egan Civil, Inc.

**Zoning Area/District:** Bermuda Dunes District

**Supervisorial District:** Fourth District

**Project Planner:** Jay Olivas

**Project APN(s):** 607-312-034

  
John Hildebrand  
Planning Director

**PROJECT DESCRIPTION AND LOCATION**

**CHANGE OF ZONE NO. 1900007** proposes to modify the Zoning Classification of the project site from Controlled Development Areas (W-2) to General Residential (R-3).

**TENTATIVE TRACT MAP NO. 37735** is a Schedule A division proposing to subdivide 3.70 acres into 18-detached single-family residential condominium units with common open space, retention basin, and desert landscaping.

**PLOT PLAN NO. 210006** proposes 13-single-story and five (5) two-story detached single-family residential condominium units ranging in size from approximately 1,742 square feet to 2,063 square feet each.

The project site is located north of Port Royal Avenue, south of Aerodrome Avenue, west of Hopewell Drive, and east of Hermitage Drive in the unincorporated community of Bermuda Dunes.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

**ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 190031**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 1900007**, changing the project site's Zoning Classification that is currently zoned Controlled Development Areas (W-2) to General Residential (R-3) as shown on Exhibit 3 attached hereto, based upon the findings and conclusions incorporated in the staff report; and subject to adoption of the zoning ordinance by the Board of Supervisors; and,

**APPROVE TENTATIVE TRACT MAP NO. 37735**, subject to the attached advisory notification document and conditions of approval and based upon the findings and conclusions incorporated in the staff report.

**APPROVE PLOT PLAN NO. 210006**, subject to the attached advisory notification document and conditions of approval and based upon the findings and conclusions incorporated in the staff report.

**PROJECT DATA**

**Land Use and Zoning:**

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium Density Residential (MDR) (2-5 DU/AC)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	MDR, EDR, LI
East:	MDR
South:	MDR, HDR
West:	MDR, HDR
Existing Zoning Classification:	Controlled Development Areas (W-2)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	One Family Dwellings (R-1), R-1-9,000
East:	One Family Dwellings (R-1)
South:	One Family Dwellings(R-1) and R-2A-3,400
West:	Controlled Development Areas (W-2), R-3-3,000
Existing Use:	Vacant land
Surrounding Uses	
North:	One Family Dwellings
South:	One Family Dwellings
East:	One Family Dwellings
West:	One Family Dwellings; Multiple Family Dwellings

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min. /Max. Development Standard</i>
Project Site (Acres):	3.70	N/A
Proposed Minimum Lot Size:	7,200 square feet	7,200 square feet
Total Proposed Number of Lots:	18	N/A
Map Schedule:	A	

**Parking:**

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Single Family Condominiums	1742 / 2063	2-spaces per dwelling	36	36
<b>TOTAL:</b>				

**Located Within:**

City's Sphere of Influence:	Yes – City of Palm Desert
County Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes - Moderate
Subsidence Area:	Yes - Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
CVMSHCP:	Yes
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	Yes - Bermuda Dunes, Zone D

**PROJECT LOCATION MAP**

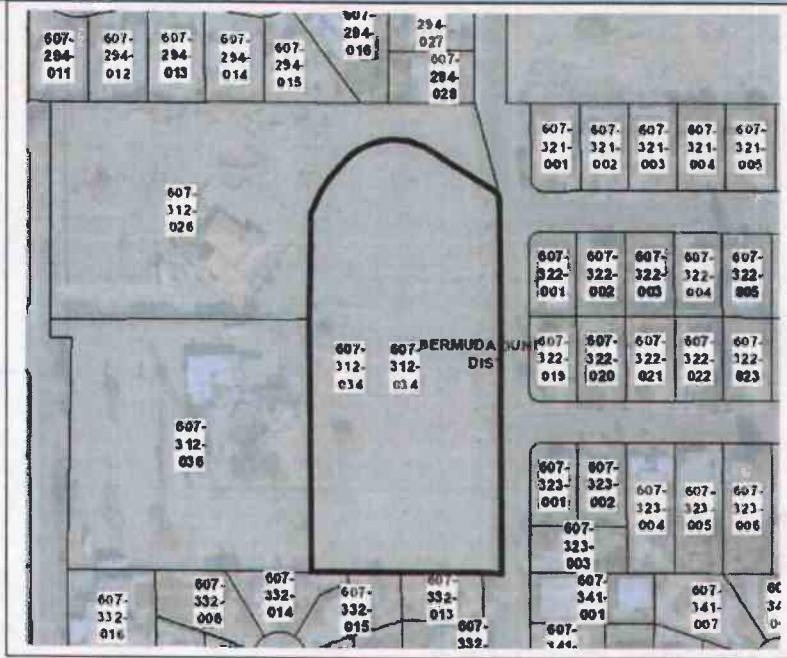


Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

**Background:**

The project site of 3.70 gross acres is currently vacant with majority of surrounding land consisting of existing single-family dwellings. The subject APN 607-312-034 has been certified as a legal parcel under Certificate of Land Division Compliance No. 4705 and the subject land was previously reconfigured by Lot Line Adjustment No. 4567 to provide greater side yard setback and proposed LLA 5565 to adjust four parcels which was subsequently withdrawn. The project site is now proposed to be subdivided into 18-detached single family residential condominium units with zone change and plot plan.

**AB 52 Tribal Consultation**

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on August 26, 2019. No response was received from Cabazon Band of Indians, Colorado River Indian Tribes (CRIT), Quechan Indian nation, or Soboba Band of Luiseño Indians. The Morongo Band of Mission Indians responded in an email dated October 4, 2019 that they had no information. The Twenty-Nine Palms Band responded on August 27, 2019 requesting the cultural reports which were provided to the tribe on September 16, 2019.

Consultation was requested by the Agua Caliente Band of Cahuilla Indians in a letter dated September 26, 2019. The band was provided with the cultural report and conditions of approval. The band feels the area is sensitive for subsurface resources and there is the possibility that previously unidentified resources

might be found during ground disturbing activities. As such, the project has been conditioned for a Tribal Monitor from the consulting Tribe(s) to be present during grading activities so that any Tribal Cultural Resources found during project construction activities will be handled in a culturally appropriate manner.

The subject site is located within the unincorporated community of Bermuda Dunes and is located within the Sphere of Influence of the City of Palm Desert.

## ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Negative Declaration (ND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS and ND represent the independent judgement of Riverside County. On April 15, 2021, the documents were made available for public review per the CEQA Statute and Guidelines Section 15105.

Comment letters in response to the circulated IS and ND have not been received as of the preparation of this staff report. Since the end of the public review period for the IS and ND, revisions were not made to the project. As demonstrated in the IS and ND, the proposed project will not result in any significant impacts to the environment, with no mitigation necessary.

## FINDINGS AND CONCLUSIONS

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

### **Land Use Findings:**

1. The project site has a General Plan Land Use Designation of Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.).

The CD: MDR land use designation provides for the development of conventional single family detached houses and suburban subdivisions. Limited agriculture and animal keeping uses, such as horses are also allowed within this category. The density range is 2.0 to 5.0 dwelling units per acre, and the project proposes a density of approximately 5.0 dwellings per acre based on 3.70 gross acres being subdivided into 18 detached single-family residential condominium units with common open space lot and a retention basin. The residential condominium units proposed by the Tentative Tract Map and Plot Plan range from 1,742 square feet to 2,063 square feet each, along with private street lot and retention basin.

There are several land use policies that the project complies with:

*LU 28.1 Accommodate the development of single-and multi-family residential units in areas appropriately designated by the General Plan and area plan land use maps.*

The project is a Tract Map and Plot Plan for the proposal of 18 detached single-family residential condominium units.



*LU 28.5 Integrate a contiguous network of parks, plazas, public squares, bicycle trails, transit systems, and pedestrian paths into new communities and developments to provide both connections within each community and linkages with surrounding features and communities.*

The Tract Map and Plot Plan contains a proposed five-foot sidewalk path along Hopewell Street in conformance with the Countywide Design Guidelines and the Bermuda Dunes Design Guidelines that provide connectivity to the surrounding areas.

*LU 28.10 Require that residential units/projects be designed to consider their surroundings and to visually enhance, not degrade, the character of the immediate area.*

The tract map has been designed with perimeter block wall with drainage openings and desert landscaping to maintain buffers around surrounding properties and the project design will visually enhance the area including with proposed concept for future detached single-story and two-story condominium units.

2. The project site has a Zoning Classification of Controlled Development Areas (W-2) proposed to be modified to General Residential (R-3) to accommodate the common open space lot and 18-proposed condominium units ranging in size from 1,742 square feet to 2,063 square feet each subject to approval of a plot plan. The proposed General Residential (R-3) zone is conditionally consistent with the Community Development: Medium Density Residential (CD:MDR) land use designation as the CD:MDR designation provides for the development of conventional single family detached housing units and residential subdivisions.
3. The proposed use for detached single-family residential condominium units conform to the logical development of the land and is compatible with the present and future logical development of the surrounding property since the project is in an unincorporated urbanized area with existing residential land uses.
4. The project complies with Section 5.3 (Planned Developments) of Ordinance No. 460 in that tentative tract map data such as locations of proposed buildings, building setbacks, driveways, parking areas, landscaping, and location of common areas are depicted on the primary exhibit.
5. The project further complies with Section 5.3 (Planned Developments) in that Covenants, Conditions, Restrictions (CC&R's) are required to be recorded on the property requiring establishment of a Property Owners Association (POA) for maintenance of the common area. Additionally, floor plans of proposed condominium buildings (not to be modified) accompany the condominium map.
6. The project is located east of Washington Street, and south of Country Club Drive, with direct access via existing public roads such as 42<sup>nd</sup> Avenue and Hopewell Avenue to a proposed private cul-de-sac street. To address site access including during construction, and at project completion, the project has been conditioned by the Transportation Dept., as indicated by recommended Conditions of Approval (COA), such as, but not limited to, COA 80.TRANS.3 Implement WQMP and COA 80.TRANS.3 TUMF Fees.
7. The project site is located within Zone X on Federal Flood Insurance rate maps in the Bermuda Dunes Drainage Study Area. The project proposes drainage improvements such as approximate 10,340 square foot retention area, along with required road improvements and drainage easements that would be capable of infiltrating a storm event in order to prevent flooding of downstream properties.

8. The project site is located within a Moderate Potential Liquefaction Zone, however, County Geologic Report No. 190033 requires the following measures: 1. All surface improvements, debris and/or vegetation including grass, trees, and weeds on the site at the time of construction should be removed from the construction area. 2. The existing surface soil within the building pad area should be removed to 36 inches below the lowest foundation grade or 54 inches below the original grade, whichever is deeper, extending 5 feet beyond all exterior wall/column lines (including adjacent concreted areas). 3. The exposed subgrade should be saturated to a depth of 48 inches below the bottom of the excavation and compacted with a large vibratory drum roller to at least 90 percent of ASTM D1557 maximum density. 4. In areas other than the house pad which are to receive concrete slabs and pavement, the ground surface should be over-excavated to a depth of 18 inches, uniformly moisture conditioned to at least 2% over optimum moisture content, and re-compacted to a minimum of 90% of the maximum density in accordance with ASTM D1557 methods, to address liquefaction impacts as outlined in Advisory Notification Document (AND) Planning-GEO.1 (GEO 190033 Accepted).
9. The project site is mapped within a High Potential Paleontological Zone, however, proposed TTM37735 / PPT210006 is located within an area of moderate topography and has been conditioned to address this potential impact with retention of a qualified paleontologist to monitor site grading and earthmoving activities and to submit a Paleontological Resource Impact Report prior to grading permit issuance to address any potential paleontological impacts as outlined in recommended Conditions of Approval (COA) 60.Planning-PAL.1- Paleo Primp & Monitor.

**Entitlement Findings:**

10. The proposed use conforms to all the requirements of the General Plan, Ordinance No. 348 and with all applicable requirements of State law and the ordinances of Riverside County. The current General Plan Land Use Designation of Community Development: Medium Density Residential (CD: MDR) (2.0 – 5.0 D.U./Ac.), encourages residential land uses, and thus would be compatible on the proposed 3.70-gross acre site. Additionally, the proposed Project, for detached single-family residential condominium units located within the proposed General Residential (R-3) zone, will be fully consistent with this existing zoning classification with the approval of the Project.
11. The overall development of the land shall be designed for the protection of the public health, safety, and general welfare. Implementation of the proposed Project will not impact the surrounding area in terms of a substantial increase in traffic or noise since the project would not generate a notable amount of daily traffic or operational noise after construction. The Project site is adequately served by 42nd Avenue, Hopewell Avenue, and proposed private cul-de-sac with estimated 95-daily vehicle trips and can provide access for emergency vehicles. Furthermore, through compliance with the California Building Code and Riverside County Ordinance No. 348 the project will not negatively affect the public health, safety, or welfare.

**Change of Zone:**

Change of Zone No. 1900007 is a proposal to change the project site's Zoning Classification from Controlled Development Areas (W-2) to General Residential (R-3). The proposed zoning classification is consistent with the General Plan for the following reasons:

12. The proposed change of zone to R-3 would allow for detached single family residential condominium units subject to a proposed tentative map and plot plan (TTM37735 / PPT210006). The proposed R-3 zone is generally consistent with the existing General Plan Land Use Designation of Community Development: Medium Density Residential (CD:MDR) which generally allows for single-family residential uses at a density between 2 to 5 dwelling units per acre. The proposed project has a density of approximately 5.00 dwellings units per acre within the allowed density range.
13. The proposed R-3 zone will provide more varied housing opportunity to a wider economic segment of the community, while maintaining the character of the Bermuda Dunes community subject to Countywide Design Guidelines and the Bermuda Dunes Design Guidelines. The proposed R-3 zone can accommodate one and two-story single-family dwellings and the 3.70-gross acre subdivision maintains buffers around the outer perimeter of the project site with desert landscaping in compliance with open space/buffering requirements.

#### **Tentative Tract Map**

1. The proposed subdivision design and improvements are consistent with General Plan, applicable area plans and with all applicable requirements of State law and the ordinances of Riverside County for the following reasons. First, General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. The proposed parcel map is a Schedule A map to divide 3.70 gross acres into 18-detached single-family residential condominium units with common open space and retention basin. The General Plan density range for Medium Density Residential of 2 to 5 dwelling units per acre. Because the immediate surrounding land provides varying densities of single-family residences within a range of 2 to 5 dwelling units per acre, the proposed project would remain consistent with the General Plan. In addition, there is no applicable Specific Plan.
2. The site of the proposed land division is physically suitable for the type of development and density because it is sensitive to the portions of the project site with relatively flat terrain which limits the amount of grading to develop the site and preserve the remaining perimeter areas for buffer area including retention basin. The overall density and lot, dwelling unit sizes proposed are compatible with the existing and planned surrounding land uses to west and east of the project site are development projects that are similar to what is proposed.
3. The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because as detailed in the Initial Study and Negative Declaration for the project, impacts to the environment overall or to fish or wildlife or their habitat would be less than significant.
4. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems, since as detailed in the Initial Study and Negative Declaration prepared for the project the project would not have a significant impact on the environment.

5. The design of the proposed land division is not likely to cause serious public health problems, since, as detailed in the Initial Study and Mitigated Negative Declaration prepared for the project, the project would not have a significant impact on the environment, in particular regarding health and safety factors considered, such as Air Quality, Hazards, and Noise.
6. As indicated in the included project conditions of approval, the proposed land division includes the improvements as required by Riverside County Ordinance No. 460 for a Schedule "A" Map.

The proposed project consists of a schedule 'A' subdivision pursuant to Ordinance No. 460. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, Ordinance No. 348 and with the requirements of Ordinance No. 460. The project specifically complies with the Schedule 'A' improvement requirements of Ordinance No. 460 Section 10.5 as listed below.

- A. Streets - Streets and sidewalks are proposed as shown on the proposed Tentative Tract Map include Hopewell Avenue and circulatory private interior street. The existing roadways providing access to the Project is already designed or conditioned in accordance with County of Riverside guidelines and will provide adequate Fire Department access and widths. Line of sight for turning movements will be in compliance with County of Riverside Guidelines. Hopewell Avenue (60-foot ROW) would be improved to 30-feet from centerline with sidewalk and the interior private street is at 37-feet in width with rolled curbing, complying with the required standard of Ordinance No. 460.
- B. Domestic Water - Based on the San 53 letter dated September 23, 2019; the Project site is located within the service boundaries of Myoma Dunes Water Company (MWD). Water service to individual lots will require the extension of water facilities within dedicated public and/or private right-of-ways. Condition of Approval 80.E. HEALTH 2, states that a "Will Serve" letter is required from MWD and it is the responsibility of the developer to ensure that all requirements to obtain potable water services are met with the MWD as well as all other applicable agencies. In addition, because MWD is regulated by the State, compliance with the criteria of California Administrative Code Title 22, Chapter 16 is required; therefore, with this condition and the requirements of the MWD the requirements of Ordinance No. 460 10.5.B. as it pertains to domestic water will be met.
- C. Fire Protection – AND FIRE.1, requires that the placement of fire hydrants shall not be located more than 330-feet in any direction. Additionally, the developer must submit water system plans, showing the hydrant type, location, spacing and fire flow. With these requirements of approval, the requirements of Ordinance No. 460 section 10.5. C., as it pertains to fire protection has been met.
- D. Sewage Disposal - The Project site is located within the Coachella Valley Water District's sewer service area. Presently, sanitary sewer service is available to the project site. COA 80. E. HEALTH. 1, requires that the land divider provide a Will Serve Letter. Compliance with Environmental Health's standards and conditions of approval, the requirements of Ordinance No. 460 10.5D, as it pertains to sewage disposal will be met.
- E. Fences - The proposed residential tract shall maintain minimum six-foot high combination decorative wall/fence barriers with drainage openings such as wrought iron segments along the outer tract perimeter including fencing around the retention areas as a safety feature as indicated by Condition of Approval 90.PLANNING.1.

- F. Electrical and Communication Facilities - The proposed residential tract will be serviced by existing and proposed Imperial Irrigation District electrical facilities and improvements along with existing communication facilities provided by services such as by Verizon, Spectrum, and AT&T.
7. The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division, because within the tentative tract map there are no existing easements that would be conflicted with.

**Development Standards Findings:**

Section 8.2 of Ordinance No. 348 has development standards for the proposed General Residential (R-3) zone as follows:

The following standards of development shall apply in the R-3 Zone, except that planned residential developments shall comply with the development standards contained in Section 18.5. of this ordinance.

A. The minimum lot area shall be 7,200 square feet with a minimum average width of 60 feet and a minimum average depth of 100 feet, unless different minimums are specifically required in a particular area. The lots areas including common lots range from 0.40 acres, 0.92 acres, 2.38 acres, and 3.30 acres in excess of 7,200 square feet and exceeds minimum average lots depths and widths and therefore comply with these standards.

B. The minimum front and rear yards shall be ten feet for buildings that do not exceed 35 feet in height. Any portion of a building which exceeds 35 feet in height shall be set back from the front and rear lot lines no less than ten feet plus two feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from any existing or future street line as shown on any specific street plan of the County. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback. The proposed front and rear yard setbacks for the 18-detached single-family condominium dwelling units would be a minimum 10-foot front yard setback and a minimum 20-foot rear yard setback in compliance with these standards.

C. The minimum side yard shall be five feet for buildings that do not exceed 35 feet in height. Any portion of a building which exceeds 35 feet in height shall be set back from each side lot line five feet plus two feet for each foot by which the height exceeds 35 feet; if the side yard adjoins a street, the side setback requirement shall be the same as required for a front setback. No structural encroachments shall be permitted in the front, side, or rear yard except as provided in Section 18.19. of this ordinance. The proposed side yard setbacks for the 18-detached single-family condominium dwelling units would be a minimum five (5) foot side yard setback front yard setback, 10-feet between dwellings, in compliance with these standards. Additionally, no structural encroachments are proposed in any of the yards.

D. No lot shall have more than 50 percent of its net area covered with buildings or structures. Total building coverage is approximately 0.92 acres on the 3.70-gross acre site which is less than 50-percent coverage and therefore complies with the standard.

E. The maximum ratio of floor area to lot area shall not be greater than two to one, not including basement floor area. The project is conditioned to not exceed the maximum floor area ratio.

F. All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet is specifically permitted under the provisions of Section 18.34. of this ordinance. The project proposes 18-detached single family condominium dwelling units which are 1 or 2 stories in height each, and the project is conditioned to limit structure heights to 50-feet or less.

G. (Deleted)

H. Automobile storage space shall be provided as required by Section 18.12. of this ordinance. Each of the 18-detached single family residential condominium units will contain 2-car garage and would therefore comply with the parking standard of 2-parking spaces per dwelling.

**Other Findings:**

1. The project site is located in within the Fee Assessment Area for the Coachella Valley Multiple Species Habitat Conservation Plan ("CVMSHCP") per County Ordinance No. 875, but is not located within a conservation area of that plan, but shall be required to pay CVMSHCP fees per County Ordinance No. 875, as indicated by AND PLANNING.14.
2. The project site is located within the City of Palm Desert Sphere of Influence. This project was provided to City of Palm Desert for review and comment. No comments were received either in favor or opposition of the project as of this writing.
3. The project site is located approximately 42 miles from the Mt. Palomar Observatory and is within Zone B of Ordinance No. 655. Ordinance No. 655 mandates all outdoor lighting aside from street lighting be low to the ground, hooded, and directed in order to obstruct shining onto adjacent properties and streets, as indicated by AND PLANNING.11.
4. The project site is located approximately 1,200 feet from the Bermuda Dunes Airport to the north of the project site and is within an Airport Influence Area ("AIA") boundary and therefore was subject to review by the Airport Land Use Commission ("ALUC"). The project was found "consistent" with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan (Zone D) based on ALUC approval letter dated July 25, 2019 including measures, such as, but not limited to, prohibiting: steady or flashing lights directed towards aircraft, uses that would reflect sunlight toward aircraft, smoke or water vapor generation, and uses that generate electrical interference, as referenced by Advisory Notification Document Planning. ALUC Letter.
5. The findings of the initial study performed pursuant to Environmental Assessment No. 190031 are incorporated herein by reference and are attached to the staff report. The initial study concluded that the proposed project would not have a significant effect on the environment, and that there is no evidence that the project will have a potential for adverse effects on wildlife resources.
6. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on August 26, 2019. The conditions of approval such as 60. PLANNING require that prior to any ground disturbing activity a Native American Monitor be retained on site to ensure the protection of tribal resources should any be encountered.

**Fire Findings:**

1. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.

2. The project site is not located within a Cal Fire State Responsibility Area ("SRA") and is not located within a fire hazard zone.

**Conclusion:**

1. For the reasons discussed above, as well as the information provided in the Initial Study, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

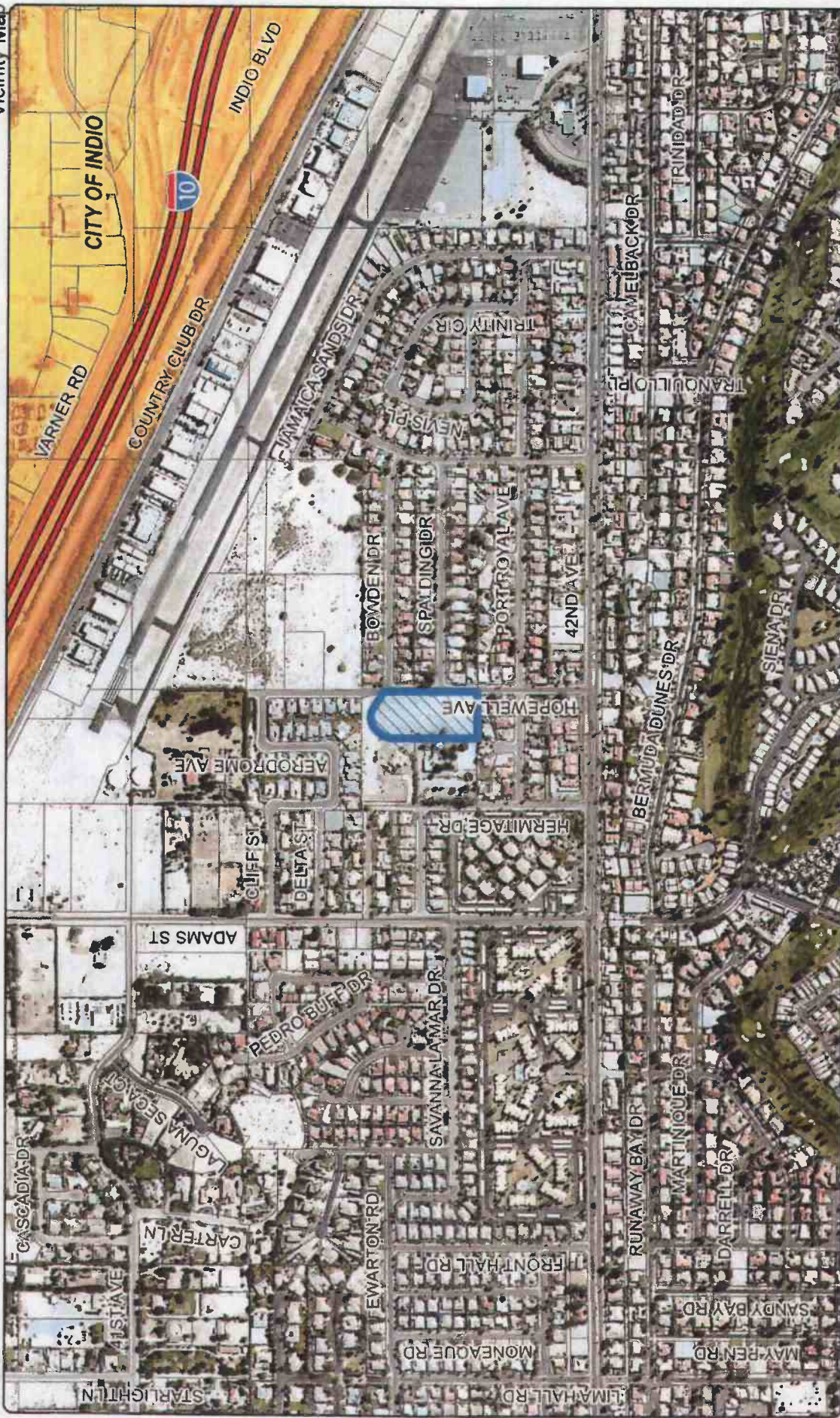
This project was advertised in the Press Enterprise Newspaper / Desert Sun Newspaper on April 15, 2021. Additionally, public hearing notices were mailed to property owners within 600-feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from public who indicated support or opposition to the proposed project.

This project was presented before the Bermuda Dunes Community Council on May 9, 2019 and March 11, 2021 for informational purposes.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ1900007 TTM37735**  
**VICINITY/POLICY AREAS**

Supervisor: Perez  
 District 4

Date Drawn: 10/24/2019  
 Vicinity Map



Zoning Dist: Bermuda Dunes

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County. The new designations are based on the General Plan and the County Planning Department's analysis of the County's future needs. The County Planning Department is currently reviewing the County's General Plan and the County's future needs. The County Planning Department is currently reviewing the County's General Plan and the County's future needs. The County Planning Department is currently reviewing the County's General Plan and the County's future needs.

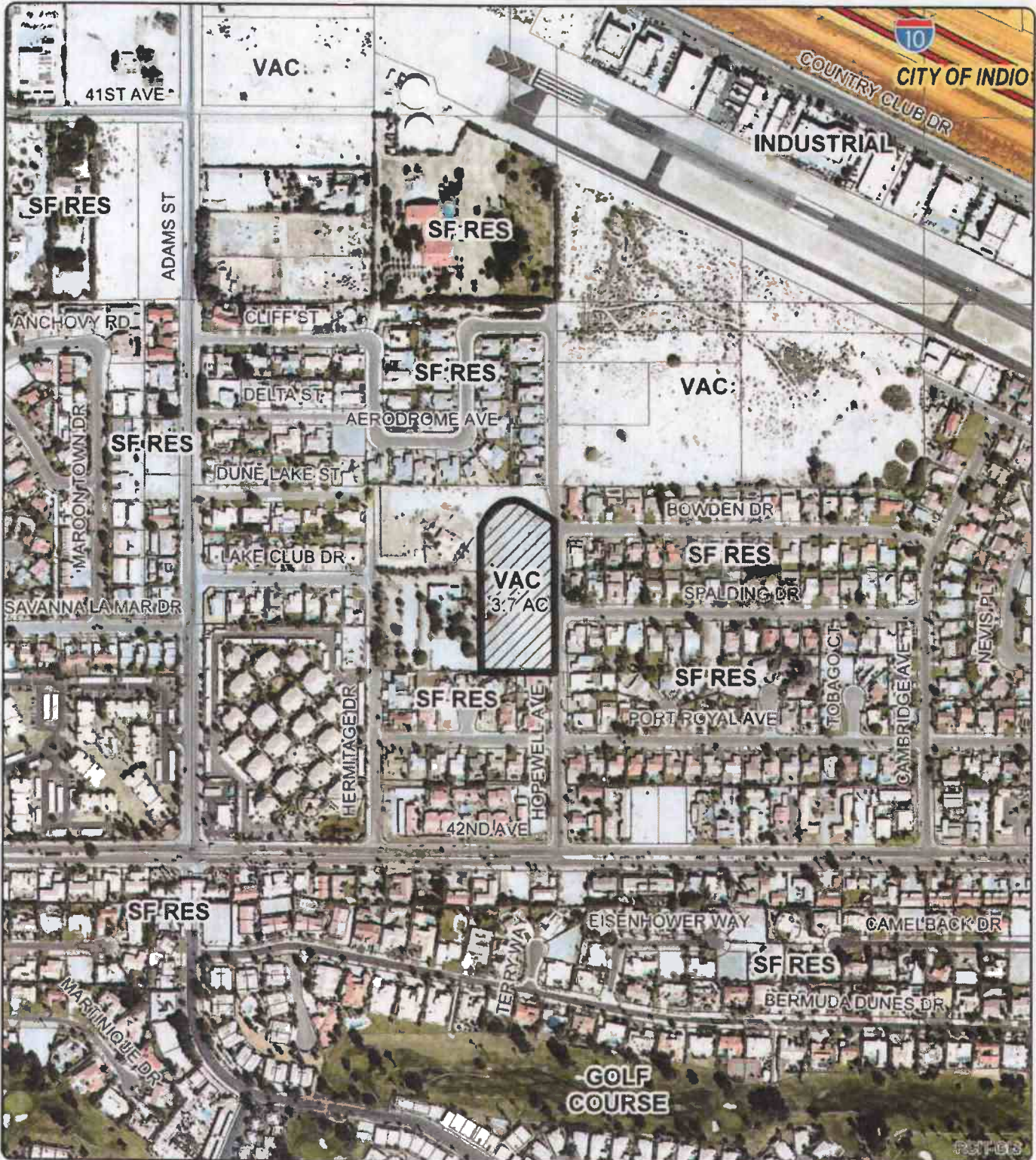


RIVERSIDE COUNTY PLANNING DEPARTMENT  
**CZ1900007 TTM37735**

Supervisor: Perez  
 District 4

Date Drawn: 10/24/2019  
 Exhibit 1

**LAND USE**



Zoning Dist: Bermuda Dunes

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-9200 (Western County) or in Palm Desert at (760)865-8277 (Eastern County) or Website <http://www.riverside.ca.gov>

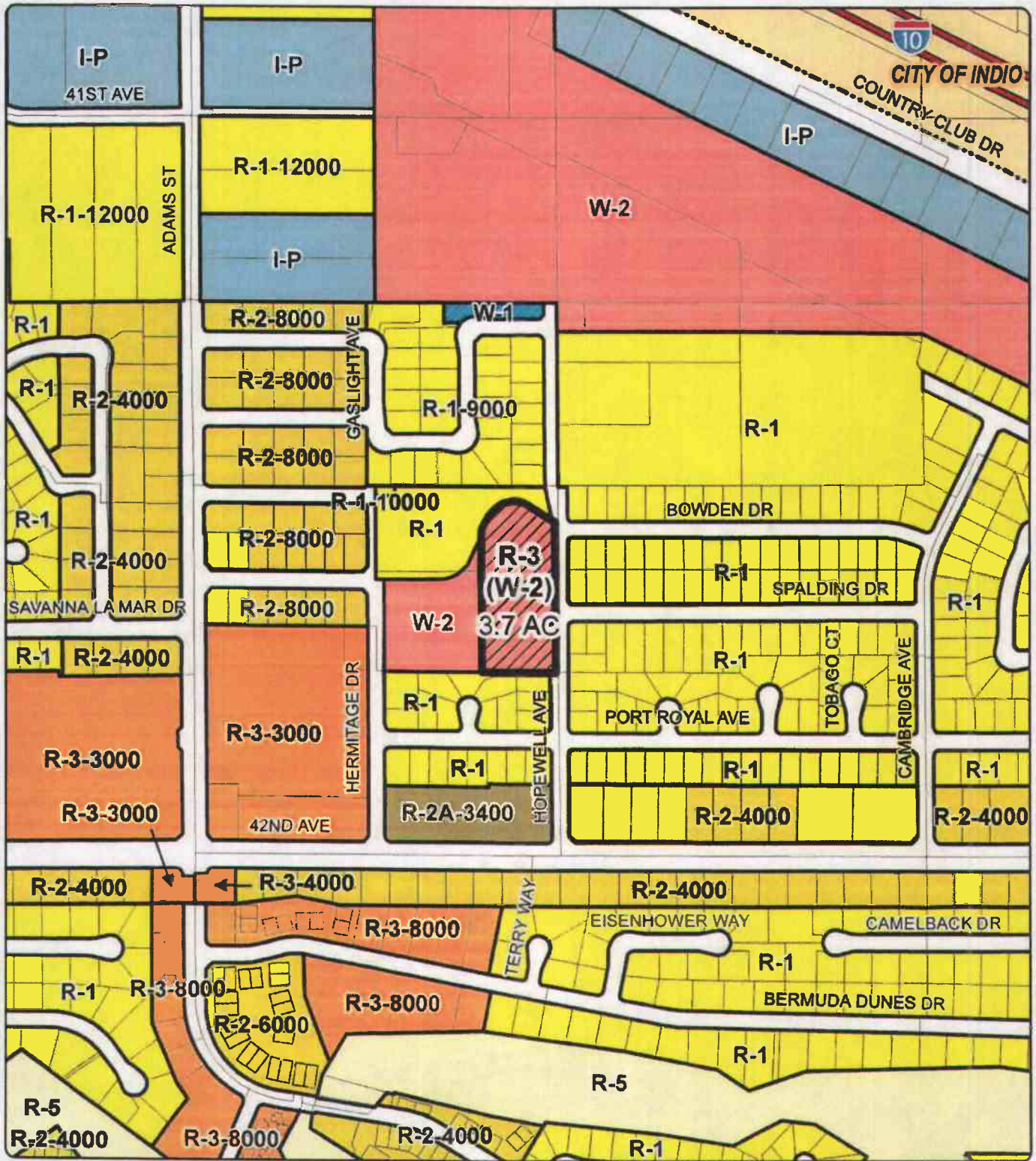
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CZ1900007 TTM37735

Supervisor: Perez  
District 4

Date Drawn: 04/20/2021  
Exhibit 3

### PROPOSED ZONING



Zoning Dist: Bermuda Dunes

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.riverside.ca.gov>

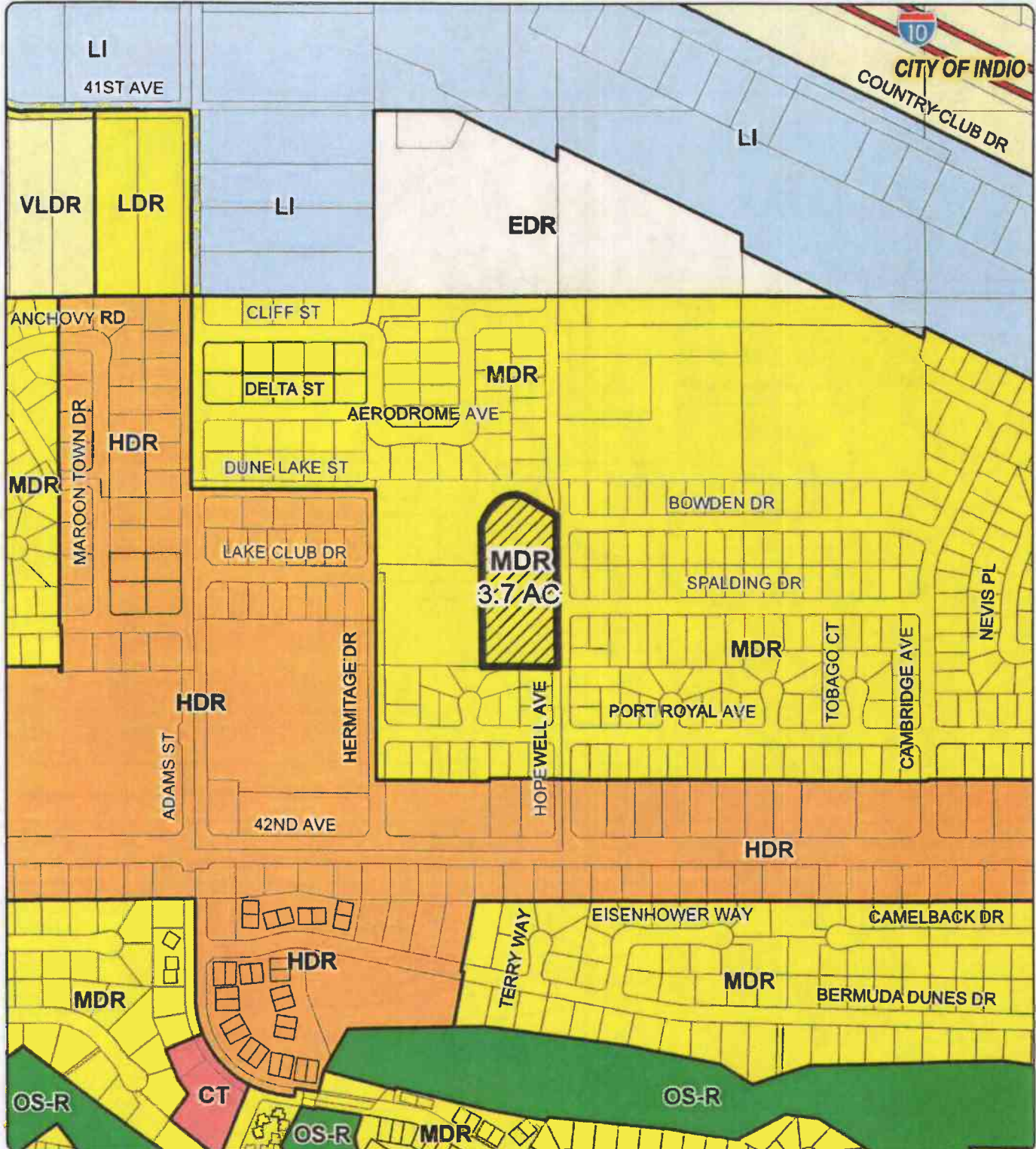
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CZ1900007 TTM37735

### EXISTING GENERAL PLAN

Supervisor: Perez  
District 4

Date Drawn: 10/24/2019  
Exhibit 5



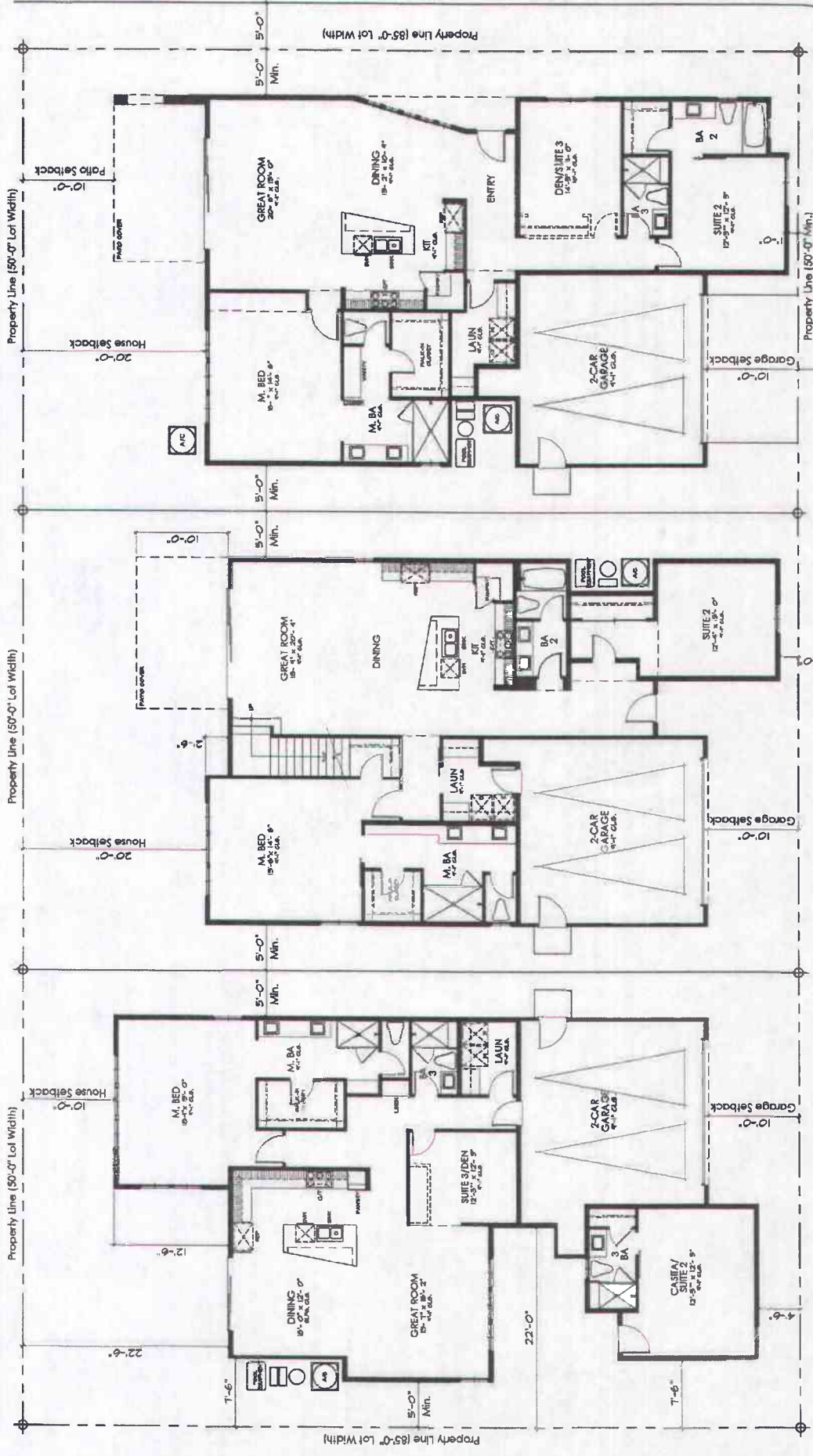
Zoning Dist: Bermuda Dunes

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3300 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.riverside.ca.gov>





**FLOOR PLANS**  
SCALE 1/4" = 1'-0"

**PLAN 2**  
1,860 S.F.

**PLAN 3**  
2,058 S.F.

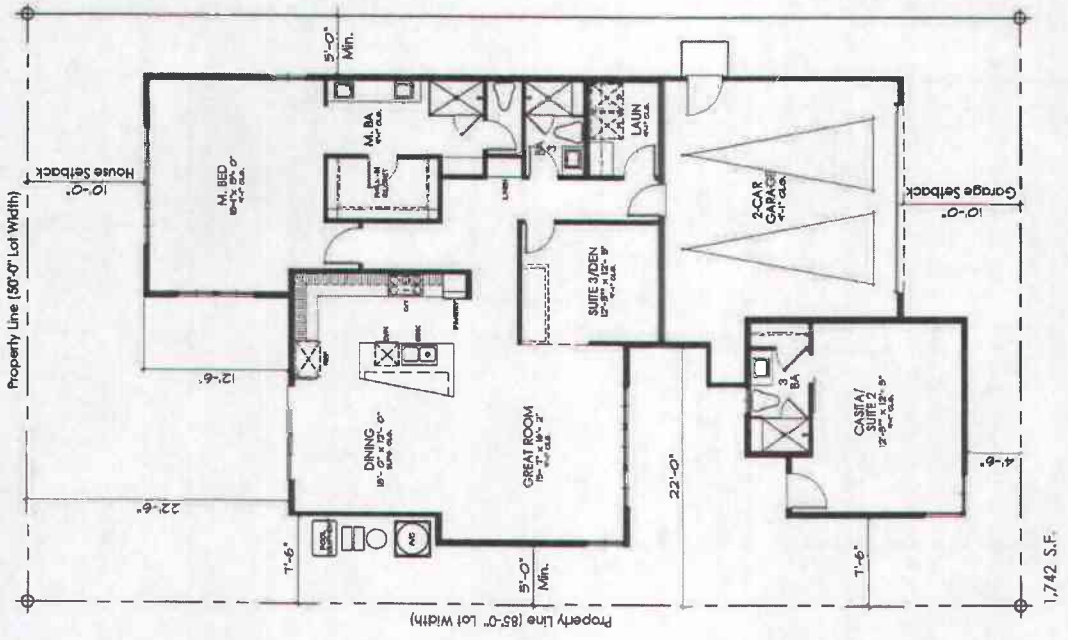
**PLAN 1**  
1,742 S.F.



architecture • planning  
31411 Combs Circle  
Suite 300  
San Juan Capistrano  
CA 92675  
(949) 487-0200

**La Paloma Homes, Inc.**  
**18 LOTS**  
BERMUDA DUNES, CA

7-14-20 #20-11



**PLAN 1**  
**FLOOR PLAN**  
 SCALE 1/4" = 1'-0"

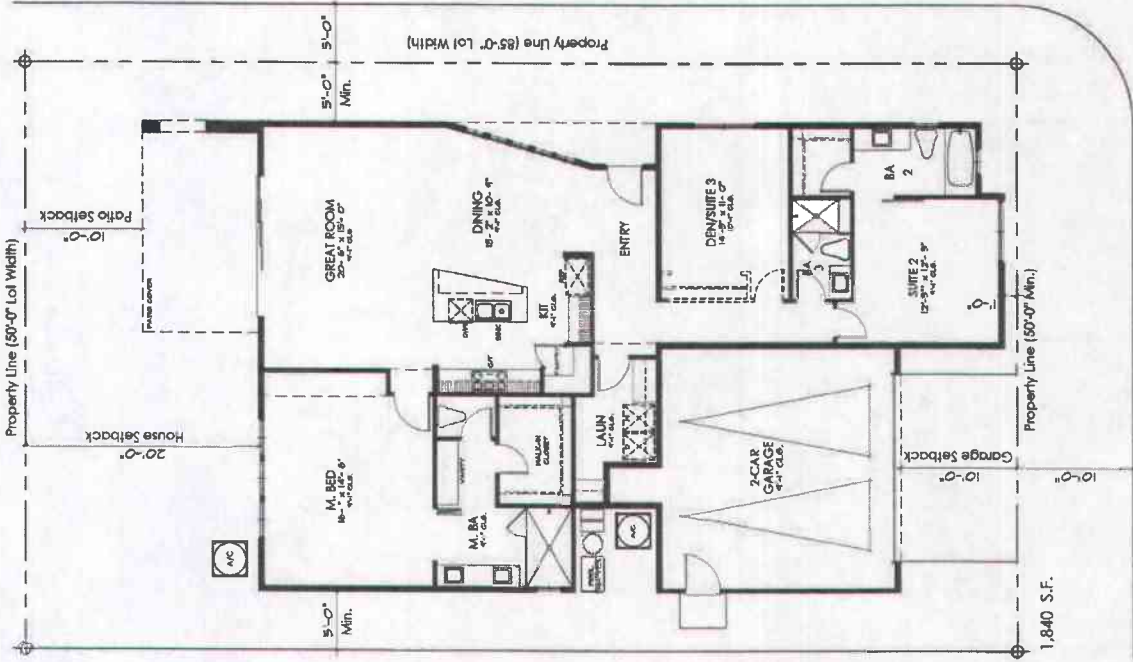


architecture • planning  
 3141 Camino Capitano  
 Suite 300  
 San Juan Capistrano  
 CA 92675  
 (949) 497-2320

7-14-20 #20-11

**La Paloma Homes, Inc.**      **18 LOTS**      **BERMUDA DUNES, CA**

1,742 S.F.



**PLAN 2**  
**FLOOR PLAN**  
 SCALE 1/4" = 1'-0"



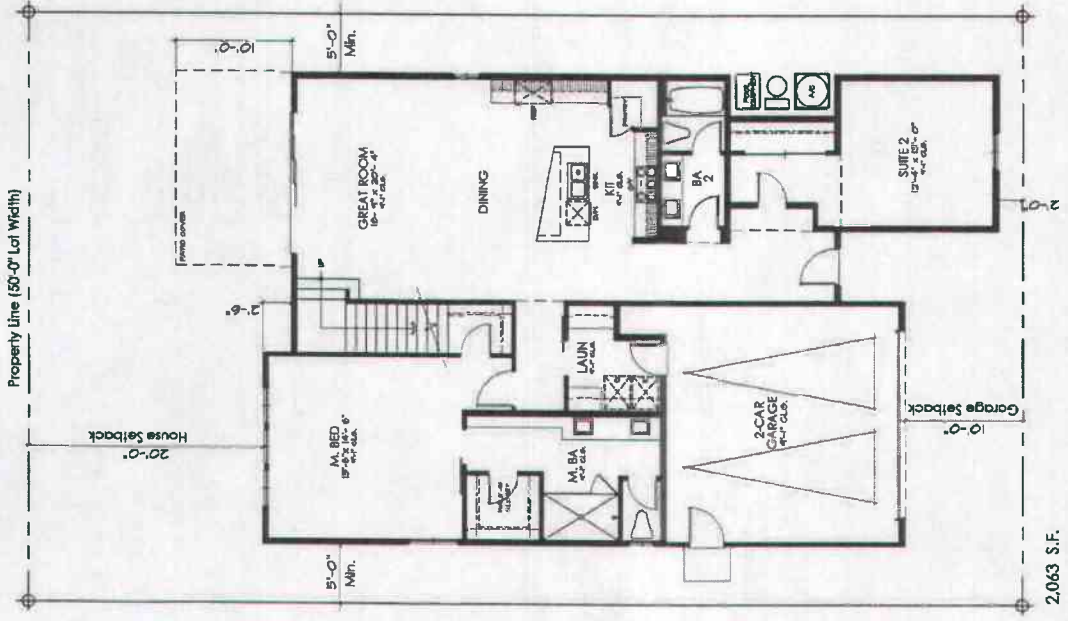
architecture • planning  
 interior design  
 3141 Avenue of the Stars  
 Suite 300  
 Los Angeles, California  
 90047  
 (310) 471-2222

architects, inc.

7-14-20

#20-11

La Paloma Homes, Inc.      18 LOTS      BERMUDA DUNES, CA



**PLAN 3**  
**FLOOR PLAN**  
SCALE 1/4" = 1'-0"



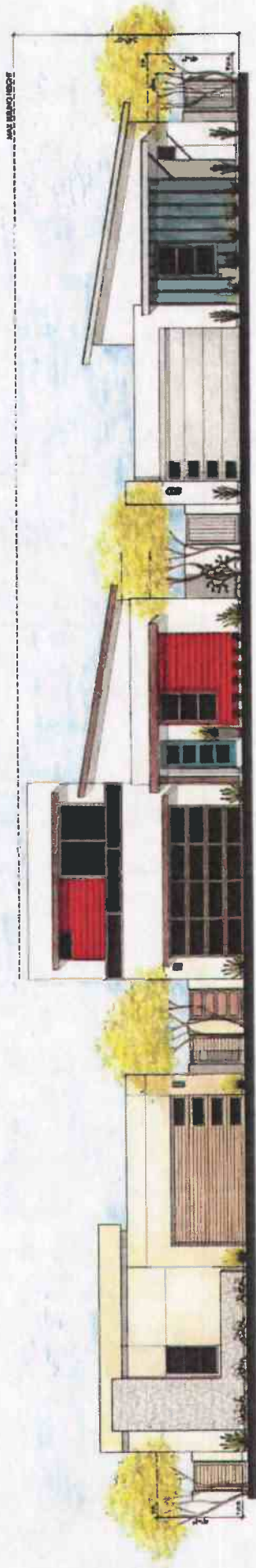
architecture • planning  
34411 Camino Capistrano  
Suite 300  
San Juan Capistrano  
California  
92675  
(949) 487-2220

7-14-20 #20-11

**18 LOTS**  
BERMUDA DUNES, CA

**La Paloma Homes, Inc.**





ARCHITECTURAL RENDERING

TRANSITIONAL

CONTEMPORARY

DESERT MODERN

**STREET SCENE**  
SCALE 1/4" = 1'-0"



- Exterior Materials**
1. Concrete (Half Flat) Roof
  2. Stucco
  3. Wood Facade
  4. Stucco or Foam Ins
  5. Hard Siding
  6. Manufactured Stone Veneer
  7. Decorative Metal Light Fixtures
  8. Metal Support Brackets
  9. Decorative Garage Doors
  10. Stucco Eyebrow Cantilever
  11. Grass Rolling
  12. Decorative Metal Side Cables
  13. Grass Rolling
  14. Metal Support Brackets

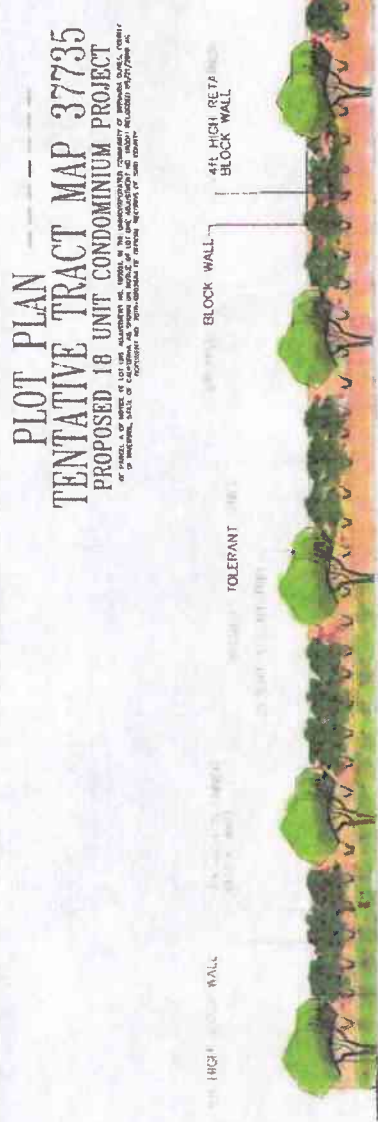
**La Paloma Homes, Inc.**      **18 LOTS**      #20-11  
BERMUDA DUNES, CA

7-15-20



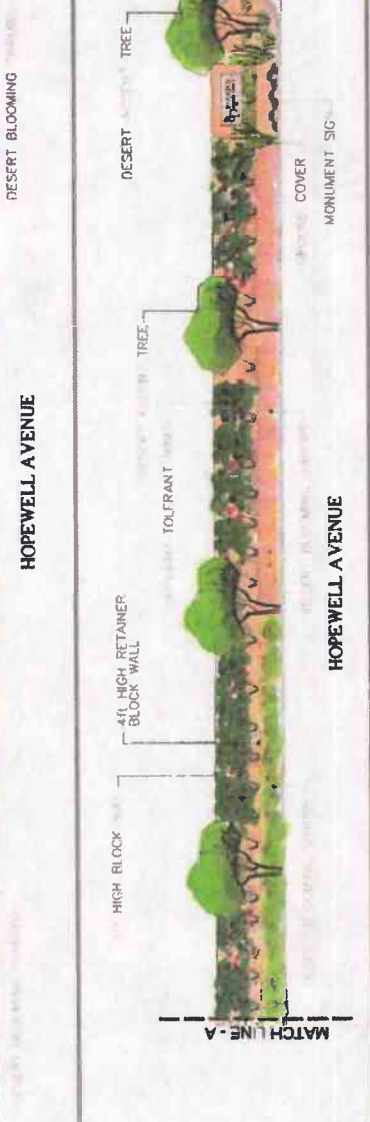
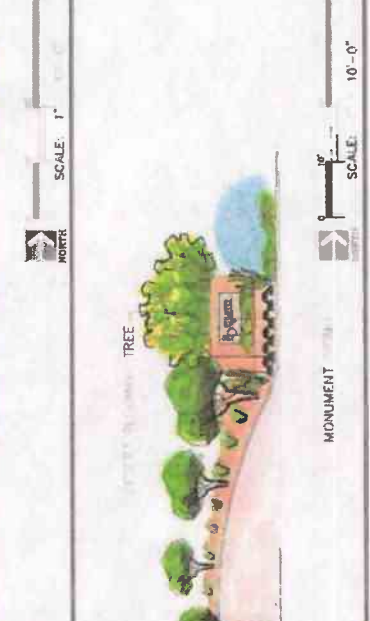
# PLOT PLAN TENTATIVE TRACT MAP 37735 PROPOSED 18 UNIT CONDOMINIUM PROJECT

THIS PLAN IS A PRELIMINARY DESIGN AND SHOULD BE USED ONLY FOR INFORMATIONAL PURPOSES. IT IS NOT TO BE CONSIDERED A CONTRACT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



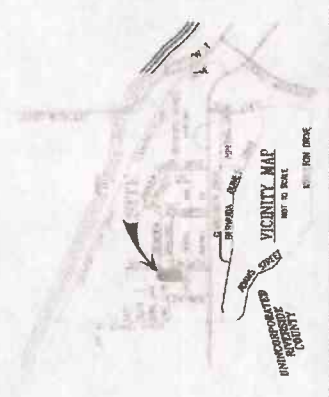
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - OADR/OPRTR)

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	TENTATIVE APP. PPD
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APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - OADR/OPRTR)

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	TENTATIVE APP. PPD
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NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY. THIS PLAN IS A PRELIMINARY DESIGN AND SHOULD BE USED ONLY FOR INFORMATIONAL PURPOSES. IT IS NOT TO BE CONSIDERED A CONTRACT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

	PREPARED BY: <b>GM FUTURE DESIGNS</b> 18750 CALIFORNIA STREET, SUITE 100 BERMUDA DUNES, CA 92008 PHONE: (760) 315-7473 FAX: (760) 315-7474 WWW.GMFUTUREDESIGNS.COM	CHECKED BY: DATE:	SCALE:	SHEET NO. <b>L-2</b> OF 2 SHEETS
PROJECT TITLE: <b>TENTATIVE TRACT MAP 37735                  18 UNIT CONDOMINIUM PROJECT                  PRELIMINARY LANDSCAPE RESERVATIONS</b>				
PROJECT LOCATION: HOPEWELL AVENUE, BERMUDA DUNES, CA				
DATE:				

**COUNTY OF RIVERSIDE**  
**ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

**Environmental Assessment (CEQ / EA) Number:** CEQ190031  
**Project Case Type (s) and Number(s):** Change of Zone No. 1900007; Tentative Tract Map No. 37735; Plot Plan No. 210006  
**Lead Agency Name:** Riverside County Planning Department  
**Address:** 4080 Lemmon Street, Riverside, CA 92501  
**Contact Person:** Jay Olivas, Project Planner  
**Telephone Number:** 951-955-6892  
**Applicant's Name:** Dan Arthofer  
**Applicant's Address:** PO Box 10179  
Palm Desert, CA 92255

**I. PROJECT INFORMATION**

**Project Description:** Change of Zone No.1900007 proposes to modify the existing Controlled Development Areas (W-2) Zone to the General Residential (R-3) Zone. Tentative Tract Map No. 37735 proposes to subdivide 3.70 acres into 18-detached single-family residential condominium units with common open space, retention basin, and desert landscaping. Plot Plan No. 210006 proposes approximately 13-single-story and approximately five (5) two-story detached single-family residential condominium units ranging in size from approximately 1,742 square feet to 2,063 square feet each.

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

**B. Total Project Area:** 3.70 Acres

<b>Residential Acres:</b> 3.70	<b>Lots:</b> 18	<b>Units:</b> 18	<b>Projected No. of Residents:</b> 54
<b>Commercial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b>			

**C. Assessor's Parcel No(s):** 607-312-034

**Street References:** North of 42<sup>nd</sup> Avenue and Port Royal Avenue, South of Aerodrome Avenue, West of Hopewell Drive, and East of Hermitage Drive in Bermuda Dunes.

**D. Section, Township & Range Description or reference/attach a Legal Description:** Section 8, Township: 5 South, Range 7 East

**E. Brief description of the existing environmental setting of the project site and its surroundings:** The Project site is comprised of approximately 3.70 gross acres which consists of vacant land. Topography for the site is moderate sloping terrain. The Project site is surrounded by vacant land and single-family residential development. The project site is not located within a conservation area of the Coachella Valley Multiple Species Habitat Conservation Plan.

**II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

**A. General Plan Elements/Policies:**

1. **Land Use:** The Project site is located within the Western Coachella Valley Area Plan. The Project is located within the Medium Density Residential (MDR) (2-5 D.U./Ac.). The amendment will not conflict with this vision or the purpose of the WCVAP because the subject property with proposed residential subdivision is consistent with the usage and the zoning of the surrounding properties which are also single-family residential with medium density to meet regional housing needs preserving the community's unique character.
  2. **Circulation:** The Project has adequate circulation facilities including direct access from Hopewell Drive (60-foot Right-of-Way) to be improved with 30-foot half width dedicated right-of-way and is therefore consistent with the Circulation Element of the General Plan. The proposed Project meets all other applicable circulation policies of the General Plan.
  3. **Multipurpose Open Space:** The proposed Project is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), but is not within a Conservation area of the Plan. Conditions of approval are in place to ensure consistency with all applicable CVMSHCP policies which are limited to mitigation fees in accordance with Ordinance No. 875.
  4. **Safety:** The proposed Project allows for sufficient provision of emergency response services to the existing and future users of this Project through the Project's design. The proposed Project meets all other applicable Safety Element policies.
  5. **Noise:** Ultimate development of the Project site will result in 18 single family residential condominium units intended to be built. Residential uses are considered sensitive uses and as stated in the Noise Element requires a "serene environment". The Project site is in an area with land use designations that allow for residential uses and is not located in an area that allows for the development of high noise producing uses such as heavy manufacturing uses. The proposed Project will comply with all applicable Noise Element policies, including Policy N 1.3 and N 1.4.
  6. **Housing:** The proposed Project is for residential development on land that is currently vacant; therefore, implementation of the Project does not entail the displacement of existing housing nor does it create a need for new replacement housing; thus, the Project will not conflict with General Plan Housing Element policies.
  7. **Air Quality:** The proposed Project includes site preparation, construction-related activities, and future residential traffic. The Project will comply with all applicable regulatory requirements to control fugitive dust during construction and grading activities and will not conflict with policies in the General Plan Air Quality Element.
  8. **Healthy Communities:** Five (5) foot sidewalks will be included within the project design along Hopewell Avenue along the easterly boundary. The location of the sidewalks within the subdivision will encourage pedestrian activity which is consistent with the policies of the Healthy Communities Element.
  9. **Environmental Justice (After Element is Adopted):** N/A
- B. General Plan Area Plan(s):** Western Coachella Valley
- C. Foundation Component(s):** Community Development
- D. Land Use Designation(s):** Medium Density Residential (MDR) (2-5 D.U./Ac.)

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

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

**G. Adjacent and Surrounding:** Medium Density Residential; High Density Residential; Light Industrial

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

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

**3. Land Use Designation(s):** Medium Density Residential; High Density Residential

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

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

**H. Adopted Specific Plan Information**

**1. Name and Number of Specific Plan, if any:** Not Applicable

**2. Specific Plan Planning Area, and Policies, if any:** Not Applicable

**I. Existing Zoning:** Controlled Development Areas (W-2)

**J. Proposed Zoning, if any:** General Residential (R-3)

**K. Adjacent and Surrounding Zoning:** One Family Dwelling (R-1) (R-1-9,000), Two-Family Dwellings (R-2-8,000), General Residential (R-3-3,000), Controlled Development Areas (W-2)

### **III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

#### IV. DETERMINATION

On the basis of this initial evaluation:

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

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

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

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

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

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

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

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

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

JAY OLIVAS

Signature

April 8, 2021

Date

Jay Olivas, Project Planner

Printed Name

For: John Hildebrand  
Planning Director



**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project:				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan Figure C-8 "Scenic Highways"

**Findings of Fact:**

a) The General Plan indicates that the project is not located within or visible from a designated scenic corridor; therefore, the project will have no impact.

b) The proposed tentative tract map with 18 detached single-family residential condominium units with common open space totaling 3.70 acres will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view. The tentative tract map with change of zone and plot plan will create 18 residential condominium dwellings with one (1) or two (2) story heights with varied rooflines and perimeter treatment such as fencing and desert landscaping to be compatible with the existing neighborhood. The project will be in compliance with the architecture concept of the Countywide Design Guidelines and Bermuda Dunes Design Guidelines. Therefore, impacts would be less than significant.

c) The project is in a non-urbanized area with land use designation of Medium Density Residential in the unincorporated community of Bermuda Dunes. Since the tract map will create 18-detached single-family residential condominium units with varied building heights and required desert landscaping, the project will not substantially degrade visual character or quality of public views, therefore, less than significant visual impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**2. Mt. Palomar Observatory**

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

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

Findings of Fact:

a) The project site is located approximately 42 miles from Mt. Palomar Observatory and is within Zone B of Ordinance No. 655. The project is therefore required to comply with Ordinance No. 655 of the Riverside County Standards and Guidelines. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, hooded and directed in order to obstruct shining onto adjacent properties and streets such as Advisory Notification Document (AND) Planning.11-Mt. Palomar Lighting Area. These are general requirements that apply throughout Zone B of Ordinance No. 655 and not mitigation pursuant to CEQA. With the above-described Condition of Approval, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**3. Other Lighting Issues**

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b) Expose residential property to unacceptable light levels?

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Source(s): On-site Inspection, Project Application Description

Findings of Fact:

a) The project consisting of proposed tentative tract map with change of zone and plot plan would create a new light source, but any future sources of lighting are not anticipated to reach a significant level due to the limited scope of the project totaling 3.70 gross acres, and the 18-detached single family residential condominium units ranging in size from 1,742 square feet to 2,063 square feet each approximately, with majority of the land being common open space with limited lighting fixtures. Furthermore, lighting is conditioned to be shielded and hooded thereby reducing any potential lighting impacts (AND

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Planning.9—Lighting Hooded/Directed). Desert landscaping including palm trees will also provide partial buffering within the overall project (80.Transportation – LSP). Therefore, impacts would be less than significant.

b) Surrounding land uses include single-family dwellings, vacant land, and existing airport runway. The amount of light that will be created is consistent with existing levels and is not considered substantial; therefore, surrounding properties will not be exposed to unacceptable light levels. All future lighting shall be shielded and hooded and will not be directed toward any adjoining properties in accordance with AND 15.Planning.Lighting Hooded/Directed. Outdoor lighting impacts are therefore considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**AGRICULTURE & FOREST RESOURCES** Would the project:

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

**Source(s):** Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Project Application Materials

**Findings of Fact:**

a) The project is not affected by agriculture programs and land use standards of the Riverside County General Plan. The project site is designated as "urban built up land". The site has no existing agriculture uses and no impacts are expected.

b) The project will not conflict with existing agriculture uses since no existing or proposed agriculture use is located on the 3.70 gross acre site. The site is not subject to the Williamson Act or is within a Riverside County Agriculture Preserve. Therefore, there is no impact.

c) The project is not within 300 feet of agricultural zones (A-1, A-2, C/V, A-D and A-P). Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project would not involve changes to the existing environment that results in conversion of Farmland to non-agricultural use since the site is considered "urban built-up land" and is proposing a residential tract map. No impacts are expected.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is 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))?

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

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?

**Source(s):** 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," Project Application Materials

**Findings of Fact:**

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

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

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

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**AIR QUALITY** Would the project:

**6. Air Quality Impacts**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), SCAQMD CEQA Air Quality Handbook

**Findings of Fact:**

a) A significant impact could occur if the proposed project conflicts with or obstructs implementation of the South Coast Air Basin 2016 Air Quality Management Plan (AQMP). Conflicts and obstructions that hinder implementation of the AQMP can delay efforts to meet attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the 1993 South Coast Air Quality Management District (SCAQMD) CEQA Air Quality Handbook, consistency with the Salton Sea Air Basin 2016 AQMP is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. Consistency review is presented below:

(1) The proposed project within the Salton Sea Air Basin will result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD; therefore, the project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and significant projects. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and offshore drilling facilities. This project involves proposed entitlements for a residential subdivision on 3.70 acres with 18-residential condominium units that are required to comply with required Dust Control, California Building Codes and road improvements and vehicles with smog certifications, and project is not considered significant with these measures.

b) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or projected air quality violations. The proposed project is located within the Salton Sea Air Basin, where efforts to attain state and federal air quality standards are governed by the SCAQMD. Both the state of California (state) and the federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as 'criteria pollutants'). These pollutants include ozone (O3), carbon monoxide (CO), nitrogen dioxide (NO2), sulfur dioxide (SO2), inhalable particulate matter with a diameter of 10 microns or less (PM10), fine particulate matter with a diameter of 2.5 microns or less (PM2.5), and lead (Pb). The state has also established AAQS for additional pollutants. The AAQS are

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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designed to protect the health and welfare of the populace within a reasonable margin of safety. Where the state and federal standards differ, California AAQS are more stringent than the national AAQS.

Air pollution levels are measured at monitoring stations located throughout the air basin. Areas that are in nonattainment with respect to federal or state AAQS are required to prepare plans and implement measures that will bring the region into attainment. The table below titled Salton Sea Air Basin Attainment Status – Riverside County summarizes the attainment status in the project area for the criteria pollutants. Discussion of potential impacts related to short-term construction impacts and long-term area source and operational impacts are presented below.

**Salton Sea Air Basin Attainment Status – Riverside County**

Pollutant	Federal	State
O <sub>3</sub> (1-hr)	No Data	Nonattainment
O <sub>3</sub> (8-hr)	Nonattainment	Nonattainment
PM <sup>10</sup>	Attainment	Nonattainment
PM <sup>2.5</sup>	Nonattainment	Nonattainment
CO	Unclassified/Attainment	Attainment
NO <sub>2</sub>	Unclassified/Attainment	Attainment
SO <sub>2</sub>	Attainment	Attainment
Pb	Unclassified/Attainment	Attainment

*Source: CalEPA Air Resources Board. State and National Area Designation Maps. 2013.*

Assuming build-out of the site with 18-residential units with retention basin lot and open space, the proposed project would result in construction-related and operational emissions of criteria pollutants and toxic air contaminants. A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions will substantially contribute to existing or project air quality violations.

**Construction Emissions**

The project will be required to comply with the existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 established these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities. Based on the size of this project's disturbance area being 3.70 gross acres, a Fugitive Dust Control Plan or a Large Operation Notification Form is required. Additionally, the project will be required to comply with SCAQMD Rule 113 (5) which limits the volatile organic compound (VOC) content of architectural coatings (i.e. paint) to no more than 50 g/L. The proposed project would also be anticipated to not exceed maximum daily emission thresholds for construction established by SCAQMD.

**Operational Emissions**

Long-term emissions are evaluated at build-out of a project. Long-term criteria air pollutant emissions will result from the operation of the proposed project. Long-term emissions are categorized as area source emissions, energy source emissions, and mobile source emissions.

The project as proposed would be anticipated to have reduced emissions given the project represents an 18-unit residential subdivision. Therefore, the proposed project would also be anticipated to not exceed maximum daily emission thresholds for operation established by SCAQMD. Therefore, both short-term construction and long-term operational emissions will not exceed the daily thresholds established by SCAQMD and impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include but are not limited to long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, schools, playgrounds, childcare centers, and athletic facilities. The proposed development is located within one mile of an existing substantial point source emitter known as Interstate 10, however, desert landscaping and California building codes for the future condominium dwellings will reduce impacts to below significance. Therefore, the project would not result in the construction of a sensitive receptor near a point source emitter less than significant impacts would occur.

d) Odors due to exhaust from construction vehicles and equipment will be short-term and negligible. Further, construction activities would primarily occur during daytime hours when most people are at work. Therefore, less than significant impacts will occur due to exposure of a substantial number of people to objectionable odors.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>BIOLOGICAL RESOURCES</b> Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>7. Wildlife &amp; Vegetation</b>				
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and 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 State or federally protected wetlands (including, but not limited to,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
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(s):** GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

**Findings of Fact**

a) The project site does 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 site is within the Coachella Valley Multiple Species Habitat Conservation Plan Area (CVMSHCP), however, it is not located within a conservation area of that plan. No conflicts or impacts would occur.

The project shall be required to pay CVMSHCP fees in accordance with Ordinance No. 875 in order to be consistent with the plan and is a standard requirement and is not considered mitigation under CEQA (AND Planning.14—Ord. 875 Fees).

For these above reasons, the proposed project will have a less than significant impact.

b-c) Disturbance of any nesting bird habitat shall be avoided from February 1<sup>st</sup> thru August 31<sup>st</sup>, otherwise a Migratory Bird Treaty Act nesting bird survey shall be conducted prior to issuance of a grading permit, and the results of this presence/absence survey be provided in writing to the Environmental Programs Division. The project will have a less than significant impact.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors or impede the use of native wildlife nursery sites. Therefore, there is no impact.

e-f) The project site does not contain riverine/riparian areas, vernal pools or other water bodies. Therefore, there is no impact.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance because none apply to the project site or the types of biological resources present on site. Therefore, there is no impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>CULTURAL RESOURCES</b> Would the project:				
<b>8. Historic Resources</b>				
a) Alter or destroy a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source(s):** On-site Inspection, Project Application Materials; County Archaeological Report (PDA) No.

**Findings of Fact:**

a-b) There are no known historic sites or historic structures on the project site based on review by the County Archaeologist and prior Phase I Cultural Resources Report conducted on the property. The project therefore does not propose the disturbance of a known historic site or the demolishing of any known historic structures. The project will not cause a substantial adverse change in the significance of a known historical resource as defined in California Code of Regulations, title 14, Section 15064.5. No impacts are anticipated.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

9. Archaeological Resources				
a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** On-Site Inspection, Project Application Materials, County Archaeological Report (PDA) No. 7059 "Phase I Cultural Resources Assessment for the Bermuda Dunes Subdivision Project, Riverside County, California", prepared by Cogstone Resource Management, dated September 23, 2019.

**Findings of Fact:**

a-b) Based on an analysis of records and a survey of the property by a Riverside County approved archaeologist. The results of the survey are provided in a Phase I Cultural Resource Survey report entitled, County Archaeological Report (PDA) No. 7059 "Phase I Cultural Resources Assessment for the Bermuda Dunes Subdivision Project, Riverside County, California". "Phase I Cultural Resources Assessment for the Bermuda Dunes Subdivision Project, Riverside County, California", prepared by Cogstone Resource Management, dated September 23, 2019. The negative results of this assessment indicate a low potential for historic subsurface cultural material. However due to the proximity of prehistoric Lake Cahuilla, the proximity of previously recorded prehistoric cultural resources combined with the relatively young age of the aeolian sand dune, the Project Area has a high potential for buried prehistoric cultural deposits. Therefore, this project has been conditioned for an archaeologist and a Native American monitor to be present during ground disturbing activities as outlined by Condition of Approval (COA) 60.Planning-CUL.2 and 60.Planning-CUL.3. With the inclusion of this condition of approval/mitigation measure impacts in this regard would be less than significant.

c) There is no record of any cemetery or human remains onsite, and they are unlikely to be encountered. However, during any ground-disturbing activity, there may be a possibility that ground disturbing

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities as outlined under AND Planning.CUL.2. This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials

**Findings of Fact:**

a-b) The proposed project would primarily increase electrical usage with installation of mainline electrical connection for the residential tract map with 18-units. The proposed project would develop the site in a manner consistent with the County's General Plan land use designations for the property, and energy demands associated with the proposed project are addressed through long range planning by energy purveyors and can be accommodated as they occur. However, it is anticipated that energy usage and demand would be incremental and would not be significant. Therefore, project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause any significant environmental effects.

The State of California regulates energy consumption under Title 24 of the California Code of Regulations with efficiency standards. Additionally, the project site will mostly be accessed by fuel efficient vehicles from the residents with smog certified vehicles reducing GHG emissions as key measure outlined in the Climate action Plan. Due to the project's required compliance with these measures, the development and operation of the proposed project would not conflict with applicable climate and energy conservation plans, and impacts would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**GEOLOGY AND SOILS** Would the project directly or indirectly:

<b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<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
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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(s):** Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, County Geologic Report No. 190033

**Findings of Fact:**

a) According to RCLIS (GIS database) and County Geologic Report No. 190033, the proposed project is not located within a fault or special studies zone. Based on further review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing or trending toward the subject site that would expose people to structures to potential substantial adverse risks. Therefore, the potential for this site to be affected by surface fault rupture is considered low and no impacts are expected.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**12. Liquefaction Potential Zone**

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

**Source(s):** Riverside County General Plan Figure S-3 "Generalized Liquefaction"

**Findings of Fact:**

a) According to the County Geologic Report No. 190033 and review by the County Geologist, the potential for liquefaction is moderate at this site, however, no fissures or other surficial evidence of subsidence were observed at or near the subject site. Liquefaction is unlikely to be a potential hazard at the site, due to groundwater deeper than 50 feet. The differential settlement due to seismic settlement is estimated at 1/2 inch within the upper 5 feet. County Geologic Report No. 190033 requires the following standard measures: 1. All surface improvements, debris and/or vegetation including grass, trees, and weeds on the site at the time of construction should be removed from the construction area. 2. The existing surface soil within the building pad area should be removed to 36 inches below the lowest foundation grade or 54 inches below the original grade, whichever is deeper, extending 5 feet beyond all exterior wall/column lines (including adjacent concreted areas). 3. The exposed subgrade should be saturated to a depth of 48 inches below the bottom of the excavation and compacted with a large vibratory drum roller to at least 90 percent of ASTM D1557 maximum density. 4. In areas other than the house pad which are to receive concrete slabs and pavement, the ground surface should be over-excavated to a depth of 18 inches, uniformly moisture conditioned to at least 2% over optimum moisture content, and re-compacted to a minimum of 90% of the maximum density in accordance with ASTM D1557 methods. GEO No. 190033 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes as outlined under AND PLANNING-GEO.1 Additionally, the project is required to adhere to the California Building Code as applicable. Therefore, impacts from liquefaction are less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**13. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

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

**Findings of Fact:**

a) According to GEO190033, the site could be subject to strong ground shaking that may result from earthquakes on local to distant sources (AND.PLANNING-GEO.1.). California Building Code (CBC) requirements pertaining to residential related development will reduce the potential impact to less than significant. As CBC requirements are applicable to all residential related development, they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**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?

**Source(s):** On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," Geology Report

**Findings of Fact:**

a) According to the County Geologist, landslides are not a potential hazard to the site. The project will have less than significant impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is 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?

**Source(s):** Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map," Geology Report

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

a) According to GIS database, the site is in an area susceptible to subsidence. However, County Geologist review concluded that no subsidence was in the immediate area with no fissures or surficial evidence of subsidence observed at or near the project site. Therefore, no impacts are expected.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**16. Other Geologic Hazards**

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

**Source(s):** On-site Inspection, Project Application Materials, Geology Report

**Findings of Fact:**

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

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**17. Slopes**

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

**Source(s):** Riv. Co. 800-Scale Slope Maps, Project Application Materials, Slope Stability Report

**Findings of Fact:**

a) The project will not significantly change the existing topography on the subject site since site preparation for 3.70-acre portion to accommodate proposed residential subdivision is located on flat to moderate topography with minimal topographical elevation changes. Less than significant impacts are expected.

b) The project will not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet. There are no impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not result in grading that affects or negates subsurface sewage disposal systems since no septic systems are proposed. There are no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is 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"/>
b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019), creating substantial direct or indirect 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 wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Soils Report

**Findings of Fact:**

a) The development of the site would result in the loss of topsoil from grading activities with approximately 27,175 cubic yards of cut, and 1,790 cubic yards of fill, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would prevent any impacts from rising to a level of significance. BMPs are standard requirements that do not constitute mitigation pursuant to CEQA. Impacts would be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to residential related development will prevent any impacts from rising to a level of significance. As CBC requirements are applicable to all development and do not constitute mitigation pursuant to CEQA. Impacts would be less than significant.

c) The project is for a residential subdivision of 18-residential condominium units and will not require the use of septic or alternative disposal systems. The project will have no impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

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

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source(s):** Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

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

a) The site is in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code. With such compliance, the project will not result in an increase in wind erosion and blow sand, either on or off site and is considered a standard requirement and not considered CEQA mitigation. Therefore, the impact is considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>GREENHOUSE GAS EMISSIONS</b> Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>20. Greenhouse Gas Emissions</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials

**Findings of Fact:**

a) The project is for residential subdivision of 18 single family residential condominium units, which would generate less than the 3,000 metric tons of Coe2E significance threshold. In addition, the powering of the project will not require an extensive amount of electricity. Therefore, project is not anticipated to generate any significant greenhouse gas emissions, either directly or indirectly, to the environment. Impacts are less than significant.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases since project is limited in scope with available pedestrian and bike areas along Hopewell Avenue and nearby 42<sup>nd</sup> Avenue reducing dependence on personal vehicles as result of the project. The project will have less than significant impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>HAZARDS AND HAZARDOUS MATERIALS</b> Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>21. Hazards and Hazardous Materials</b>				
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	<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
accident conditions involving the release of hazardous materials into the environment?				
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 (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Project Application Materials

**Findings of Fact:**

- a) The project does propose a use that would involve the transport, use, or disposal of hazardous material, other than typical household cleaning products, household fertilizers and pesticides associated with a residential tract development with 18-units, which would be a less than significant impact.
- b) The proposed project is not anticipated to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment due to the nature of the project as a residential subdivision with 18-units.
- c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan due to immediate access from 42<sup>nd</sup> Avenue via Hopewell Avenue. There are less than significant impacts.
- d) The project site is located within one-quarter mile of an existing or proposed school, but impacts are less than significant due to the residential nature of the project.
- e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment. There are no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>22. Airports</b>				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the	<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
project result in a safety hazard for people residing or working in the project area?				
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(s):** Riverside County General Plan Figure S-20 "Airport Locations," GIS database

**Findings of Fact:**

- a) The project site is located within an Airport Master Plan. The project was determined by the Airport Land Use Commission on June 13, 2019 to be "consistent" with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan. There will be no impact.
- b) The project site is located within an Airport Master Plan and required review by the Airport Land Use Commission. The Airport Land Use Commission (ALUC) Letter dated July 25, 2019 recommendations are summarized as follows: that outdoor lighting be hooded or shielded to prevent spillage of lumens or reflection into the sky, that detention basins remain dry 48 hours after rain storms to lessen avian impacts, and that the following be prohibited: steady or flashing lights directed towards aircraft, uses that would reflected sunlight toward aircraft, smoke or water vapor generation, and uses that generate electrical interference. These recommendations have been incorporated into the project as conditions of approval in AND .Planning.–ALUC Letter. These are standard conditions of approval for projects within an Airport Land Use Plan and does not qualify as mitigation pursuant to CEQA. As a result of these measures, impacts would be less than significant.
- c) The project site is located within an airport land use plan and was determined to be consistent based on conditions as stated in the July 25, 2019 letter from ALUC; therefore the project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. Impacts would be less than significant.
- d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>HYDROLOGY AND WATER QUALITY</b> Would the project:				
<b>23. Water Quality Impacts</b>				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course	<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
of a stream or river or through the addition of impervious surfaces?				
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** 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; Coachella Valley Water District letter dated May 8, 2019. Preliminary WQMP/Drainage Study

**Findings of Fact:**

a) The proposed project is not anticipated to substantially violate any water quality standards or waste discharge requirements due to limited scope of project on approximate 3.70 gross acre site including proposed water quality basin within northerly portion of the proposed tract map. Flow paths are directed along the proposed private cul-de-sac street to an approximate 10,340 square foot retention basin. Therefore, the impact is considered less than significant.

b) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin, since domestic water service is proposed from Myoma Dunes Water Company. Less than significant impacts are expected.

c) The project would not 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 since the site project is located within Flood Zone X in non-flood hazard area and would contain street paving on approximately 3.70 gross acres with retention basin. The project is in the Bermuda Dunes Drainage Study area. Impacts would be less than significant.

d) The project will not result in substantial erosion or siltation on-site or off-site since project is limited in scope to 3.70 gross acres of improvements including drainage features such as retention basin and road widening along Hopewell Avenue and a private-street cul-de-sac. Impacts are less than significant.

e) The project will not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site due to limited scope of improved area. Impacts are less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) The project would not 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 since project is not located with a flood hazard area and proposed street improvements with drainage features would address any drainage impacts. Therefore, impacts are less than significant.

g) The project is in Flood Zone X which is in area of minimal flood hazard and therefore would not impede or redirect flood flows. No flood impacts are expected.

h) The project is not located in a flood hazard area, tsunami area, or seiche zones, nor will risk the release of pollutants due to project inundation. No impacts are anticipated.

i) The project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan since no groundwater is proposed to be used. Therefore, no impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?

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

Source(s): Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a) The proposed project for land division of 3.70 gross acres into 18-detached single-family residential condominium units is consistent with the General Plan land use designation of Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) in the Western Coachella Valley Area Plan with an approximate density of 5.0 dwellings units per acre and does not conflict with the requirements and purposes of that land use designation. The project site is presently vacant, and currently zoned Controlled Development Areas (W-2), proposed to be modified to General Residential (R-3). The R-3 zone allows for one family dwellings subject to plot plan. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area which contains existing detached single-family and multiple family dwellings.

Additionally, the project site is located within the City of Palm Desert Sphere of Influence. This project was provided to the City of Palm Desert on November 1, 2019, and no comments have been received as of this writing. The project was also presented to the Bermuda Dunes Community Council on May 9, 2019 and March 11, 2021 for informational purposes only.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Therefore, the project will have less than significant impact.

b) The scope of the development will not divide the physical arrangement of an established community including low income or minority community due to the nature of the project as a residential land division to create 18-additional single-family residential lots/units in Bermuda Dunes. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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"/>

Source(s): Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 (2) miles of a public airport or public use airport would the project	<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
expose people residing or working in the project area to excessive noise levels?				
b) For a project located 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(s):** Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

**Findings of Fact:**

a) The project site is located within two miles of a public use airport but would not expose people using the project to any significant airport noise since the project is within an airport buffer zone area (Airport Zone D). The Airport Land Use Commission (ALUC) Director found the project consistent with the Airport Land Use Compatibility Plan based on ALUC letter dated July 25, 2019. Future residents will be subject to periodic light airport noise from aircraft operations for very short-term time periods. In addition, the project will be subject to California Building Code requirements lessening noise impacts to less than significant impacts.

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

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>27. Noise Effects by the Project</b>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Findings of Fact:**

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion. However, all noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project will be consistent with the County Noise Ordinance No. 847; therefore, impacts are considered less than significant.

b) The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. No impacts are anticipated.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**PALEONTOLOGICAL RESOURCES:**

**28. Paleontological Resources**

a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source(s):** Riverside County General Plan Figure OS-8 "Paleontological Sensitivity," Paleontological Resource Impact Mitigation Program ("PRIMP") Report

**Findings of Fact:**

a) According to GIS database, this site has been mapped as having a high potential for paleontological resources. Due to high potential, the County Paleontologist is requiring the applicant retain a qualified paleontologist. 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).

The project paleontologist retained shall review the approved development plan shall conduct any pre-construction work necessary to render appropriate monitoring measures as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit as indicated by COA 60.Planning.1—Paleo Primp & Monitor.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**POPULATION AND HOUSING** Would the project:

**29. Housing**

a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source(s):** Project Application Materials, GIS database, Riverside County General Plan Housing Element

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

a) The project is a land division for 18-residential condominium units. Given the scale and scope of the project it is not anticipated that the proposed development would be substantial enough to displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere, since there would be 18 new residential units would increase future housing units increasing housing stock in the Bermuda Dunes Area. Therefore, the project will have no impact.

b) The proposed project would create a slightly increased demand for additional affordable housing with approximately 100 temporary construction workers needed to construct the proposed residential tract and associated urban improvements. However, this would create a minor amount of additional housing need due to the very small increase of workers at the site with existing housing units located in the surrounding area such as Palm Desert, Indio, Thermal, Coachella, and Mecca. Because the increase is so small, there will be less than significant impact.

c) The project will ultimately result in the construction of a total of 18 single-family condominium dwelling units generating a population of approximately 54 persons. The land use designation for the project site is MDR, which allows for 2-5 dwelling units per acre. This land use designation will not result in a population growth that will be inconsistent with the General Plan. Infrastructure and road improvements will be provided on-site and offsite. These improvements are to ensure that existing residences within the vicinity of the site are not severely impacted and the new residents anticipated on the Project site will be adequately served by infrastructure and roads. These elements will not induce a population growth into the area that is not anticipated. This population increase will not exceed official regional or local population projections and impacts are less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is 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 following public services:

**30. Fire Services**

**Source(s):** Riverside County General Plan Safety Element

**Findings of Fact:**

The Riverside County Fire Department provides fire protection services within unincorporated Riverside County. There is one (1) County Fire Station located in Bermuda Dunes. Fire Station #81 is the closest, located approximately 1 mile from the Project site. Given the existing homes in the general area, coupled with the relative size and use of the proposed project, less than significant impacts to emergency response times or overall impacts on County Fire Department Facilities would be anticipated to occur. Any potential significant effects will be prevented by the payment of standard fees to the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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County of Riverside. The Project must comply with County Ordinance No. 659 to prevent any potential effects to fire services from rising to a level of significance. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, and is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**31. Sheriff Services**

Source(s): Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department-Palm Desert station. The proposed Project will not have an incremental effect on the level of sheriff services provided in the vicinity of the Project area. The area is already required to be patrolled by County Sheriff and the inclusion of 18 residential condominium units will not impact any response times nor significantly increase the pressure on existing sheriff facilities. Regardless, the Project shall comply with County Ordinance No. 659 to prevent any potentially significant effects to sheriff services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**32. Schools**

Source(s): School District correspondence, GIS database

Findings of Fact:

The public schools serving the Project site would be Desert Sands Unified School District school facilities. Due to its relatively moderate size, the Project would not require the development of additional schools. In addition, the applicant will be required to pay the school district impact fees, which according to the state, acts as complete mitigation for any school impacts. Therefore, less than significant impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>33. Libraries</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source(s):** Riverside County General Plan

**Findings of Fact:**

This Project is subject to the requirements of County Ordinance No. 659 which establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. The project is conditioned under Advisory Notification Document for Development Impact Mitigation fees (Ord. 659 DIF) and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>34. Health Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source(s):** Riverside County General Plan

**Findings of Fact:**

The proposed Project will not cause an impact on health services. The Project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Health services are funded through private insurance or state-funded medical programs. Impacts will be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**RECREATION** Would the project:

<b>35. Parks and Recreation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source(s):** GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

**Findings of Fact:**

- a) The Project does not include recreational facilities but does not require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Due to the nature of the proposed Project, a 18 lot single-family residential subdivision, ultimate development would result in a projected population of approximately 54 new residents, which is not anticipated to significantly increase the needs of additional recreational space due to on-site recreational amenities such as pedestrian sidewalks along Hopewell Avenue along the easterly boundary. Therefore, impacts would be considered less than significant.
- b) As previously addressed, the proposed project does not include the construction of recreation facilities. However, the use of existing neighborhood or regional parks or other recreational facilities will not result in a substantial accelerated physical deterioration of these facilities due to the limited number of new users that is anticipated due to project implementation. Furthermore, as discussed below, pedestrian sidewalks will be included within the project design and located along Hopewell Avenue. Therefore, less than significant impacts will occur.
- c) The Project site is located within the Bermuda Dunes #121 CSA. In addition, all residential subdivisions are subject to Quimby fees and COA 50. PLANNING 1-Recreation District and COA 90. PLANNING.6 ensures payment of these fees. Payment of such fees will offset the incremental increase in recreational use. Therefore, less than significant impacts will occur regarding this issue area.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**36. Recreational Trails**

a) Include the construction or expansion of a trail system?

**Source(s):** Riverside County General Plan Figure C-6 Trails and Bikeway System

**Findings of Fact:** There are no designated recreational trails along Hopewell Drive immediately abutting the subdivision, therefore there would be no impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**TRANSPORTATION** Would the project:

**37. Transportation**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?				
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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(s):** Riverside County General Plan, Project Application Materials

**Findings of Fact:**

a) To be consistent with Riverside County transportation policies, a brief study was conducted that shows how the project would be consistent with Riverside County General Plan policies regarding circulation deficiencies and provides an explanation on why a Level of Service (LOS) analysis is not required for the project. LOS is a qualitative measure describing the efficiency of traffic flow. LOS designations are used to describe the operating characteristics of the street system in terms of level of congestion or delay experienced by traffic. However, as of July 1, 2020, roadway congestion, typically measured in terms of LOS, automobile delay or roadway capacity, generally will no longer constitute a significant environmental impact under CEQA. The project will generate additional traffic to the area and regional transportation system based on trip generation calculations. A development project is typically required to provide a LOS analysis when it is anticipated to generate 100 peak hourly trips. This is based on the County's Transportation Analysis Guidelines. Utilizing ITE's Trip Generation Manual (10<sup>th</sup> Ed.), for a 18-unit condo development the anticipated trip generation is 9 trip in the morning peak hour, 13, trips in the afternoon peak hour, and 95 daily trips. The anticipated trip generation for either of the morning or afternoon peak hour are well below the 100 peak hour trip threshold, therefore a LOS analysis is not required for TTM37735.

The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system due to required road improvements for Hopewell Avenue (30-foot Half Width ROW) as described in COA 50.TRANSPORTION.5-Improvements as well as entry drive (56-foot ROW) and private interior street (30-foot ROW) improvements. The impact is less than significant.

b) The project will 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. The project provides required road widening improvements along Hopewell Avenue with resurfacing of existing paving along with concrete curbs and gutters. Additionally, the project does not exceed any significance threshold related to Vehicle Miles Traveled (VMT) since it is considered a small project that generates fewer than 110-trips per day. Therefore, the project would not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b). Impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not substantially increase hazards due to a design feature or incompatible uses since there is immediate access along Hopewell Avenue street frontages with required road improvements including installation of a curbs, gutters, and sidewalks. Impacts are less than significant.

d) The project may cause an effect upon a need for new or altered maintenance of roads since project site utilizes Hopewell Avenue and private interior street for access with increase in traffic, however, the project is conditioned to provide Transportation Uniform Mitigation Fees (TUMF) which assists in maintaining county roads (COA 80.TRANSPORTATION.3) from new development projects. Therefore, the project will have less than significant impact.

e) The project site will cause a slight temporary effect upon circulation during the project's construction; however, impacts are considered less than significant due to immediate access from Hopewell Avenue. Impacts are less than significant.

f) The project will not cause inadequate emergency access or access to nearby uses due to immediate access from Hopewell Avenue. The project will have less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**38. Bike Trails**

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

Source(s): Riverside County General Plan

Findings of Fact: There are no designated bike trails along Hopewell Drive. The project would not be required to construct or expand a bike lane or system. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>39. Tribal Cultural Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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, the lead agency shall consider the significance of the resource to a California Native American tribe.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** County Archaeologist, AB52 Tribal Consultation

**Findings of Fact:**

a-b) Changes in the California Environmental Quality Act, effective July 2015, require that the County address a new category of cultural resources – tribal cultural resources – not previously included within the law’s purview. Tribal Cultural Resources are those resources with inherent tribal values that are difficult to identify through the same means as archaeological resources. These resources can be identified and understood through direct consultation with the tribes who attach tribal value to the resource. Tribal cultural resources may include Native American archaeological sites, but they may also include other types of resources such as cultural landscapes or sacred places. The appropriate treatment of tribal cultural resources is determined through consultation with tribes.

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on August 26, 2019. No response was received from Cabazon Band of Indians, Colorado River Indian Tribes (CRIT), Quechan Indian nation, or Soboba Band of Luiseño Indians.

The Morongo Band of Mission Indians responded in an email dated October 4, 2019 that they had no information. The Twenty-Nine Palms Band responded on August 27, 2019 requesting the cultural reports which were provided to the tribe on September 16, 2019.

Consultation was requested by the Agua Caliente Band of Cahuilla Indians in a letter dated September 26, 2019. The band was provided with the cultural report and conditions of approval. The band feels the area is sensitive for subsurface resources and there is the possibility that previously unidentified resources might be found during ground disturbing activities. As such, the project has been conditioned for a Tribal Monitor from the consulting Tribe(s) to be present during grading activities so that any Tribal Cultural Resources found during project construction activities will be handled in a culturally appropriate manner. (TCR-1)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project will also be required to adhere to State Health and Safety Code Section 7050.5 in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. (TCR-2)

CEQA requires the Lead Agency to address any unanticipated cultural resources discoveries during Project construction. Therefore, a condition of approval (TCR-3) that dictates the procedures to be followed should any unanticipated cultural resources be identified during ground disturbing activities has been placed on this project. With the inclusion of these Conditions of Approval, impacts to any previously unidentified Tribal Cultural Resources would be less than significant.

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.

In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, 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) 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  
Monitoring: Native American Monitoring will be conducted by a representative from the consulting tribe(s).

In the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left

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 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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\* 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.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**UTILITIES AND SERVICE SYSTEMS** Would the project:

**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"/>
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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"/>
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Source(s): Project Application Materials, Water Company

Findings of Fact:

- a) The proposed project is served by the Myoma Dunes Water Company for domestic water at proposed residential subdivision based on the San 53 letter dated September 23, 2019 and would result in the expansion of existing domestic water line connections from Hopewell Avenue. The site will also contain desert landscaping with irrigation. Impacts would be less than significant.
- b) Based on review by the Myoma Dunes Water Company and by Environmental Health Department, it is anticipated that the project will have sufficient water supplies available for the project including maintaining the proposed landscaping which will limit impacts to ground water supply. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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"/>
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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"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source(s):** Department of Environmental Health Review;

**Findings of Fact:**

- a) The proposed project will be served by the Coachella Valley Water District (CVWD) in accordance with the San 53 letter dated September 23, 2019 for sanitation service and would result in the construction of new waste water treatment facilities or expansion of existing facilities as the result of the proposed residential subdivision. Less than significant impacts are anticipated.
- b) The Coachella Valley Water District is anticipated to have adequate wastewater treatment capacity to serve the proposed project as indicated by CVWD correspondence dated May 8, 2019. Less than significant impacts are anticipated.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan, Riverside County Waste Management District correspondence

**Findings of Fact:**

a-b) The project will generate less than significant trash waste due to proposed residential subdivision with proposed curb side waste disposal from local waste hauler. Additionally, adequate disposal facilities and services will be located on the project site subject to review and approval by County Waste Resources Department with required Waste Recycling Plan (WRP) as indicated by COAs such as 90.Waste Resources. - Waste Reporting Form and Receipts which includes disposal by local waste hauler. Impacts would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is 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, whereby the construction or relocation would cause significant environmental effects?

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

**Source(s):** Project Application Materials, Utility Companies

**Findings of Fact:**

a,b,c) No Agency or District letters have been received requiring the proposed project to construct new facilities or expand facilities other than minor utility connections from existing and proposed utility corridors. The project will require utility services in the form of electricity, natural gas and telecommunications. Each of the utility systems is available at the project site and lines will have to be extended onto the property. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Imperial Irrigation District will ensure that potential impacts to utility systems are reduced to less than significant level of impact.

d) Existing street-lights are located at the intersection of Hopewell Drive and 42<sup>nd</sup> Avenue. Electricity is available at the project site and lines will have to be extended onto the site to accommodate the project. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Less than significant impact to occur.

e) The project will contribute to the need for maintenance of public facilities including Hopewell Avenue. TUMF fees are required. This impact is considered less than significant.

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

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan Figure S-11 "Wildfire Susceptibility", GIS database, Project Application Materials

**Findings of Fact:**

a) The project will not substantially impair an adopted emergency response plan or emergency evacuation plan since project proposes a residential subdivision with associated urban improvements. The project is not located in a Fire Hazard Zone (Ord. 787) and has immediate access from adjoining streets including Airport Boulevard. Less than significant impacts are expected.

b) The project will not exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire since project consist of a proposed residential subdivision with relatively flat topography when graded and light vegetation. Impacts are less than significant.

c) The project requires the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities), however, these Improvements are required to be in conformance with the California Building Code and will not exacerbate fire risk or result in temporary or ongoing impacts to the environment. Impacts are less than significant.

d-e) The project will not expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires due to the nature of the project using California building code materials along with Fire Codes such as fire access drive, addressing criteria, and inspections for the future dwellings. Less than significant impacts are anticipated.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required

<b>MANDATORY FINDINGS OF SIGNIFICANCE</b> 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, substantially reduce the number or	<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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restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

**Source(s):** Staff Review, Project Application Materials

**Findings of Fact:** The project would be located on an existing disturbed site that is void of habitat that would attract or sustain wildlife. No resources of the major periods of California history or prehistory were found within the site boundaries. Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Impacts would be less than significant.

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)?

**Source(s):** Staff Review, Project Application Materials

**Findings of Fact:** The project would be located on an existing disturbed site to be appropriately zoned for a residential subdivision. The project is considered a relatively small development that would have negligible incremental cumulative effects within the project area as discussed throughout this document. Any potential impacts due to project implementation have been reduced to less than significant levels with mitigation and the project's minimal contribution to any physical environmental impacts would not create the potential to interact with other projects to create any cumulative effects. The project would not have impacts which are individually limited, but cumulatively considerable. Impacts are considered less than significant.

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

**Source(s):** 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. As analyzed throughout this document, the proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Impacts would be less than significant.

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**VI. EARLIER ANALYSES**

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

Earlier Analyses Used, if any: 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

Revised: 4/13/2021 5:19 PM  
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**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez  
Agency Director



04/26/21, 4:20 pm

TTM37735

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for TTM37735. 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 a Schedule A division proposing to subdivide 3.70 acres into 18-detached single-family residential condominium units with common open space, retention basin, and desert landscaping.

**Advisory Notification. 2            AND - Design Guidelines**

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards
2. County Design Guidelines
  - Bermuda Dunes (Adopted 5/13/2008)

**Advisory Notification. 3            AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED MAP EXHIBITS as follows:

Tentative Tract Map No. 37735 dated October 29, 2020.  
Exhibits L-1, L-2 (Conceptual Landscaping and Irrigation Plans).

**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

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

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

- Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
- 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

#### E HEALTH ECP

If 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 Programs at (951) 955-8980 for further information.

### Fire

#### Fire. 1

#### AND - Federal, State & Local Regulation Compliance

1. **Fire Hydrants and Fire Flow:** Prior to the issuance of building permits, plans for the water system shall be submitted to the fire department for review and approval. The water system shall be capable of delivering the required fire flow. Fire hydrant(s) location and spacing shall comply with the fire code. An approved water supply for fire protection during construction shall be made available prior to the arrival of combustible materials on site. Reference 2019 California Fire Code (CFC) 507.5.1, 3312, Appendices B and C.
2. **Fire Department Access:** Prior to building permit issuance, a fire access site plan shall be approved. Access roads shall be provided to within 150 feet to all portions of the exterior building walls and shall have an unobstructed width of not less than 24 feet. Fire access driveways with a dead-end which exceeds 150 feet in length shall be provided with an approved space to turnaround the fire engine. The construction of the access roads shall be all weather and capable of sustaining 40,000 lbs. over two axles for areas of residential development. Approved vehicle access, either permanent or temporary, shall be provided during construction Ref. CFC 503.1.1, 3310.1 and 503.2.1
3. **Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal. Ref. CFC 503.4.1**
4. **Residential Fire Sprinklers:** Residential fire sprinklers are required in all one and two-family dwellings per the California Residential Code (CRC). Plans must be submitted to the Office of the Fire Marshal for review and approval prior to installation. Ref. CRC 313.2
5. **Gate Access:** All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. Ref. CFC 506.1
6. **Addressing:** All residential dwellings shall display street numbers in a prominent location on the street side of the residence. All commercial buildings shall display street numbers in a prominent location on the address side and additional locations as required. Ref. CFC 505.1 and County of Riverside Office of the Fire Marshal Standard #07-01

### Planning

#### Planning. 1

#### Gen - 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 Gen - 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 Gen - Airport Land Use Commission**

The permit holder shall remain in compliance with the requirements of the Airport Land Use Commission letter dated July 25, 2019, including, but not limited to, that outdoor lighting be hooded, and that the following be prohibited: steady or flashing lights directed towards aircraft, uses that would reflect sunlight toward aircraft, smoke or water vapor generation, and uses that generate electrical interference, any above ground retention basin shall be designed so as to provide the design storm that does not exceed 48-hours and to remain totally dry between rainfalls.

**Planning. 3 Gen - Design Guidelines**

The project shall conform to Countywide Design Standards and Guidelines adopted January 13, 2004 and the Bermuda Dunes Design Guidelines adopted May 13, 20008.

**Planning. 4 Gen - Expiration Date**

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

**Planning. 5 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.

**Planning. 6 Gen - Final Map Preparer**

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

**Planning. 7 Gen - Final Plan of Development**

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

**Planning. 8 Gen - Hold Harmless**



**ADVISORY NOTIFICATION DOCUMENT****Planning****Planning. 8****Gen - Hold Harmless (cont.)**

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees ("COUNTY") from the following: (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the project or its associated 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

**Planning. 9****Gen - Lighting/Hooded Directed**

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

**Planning. 10****Gen - 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. 11****Gen - Mt. Palomar Lighting Ord.**

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

**Planning. 12****Gen - No Offsite Signage**

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### **Planning. 12   Gen - No Offsite Signage (cont.)**

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

#### **Planning. 13   Gen - Ord. 675 (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. 14   Gen - Ord. 875 CVMSHCP Fees**

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. 15   Gen - 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.

#### **Planning. 16   Gen - Submit Building Plans**

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 16

#### Gen - Submit Building Plans (cont.)

Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

### Planning-CUL

#### Planning-CUL. 1

#### ARTIFACT DISPOSITION

In the event cultural resources are identified during ground disturbing activities, the landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) and Provide evidence to the satisfaction of the County Archaeologist that all 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), have been handled through one of the following methods.

1. A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe(s) or band(s). This shall include measures and provisions to protect the reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources. Details of contents and location of the reburial shall be included in the Phase IV Report.
2. Curation at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers and tribal members for further study. 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 shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

If more than one Native American Group is involved with the project and cannot come to a consensus as to the disposition of cultural resources, the landowner(s) shall then proceed with curation at the Western Science Center.

#### Planning-CUL. 2

#### HUMAN REMAINS

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

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. 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

## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

#### Planning-CUL. 2

#### HUMAN REMAINS (cont.)

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 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. 3

#### UNANTICIPATED RESOURCES

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

## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

#### Planning-CUL. 3

#### UNANTICIPATED RESOURCES (cont.)

meeting shall be convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. 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-GEO

#### Planning-GEO. 1

#### GEO190033 ACCEPTED

County Geologic Report GEO No. 190033, submitted for the project (TTM37735), was prepared by Landmark Consultants, Inc. The report is titled; "Geotechnical Report, Tent. Tr 37139, Bermuda Dunes, California," dated October 12, 2018. In addition, Landmark has submitted the following report for the project:

"Geotechnical Report, Tent. Tr 37735, Bermuda Dunes, California," dated October 12, 2018. (Revised October 16, 2019).

GEO190033 concluded:

1. No known active faults cross the subject property, and the property is not located within a currently-designated Alquist-Priolo Earthquake Fault Zone.
2. Based on a review of historical aerial photography, surface rupture is considered unlikely at the project site due to lack of lineaments in the area.
3. Liquefaction is unlikely to be a potential hazard at the site, due to groundwater deeper than 50 feet.
4. The differential settlement due to seismic settlement is estimated at ½ inch within the upper 5 feet.
5. Due to the small size of the project site and the regional nature of the subsidence, the project site would be expected to subside relatively uniformly (if subsidence occurs).
6. The hazard of landsliding is unlikely due to the regional planar topography.
7. The site is not located in proximity to any known volcanically active area and the risk of volcanic hazards is considered very low.
8. The site does not lie near any large bodies of water, so the threat of tsunami and seiches, or other seismically-induced flooding is unlikely.
9. The near surface soils at the project consist of silty sands and sands, which are non-expansive in nature.

GEO190033 recommended:

1. All surface improvements, debris and/or vegetation including grass, trees, and weeds on the site at the time of construction should be removed from the construction area.

## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

#### Planning-GEO. 1

#### GEO190033 ACCEPTED (cont.)

2. The existing surface soil within the building pad area should be removed to 36 inches below the lowest foundation grade or 54 inches below the original grade, whichever is deeper, extending 5 feet beyond all exterior wall/column lines (including adjacent concreted areas).
3. The exposed subgrade should be saturated to a depth of 48 inches below the bottom of the excavation and compacted with a large vibratory drum roller to at least 90 percent of ASTM D1557 maximum density.
4. In areas other than the house pad which are to receive concrete slabs and pavement, the ground surface should be over-excavated to a depth of 18 inches, uniformly moisture conditioned to at least 2% over optimum moisture content, and re-compacted to a minimum of 90% of the maximum density in accordance with ASTM D1557 methods.

GEO No. 190033 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 190033 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.

### Planning-PAL

#### Planning-PAL. 1

#### LOW PALEO POTENTIAL

County Paleontological Report (PDP) No. 1632, submitted for this case (TTM37735), was prepared by Cogstone Resource Management, Inc., and is entitled: "Paleontological Resources Impact Mitigation Program for a Subdivision in the Community of Bermuda Dunes, Riverside County, CA", dated July 2019. In addition, Cogstone has submitted the following report for the project:

"Paleontological Resources Impact Mitigation Program for a Subdivision in the Community of Bermuda Dunes, Riverside County, CA", dated 8/29/2019.

PDP01632 concluded:

Based on a records search, an intensive-level pedestrian survey, and Cogstone's experience with other projects in the area, the deposits underlying the site are of Holocene-age, and are not known to contain any significant paleontological resources within the depths of proposed grading and underground utility placement for Tentative Tract 37735.

PDP01632 recommended:

No Paleontological Resource Impact Mitigation Plan is required and no further work related to paleontology is anticipated for this project. If unanticipated discoveries are made, all work must halt within 50 feet until a qualified paleontologist can evaluate the find. Work may resume immediately outside of the 50 foot radius.

## ADVISORY NOTIFICATION DOCUMENT

### Planning-PAL

#### Planning-PAL. 1                      LOW PALEO POTENTIAL (cont.)

PDP01632 satisfies the requirement for a Paleontological Resource Impact Mitigation Program (PRIMP) and is herein accepted for TTM37735. No paleontological monitoring activities will be required for the grading operations associated with TTM37735.

### Transportation

#### Transportation. 1                      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. 2                      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. 3                      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. 4                      OFF-SITE WORK

Prior to approval of the project, the developer shall provide notarized written assurance(s) from the owner(s) of the property underlying the off-site portions of the improvements/alignment that sufficient right-of-way/easement will be provided, as approved by the Transportation Department.

#### Transportation. 5                      PRIVATE STREETS

The internal streets within the landdivision shall not be offered for dedication.

#### Transportation. 6                      RCTD - GENERAL CONDITIONS

- 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

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### Transportation. 6

#### RCTD - GENERAL CONDITIONS (cont.)

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.

- The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.
- A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.
- Alternations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
- If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.
- The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.
- All corner cutbacks shall be applied per Standard 805, Ordinance 461 with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.
- All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
- The project shall comply with the most current ADA requirements. Ramps shall be constructed at all 4 legs of 4-way intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.
- 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.

Street Improvement Plans shall comply with Ordinance 460, 461, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.

- 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.

### Waste Resources



## ADVISORY NOTIFICATION DOCUMENT

### Waste Resources

Waste Resources. 1                      Gen - Custom (cont.)

Waste Resources. 1                      Gen - Custom

1. 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, at 1.888.722.4234.

- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.
- The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

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50. Prior To Map Recordation

Planning

050 - Planning. 1                      Gen - 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. 2                      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. 3                      Gen - Final Map Preparer                      Not Satisfied

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

050 - Planning. 4                      Gen - Final Plan of Development                      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 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. 5                      Gen - Prepare 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. 6                      Gen - Required Applications                      Not Satisfied

No FINAL MAP shall record until Change of Zone No. 1900007 has 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. 7                      Gen - 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 condominium unit size of 1,742 square feet net. C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-3 zone, and with the Riverside County General Plan. D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460. E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line. F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

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50. Prior To Map Recordation

Planning

050 - Planning. 7                      Gen - Surveyor Check List (cont.)                      Not Satisfied

050 - Planning. 8                      Map - CC&R Residential POA Common Area                      Not Satisfied

The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which documents shall be subject to County Council approval: 1. A cover letter identifying the project for which approval is sought; 2. A signed and notarized declaration of covenants, conditions and restrictions; 3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and, 4. A deposit equaling three (3) hours at the current hourly rate for the Review of Covenants, Conditions and Restrictions as established pursuant to Ordinance No. 671 at the time the above documents are submitted for review by County Council. The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim: "Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply: The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '\_\_\_', attached hereto, and shall not be sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owners of each 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 de-annexed 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' or any reciprocal easement established pursuant to the Declaration." In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or property owners' association Rules and Regulations, if any, this Declaration shall control." Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division.

050 - Planning. 9                      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 night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with Ordinance No. 655."

050 - Planning. 10                      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

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50. Prior To Map Recordation

Planning

050 - Planning. 10                      Map - Quimby Fees (1) (cont.)                      Not Satisfied  
    Ordinance No. 460.

Survey

050 - Survey. 1                      RCTD - FINAL MAP REQUIREMENTS                      Not Satisfied

The final map shall comply with the following requirements, as approved by the Transportation Department, to clear this condition:

- Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.
- The Project shall install survey monumentation as directed by the Survey Division and Transportation Department, or bond and enter into an agreement with the Transportation Department.

Transportation

050 - Transportation. 1                      ACCESS RESTRICTION                      Not Satisfied

Lot access shall be restricted on Hopewell Avenue and so noted on the final map, with the exception of projects access opening as approved by the Transportation Department.

050 - Transportation. 2                      CUL-DE-SACS                      Not Satisfied

Standard cul-de-sacs shall be used throughout the land division in accordance with County Standard No. 800, as approved by the Transportation Department.

050 - Transportation. 3                      FINAL MAP DRIAN 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. 4                      IMPROVEMENTS                      Not Satisfied

Hopewell Avenue along project boundary is designated as a Local Street and shall be improved with concrete curb and gutter, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 30-foot half-width dedicated right-of-way in accordance with County Standard No. 105, Section "C". (40' / 100')

NOTE: A 5-foot wide concrete sidewalk shall be constructed within the 10' parkway.

This shall include the northerly extension of Hopewell Avenue from projects northerly boundary to the northerly boundary of APN: 607-312-026 to tie into existing improvements.

050 - Transportation. 5                      INTERNAL STREETS                      Not Satisfied

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50. Prior To Map Recordation

Transportation

050 - Transportation. 5 INTERNAL STREETS (cont.) Not Satisfied

The internal streets shall be improved per cross sections on exhibit for Tract Map No. 37735. The internal private streets within the landdivision shall not be offered for dedication.

050 - Transportation. 6 LIGHTING PLAN Not Satisfied

A separate street light plan is required for this project. The design and installation of street lights shall meet the Dark Sky criteria. The application of Dark Sky criteria is in support of the Coachella Valley Dark Sky Ordinance. Street lights shall be installed at street intersections and at the ends of cul-de-sacs, as approved by the Transportation Department. There shall be no change in the design and location of street lights relative to the general circulation elements adjacent to the project in question. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

050 - Transportation. 7 OFF-SITE IMPROVEMENTS Not Satisfied

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way for the improvements required that do not lie within the Tract boundaries as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

050 - Transportation. 8 PRIVATE STREET MAINTENANCE Not Satisfied

The developer shall provide for continuous maintenance of the proposed private streets within the project as approved by the Transportation Department.

050 - Transportation. 9 RCTD - ANNEX ALL MAINT DISTRICTS Not Satisfied

Prior to map recordation, 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.

050 - Transportation. 10 RCTD - ANNEX CATCH BASIN INSERTS Not Satisfied

Prior to map recordation, the Project shall complete annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved public or quasi-public entity) for maintenance of catch basin inserts, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 11 RCTD - ANNEX LANDSP MAINT Not Satisfied

Prior to map recordation, the Project shall complete annexation/formation for landscaping, graffiti maintenance, fencing, and trails, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved entity) for landscaping maintenance, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 12 RCTD - ANNEX ST SWEEPING MAINT Not Satisfied

Prior to map recordation, the Project shall complete street sweeping annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA 152, or other approved entity) for street sweeping maintenance, as noted on the approved Maintenance Exhibit, as applicable.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 12 RCTD - ANNEX ST SWEEPING MAINT (cont.) Not Satisfied

050 - Transportation. 13 RCTD - ANNEX STREETLIGHT MAINT Not Satisfied

Prior to map recordation, the Project shall complete streetlight annexation/formation, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved entity) for streetlight maintenance, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 14 RCTD - APPROVED MAINTENANCE EXHIBIT (ME) Not Satisfied

The Project shall submit a Maintenance Exhibit (ME) for approval, on two 11x17 inch hard copies and two CD copies to County EDA/CSA. The ME shall show, with applicable quantities (i.e. square footage, or lengths), potable and recycled water meters, irrigated landscaped areas, non-irrigated landscaping, open space, trails and pedestrian pathways, WQMP related BMPs, basin bottoms, fence and walls, graffiti, weed abatement, traffic signals, and any other feature that may require permanent maintenance (e.g. storm drains, low flow drains, community buildings, restrooms, parking lots, block walls, and fencing) with the entities proposed to provide maintenance. All right-of-way areas shall be separately delineated. The ME shall have the engineer's certification for square footage calculations 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 11x17 inch hardcopies and one fully signed PDF copy on CD).

Note: Landscaping in the road right-of-way shall be maintained by a public or quasi-public entity, as approved by the Transportation Department, Landscape Section. To ensure water quality compliance, the County discourages the use of HOA's for maintaining WQMP related BMPs. County Policy B-12 limits the total tax burden. Tax burden includes Community Facility Districts (CFDs), Assessment District, ad valorem taxes, any other assessments, taxes, and fees. The local water purveyor may require the use of reclaimed water for landscaping, prior to approving water improvement plans. ME shall be approved prior to submitting CC&R's, and submitting water improvement plans.

050 - Transportation. 15 RCTD - NO GATE TO BE INSTALL Not Satisfied

No gate shall be installed at the private ENTRY road.

050 - Transportation. 16 RCTD - PRIVATE STREET Not Satisfied

Unnamed interior street is a reserved PRIVATE STREET and shall be improved with 37 foot full-width AC pavement, 6-inch concrete curb and gutter within a 37 foot private road easement in accordance with County modified Standard No. 105, Section "A", Ordinance 461. (37 feet/37 feet) (Modified for reduced private road easement width from 56 feet to 37 feet.) The easements shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

Note:

No gate shall be installed at the private ENTRY road.

Plan: TTM37735

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50. Prior To Map Recordation

Transportation

050 - Transportation. 16 RCTD - PRIVATE STREET (cont.) Not Satisfied

The Project shall provide/acquire sufficient dedicated public right-of-way, environmental clearances, and signed approval of all street improvement plans for the above improvements. The limits of the improvements shall be consistent with the approved tentative map unless otherwise specified in these conditions. Should the applicant fail to acquire the necessary off-site right of way, the map will be returned for redesign.

050 - Transportation. 17 RCTD - STREET IMPROVEMENTS & DEDICATIONS Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. The Project shall provide the following improvements:

Hopewell Avenue along project boundary is a paved County maintained road designated as a LOCAL ROAD, and shall be improved with 32 foot (20 feet on the project side and 12 feet, minimum, on the other side of the centerline) part-width AC Pavement, 6-inch concrete curb and gutter, and concrete sidewalks (project side), and MUST match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 60 foot (30 feet project side and 30 feet on the other side of the centerline) full-width dedicated right-of-way in accordance with Standard No. 105, Section C, Ordinance 461.

1. A 5 foot concrete sidewalks shall be improved adjacent to the curb line within the 10 foot parkway.
2. Extend the sidewalk to the north and join the existing sidewalk at the northerly boundary of APN:607-312-026 and as directed by the Director of Transportation.
3. The proposed block wall and its footing shall be outside the public road right-of-way.

050 - Transportation. 18 RCTD - SUBMIT APPLICATION MAINTENANCE DISTRICTS Not Satisfied

Prior to map recordation, the Project shall file an application with County EDA/CSA for annexation/formation into all respective maintenance districts, with a proposed Maintenance Exhibit and applicable fees.

050 - Transportation. 19 RCTD - UTILITY COORDINATION Not Satisfied

All electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground on the Improvement Plans, according to Ordinance 460 for subdivisions and/or Ordinance 461 for road improvements. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. The Project shall coordinate with the serving utility companies to complete the final installations. This condition will be cleared after both of the following requirements are met:

- The Street Improvement Plans are approved.
- Transportation Department receives written proof that the Project has filed an application for the relocation of said utilities or said utility companies have initiated their relocation design.

050 - Transportation. 20 RCTD-WQ — FINAL WQMP IS REQUIRED Not Satisfied

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50. Prior To Map Recordation

Transportation

050 - Transportation. 20 RCTD-WQ — FINAL WQMP IS REQUIRED (cont.) 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](http://www.rcflood.org/npdes) . ); 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.

050 - Transportation. 21 RCTD-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. 22 RETENTION BASIN MAINTENANCE Not Satisfied

Maintenance of each detention basin shall be the responsibility of the individual landowner or maintained by a Home Owners Association. Proper documentation will 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 as approved by the Director of Transportation.

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 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. 3 IF WQMP IS REQUIRED Not Satisfied



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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 3 IF WQMP IS REQUIRED (cont.) 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. 4 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. 5 IMPORT / EXPORT Not Satisfied

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

060 - BS-Grade. 6 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.

060 - BS-Grade. 7 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.

060 - BS-Grade. 8 MAINTENANCE ACCESS/DRAINAGE FLOW Not Satisfied

Prior to issuance of a grading permit, the grading plan shall indicate access location to maintain drainage between block wall and retaining walls. The plan shall also indicate how and where drainage between walls flows and discharges.

Planning

060 - Planning. 1 Gen - CVWD Clearance Not Satisfied

A clearance letter from the Coachella Valley Water District shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated May 8, 2019, summarized as follows: Flood protection shall comply with California Drainage Law. The project is located within the service area of CVWD for the provision of sanitation service.

060 - Planning. 2 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.

Planning-CUL

060 - Planning-CUL. 1 CULTURAL SENSITIVITY TRAINING Not Satisfied

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1           CULTURAL SENSITIVITY TRAINING (cont.)           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. 2           NATIVE AMERICAN MONITOR           Not Satisfied

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. 3           PROJECT ARCHAEOLOGIST           Not Satisfied

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.

Planning-PAL

060 - Planning-PAL. 1           Gen - Custom           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:

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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 Gen - Custom (cont.) Satisfied

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and 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 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. A corresponding County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
  2. Description of the proposed site and planned grading operations.
  3. Description of the level of monitoring required for all earth-moving activities in the project area.
  4. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
  5. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
  6. 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.
  7. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
  8. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
  9. Procedures and protocol for collecting and processing of samples and specimens.
  10. Fossil identification and curation procedures to be employed.
  11. Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County "SABER Policy", paleontological fossils found in the County 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.
  12. All pertinent exhibits, maps and references.
  13. Procedures for reporting of findings.
  14. 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.
  15. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to 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, Plan Check staff, 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)

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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 Gen - Custom (cont.) Satisfied

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 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 RCTD - APPROVED MAINT EXHIBIT (ME) 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 11x17 inch hard copies and two CD copies to 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 11x 17 inch hardcopies and one fully signed PDF copy on CD).

060 - Transportation. 4 RCTD - SUBMIT APPLICATION – MAINTENANCE DISTRICT 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. 5 RCTD-WQ — FINAL WQMP IS 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](http://www.rcflood.org/npdes) . ): 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.

060 - Transportation. 6 SUBMIT GRADING PLAN Not Satisfied

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 6            SUBMIT GRADING PLAN (cont.)            Not Satisfied

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") 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, improvements within the road right-of-way are required per the conditions of approval, the grading clearance will be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1            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.

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            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. 3            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 Grading 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 or other means of site stabilization as approved by County Inspector prior to receiving a rough grade permit

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 3                      ROUGH GRADE APPROVAL (cont.)                      Not Satisfied  
final.

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

080 - BS-Grade. 4                      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 Grading 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 or other means of site stabilization as approved by County Inspector 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                      E Health Clearance                      Not Satisfied

Prior to issuance of the building permit, clearance must be obtained from the Department of Environmental Health.

080 - E Health. 2                      Sewer Will Serve                      Not Satisfied

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

080 - E Health. 3                      Water Will Serve                      Not Satisfied

A "Will-Serve" letter is required from Myoma Dunes Water is required.

Planning

080 - Planning. 1                      Gen - CC&R Res POA Common Area                      Not Satisfied

The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which documents shall be subject to County Counsel approval: 1. A cover letter identifying the project for which approval is sought; 2. A signed and notarized declaration of covenants, conditions and restrictions; 3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and, 4. A deposit equaling three (3) hours at the current hourly rate for the Review of Covenants, Conditions and Restrictions as established pursuant to Ordinance No. 671 at the time the

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 1                      Gen - CC&R Res POA Common Area (cont.)                      Not Satisfied

above documents are submitted for review by County Counsel. The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim: "Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply: The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '\_\_\_', attached hereto, and shall not be sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owners of each 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 de-annexed 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' or any reciprocal easement established pursuant to the Declaration." In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or property owners' association Rules and Regulations, if any, this Declaration shall control." Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division.

080 - Planning. 2                      Gen - 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                      Gen - Final Plan of Development                      Not Satisfied

A plot plan application shall be submitted to the County Planning Department pursuant to County Ordinance No. 348 (Applicable Land Use Permits 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. A. The plot plan shall contain the following elements: 1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, fencing, entry monuments (location and elevation), mechanical equipment, and the house floor plan and elevation assignments

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 3                      Gen - Final Plan of Development (cont.)                      Not Satisfied

on individual lots. 2. One (1) color and materials sample board containing precise color texture and material swatches or photographs (which may be from supplier's brochures). Indicate on the sample board the name, address and phone number of the preparer and the project applicant, the tract number, and the manufacturer and product numbers where possible (trade names also acceptable). 3. One (1) set of architectural elevations colored to represent the selected color combinations, with symbols keyed to the color and materials sample board. Brief written color and material descriptions shall be located on the colored elevations. No landscaping or other enhancements shall be shown on the elevations. 4. 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. B. Model home complex plot plans shall not be approved without Final Site Plan approval. The submittal and approval of plot plans may be phased provided: 1. A subdivision phasing plan has been approved. 2. A separate plot plan shall be submitted to the Planning Department for each approved tract phase along with the current fee. 3. Each individual plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan. C. Subdivision development shall conform to the approved plot plan and shall conform to the design guidelines and requirements found in the approved Design Manual, Exhibit.

080 - Planning. 4                      Gen - 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. 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. 5                      Gen - School Mitigation                      Not Satisfied

Impacts to the Desert Sands Unified School District shall be addressed in accordance with California State law.

Transportation

080 - Transportation. 1                      0080-Transportation - MAP – ANNEX ALL MAINT DISTRICT:                      Not Satisfied



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80. Prior To Building Permit Issuance

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           RCTD - ANNEX ALL MAINTENANCE DISTRICTS                                       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. 3           RCTD-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.

080 - Transportation. 4           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.

Waste Resources

080 - Waste Resources. 1   Gen - Waste Recycling Plan   Not Satisfied  
Prior to issuance of a building permit, 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 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

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                      PRECISE GRADE APPROVAL (cont.)                      Not Satisfied

approved grading plan.

3. Submitting a "Wet Signed" copy of the Grading Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all private street paved areas.

4. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan. Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

090 - BS-Grade. 2                      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                      Gen - Block Wall Antigraffiti                      Not Satisfied

Proposed perimeter and interior fencing and walls shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

090 - Planning. 2                      Gen - Concrete Driveways                      Not Satisfied

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

090 - Planning. 3                      Gen - Home Address Lighting                      Not Satisfied

Prior to final building inspection approval of EACH dwelling, a wall-mounted internally lighted address identification sign shall be prominently placed on the front of each dwelling unit in order to facilitate observation of the property's address from the street. The illumination source for the address identification sign shall be controlled by a photocell sensor or a timer. NOTE: Reference Countywide Design Standards & Guidelines (1-13-04), p. 14.

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

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90. Prior to Building Final Inspection

Planning

090 - Planning. 5                      Gen - Roll Up Garage Doors (cont.)                      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.

090 - Planning. 7                      Gen - Underground Utilities                      Not Satisfied  
All utility extensions shall be placed underground.

090 - Planning. 8                      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                      RCTD - 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) Interior road(s) 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 Project 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.
- b) 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.
- c) 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.
- d) 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.
- e) Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 RCTD - 80% COMPLETION (cont.) Not Satisfied  
accordance with County Ordinance 461 and 859.

090 - Transportation. 2 RCTD - UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to all overhead lines below 34 kilovolts along the project frontage and all off-site overhead lines in each direction of the project site to the nearest off-site pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

In addition, the Project shall ensure that street-lights are energized and operational along the streets of those lots where the Project is seeking Building Final Inspection (Occupancy).

090 - Transportation. 3 RCTD-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.

090 - Transportation. 4 STREET LIGHTS INSTALL Not Satisfied

Install streetlights along the streets associated with development, at the intersections, end of cul-de-sacs and knuckles in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed. It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

Waste Resources.

090 - Waste Resources. 1 Gen - Waste Reporting Form and Receipts Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling 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  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez  
Agency Director



04/26/21, 4:27 pm

PPT210006

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PPT210006. 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 use hereby permitted is for 18 detached single-family residential condominium units ranging in size from 1,742 square feet to 2,063 square feet each.

**Advisory Notification. 2            AND - Design Guidelines**

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards
2. County Design Guidelines
  - Bermuda Dunes (Adopted 5/13/2008)

**Advisory Notification. 3            AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS Exhibit A (Site Plan) dated 2-15-21.  
Exhibit B (Street Scene) dated 12-24-20.  
Exhibit C (Floor Plans) dated 12-24-20.  
Exhibit L-1, L-2 (Landscape Plans) dated 12-24-20.

**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

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

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

- Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
- 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

f 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 Programs at (951) 955-8980 for further information.

### Fire

#### Fire. 1

#### AND - Federal, State & Local Regulation Compliance

1. **Fire Hydrants and Fire Flow:** Prior to the issuance of building permits, plans for the water system shall be submitted to the fire department for review and approval. The water system shall be capable of delivering the required fire flow. Fire hydrant(s) location and spacing shall comply with the fire code. An approved water supply for fire protection during construction shall be made available prior to the arrival of combustible materials on site. Reference 2019 California Fire Code (CFC) 507.5.1, 3312, Appendices B and C.
2. **Fire Department Access:** Prior to building permit issuance, a fire access site plan shall be approved. Access roads shall be provided to within 150 feet to all portions of the exterior building walls and shall have an unobstructed width of not less than 24 feet. Fire access driveways with a dead-end which exceeds 150 feet in length shall be provided with an approved space to turnaround the fire engine. The construction of the access roads shall be all weather and capable of sustaining 40,000 lbs. over two axles for areas of residential development. Approved vehicle access, either permanent or temporary, shall be provided during construction Ref. CFC 503.1.1, 3310.1 and 503.2.1
3. **Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal. Ref. CFC 503.4.1**
4. **Residential Fire Sprinklers:** Residential fire sprinklers are required in all one and two-family dwellings per the California Residential Code (CRC). Plans must be submitted to the Office of the Fire Marshal for review and approval prior to installation. Ref. CRC 313.2
5. **Gate Access:** All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. Ref. CFC 506.1
6. **Addressing:** All residential dwellings shall display street numbers in a prominent location on the street side of the residence. All commercial buildings shall display street numbers in a prominent location on the address side and additional locations as required. Ref. CFC 505.1 and County of Riverside Office of the Fire Marshal Standard #07-01

### Planning

#### Planning. 1

#### 0010-Planning-USE - 90 DAYS TO PROTEST

The project applicant has 90 days from the date of approval of these conditions to protest, in accordance with the

## ADVISORY NOTIFICATION DOCUMENT

### Planning

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

procedures set forth in Government Code Section 66020, The imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of the project.

#### **Planning. 2                                    0010-Planning-USE - CAUSES FOR REVOCATION**

In the event the use hereby permitted under this permit,  
a) is found to be in violation of the terms and conditions of this permit,  
b) is found to have been obtained by fraud or perjured testimony, or  
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

#### **Planning. 3                                    0010-Planning-USE - COMPLY WITH ORD./CODES**

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

#### **Planning. 4                                    0010-Planning-USE - 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.

#### **Planning. 5                                    0010-Planning-USE - FEES FOR REVIEW**

Any subsequent submittals required by these conditions



## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 5                      0010-Planning-USE - FEES FOR REVIEW (cont.)

of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

#### Planning. 6                      0010-Planning-USE - LIGHTING HOODED/DIRECTED

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

#### Planning. 7                      0010-Planning-USE - LOW PALEO

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

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

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

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

5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas

**ADVISORY NOTIFICATION DOCUMENT****Planning****Planning. 7****0010-Planning-USE - LOW PALEO (cont.)**

of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

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

**Planning. 8****0010-Planning-USE - MT PALOMAR LIGHTING AREA**

## ADVISORY NOTIFICATION DOCUMENT

### Planning

**Planning. 8**    **0010-Planning-USE - MT PALOMAR LIGHTING AREA (cont.)**

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

**Planning. 9**    **0010-Planning-USE - PERMIT SIGNS SEPARATELY**

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

**Planning. 10**    **0010-Planning-USE - PREVENT DUST & BLOWSAND**

Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blowsand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities.

**Planning. 11**    **0010-Planning-USE - SITE MAINTENANCE**

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification.

**Planning. 12**    **Gen - ALUC Agency Letter**

The permit holder shall remain in compliance with the requirements of the Airport Land Use Commission letter dated July 25, 2019, including, but not limited to, that outdoor lighting be hooded, and that the following be prohibited: steady or flashing lights directed towards aircraft, uses that would reflect sunlight toward aircraft, smoke or water vapor generation, and uses that generate electrical interference, any above ground retention basin shall be designed so as to provide the design storm that does not exceed 48-hours and to remain totally dry between rainfalls.

**Planning. 13**    **Gen - Expiration Date**

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

## ADVISORY NOTIFICATION DOCUMENT

### Planning

**Planning. 14**
**Gen - Hold Harmless (cont.)**
**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 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 - Land Division Required**

Prior to the sale of any individual dwelling units as shown on APPROVED EXHIBIT, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

**Planning. 16**
**Gen - Mt. Palomar Lighting**

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

**Planning-CUL**

## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

#### Planning-CUL. 1                      If Human Remains Found (cont.)

#### Planning-CUL. 1                      If Human Remains Found

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 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

## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

#### Planning-CUL. 1 If Human Remains Found (cont.)

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 Unanticipated Resources

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 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.

### Transportation

#### Transportation. 1 ALL TRANSPORTATION COA APPLY

All Transportation conditions of approval for TTM37735 are still applicable to PPT210006.

Plan: PPT210006

Parcel: 607312034

50. Prior To Map Recordation

Transportation

050 - Transportation. 1 ALL TRANSPORTATION COA APPLY Not Satisfied

All Transportation conditions of approval for TTM37735 are still applicable to PPT210006.

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 Gen - CVWD 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 \_\_\_\_\_, summarized as follows: Flood protection measures for local drainage shall comply with California Drainage Law.

Planning-CUL

060 - Planning-CUL. 1 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. 2 Native American Monitor Not Satisfied

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. 3 Project Archaeologist Not Satisfied

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

Plan: PPT210006

Parcel: 607312034

60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 3 Project Archaeologist (cont.) Not Satisfied

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.

Planning-PAL

060 - Planning-PAL. 1 PRIMP 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 to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and 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 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. A corresponding and active County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
  2. PRIMP must be accompanied by the final grading plan for the subject project.
  3. Description of the proposed site and planned grading operations.
  4. Description of the level of monitoring required for all earth-moving activities in the project area.
  5. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
  6. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
  7. 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.
  8. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
  9. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
  10. Procedures and protocol for collecting and processing of samples and specimens.
  11. Fossil identification and curation procedures to be employed.
  12. Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County "SABER Policy", paleontological fossils found in the County 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.
  13. All pertinent exhibits, maps and references.



Plan: PPT210006

Parcel: 607312034

60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PRIMP (cont.) Not Satisfied

14. Procedures for reporting of findings.

15. 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.

16. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One signed digital copy of the report(s) shall be submitted by email to the County Geologist (dwalsh@rivco.org) 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, Plan Check staff, 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)

Transportation

060 - Transportation. 1 ALL TRANSPORTATION COA APPLY Not Satisfied

All Transportation conditions of approval for TTM37735 are still applicable to PPT210006.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

In the event cultural resources are identified during ground disturbing activities, the landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) and Provide evidence to the satisfaction of the County Archaeologist that all 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), have been handled through one of the following methods.

1. A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe(s) or band(s). This shall include measures and provisions to protect the reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources. Details of contents and location of the reburial shall be included in the Phase IV Report.

2. Curation at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers and tribal members for further study. 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 shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

If more than one Native American Group is involved with the project and cannot come to a consensus as to the disposition of cultural resources, the landowner(s) shall then proceed with curation at the Western Science Center.

070 - Planning-CUL. 2 Phase IV Monitoring Report Not Satisfied

Plan: PPT210006

Parcel: 607312034

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 2            Phase IV Monitoring Report (cont.)            Not Satisfied

Prior to Grading Permit Final Inspection, 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 and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

80. Prior To Building Permit Issuance

E Health

080 - E Health. 1            E Health Clearance            Not Satisfied

Prior to issuance of the building permit, clearance must be obtained from the Department of Environmental Health.

080 - E Health. 2            Sewer Will Serve            Not Satisfied

A "Will Serve" letter is required from the sewer agency serving the project.

080 - E Health. 3            Water Will Serve            Not Satisfied

A "Will-Serve" letter is required from the appropriate water agency.

Planning

080 - Planning. 1            Gen - Conform to Elevations            Not Satisfied

Elevations (street scene) of all buildings submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT.

080 - Planning. 2            Gen - Conform to Floor Plans            Not Satisfied

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT.

080 - Planning. 3            Gen - Fee Balance            Not Satisfied

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 4            Gen - Review Final Building Elevations            Not Satisfied

PRIOR TO BUILDING PERMIT ISSUANCE, the permit holder shall submit final building elevation sheets for each condominium dwelling unit to the Planning Department for review purposes. The design shall be shared with the 4th District Planning Commissioner for review, comment, and approval.

080 - Planning. 5            Gen - School Impact Fees            Not Satisfied

Plan: PPT210006

Parcel: 607312034

80. Prior To Building Permit Issuance

Planning

080 - Planning. 5                      Gen - School Impact Fees (cont.)                      Not Satisfied

Impacts to the Desert Sands Unified School District shall be addressed in accordance with California State law.

Transportation

080 - Transportation. 1                      ALL TRANSPORTATION COA APPLY                      Not Satisfied

All Transportation conditions of approval for TTM37735 are still applicable to PPT210006.

080 - Transportation. 2                      ALL TRANSPORTATION COA APPLY                      Not Satisfied

All Transportation conditions of approval for TTM37735 are still applicable to PPT210006.

90. Prior to Building Final Inspection

Planning

090 - Planning. 1                      Gen - Roof Equipment Shielding                      Not Satisfied

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

090 - Planning. 2                      Gen - Utilities Underground                      Not Satisfied

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

090 - Planning. 3                      Gen - Wall & Fence Locations                      Not Satisfied

Wall and fence locations shall be in conformance with the APPROVED EXHIBITS.

Transportation

090 - Transportation. 1                      ALL TRANSPORTATION COA APPLY                      Not Satisfied

All Transportation conditions of approval for TTM37735 are still applicable to PPT210006.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

August 26, 2019

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TTM37735)**

This serves to notify you of a proposed project located within 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 30 days of receipt of this notice to [djones@rivco.org](mailto:djones@rivco.org) and [cc: vslopez@rivco.org](mailto:vslopez@rivco.org). To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

**Project Description:**

**CHANGE OF ZONE NO. 1900007 (CZ1900007) / TENTATIVE TRACT MAP NO. 37735 (TTM37735) – CEQ190031 – Owner/Applicant: Dan Arthofer – Engineer: Egan Civil, Inc. – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Medium Density Residential (2-5 D.U. /AC.)**

**LOCATION:** North of 42<sup>nd</sup> Avenue and Port Royal Avenue, West of Hopewell Drive – 3.70 Gross Acres - Zoning: Controlled Development Areas (W-2)

**REQUEST:** Change of Zone No.1900007 proposes to modify the existing Controlled Development Areas (W-2) Zone to General Residential (R-3-6,000). Tentative Tract Map No. 37735 proposes to subdivide 3.70 acres into 17 residential lots of approximately 6,000 square feet each. Approximately 27,000 cubic yards of cut and 1,790 cubic yards of fill is proposed for project grading. Assessor's Parcel Number 607-312-034. Related Cases: LLA180011

Sincerely,

Dave Jones, Chief Engineering Geologist  
PLANNING DEPARTMENT

Project Planner: Jay Olivas  
Email CC: [jolivas@rivco.org](mailto:jolivas@rivco.org)  
Attachment: Project Vicinity Map and Project Aerial

Riverside Office • 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 • Fax (951) 955-3157

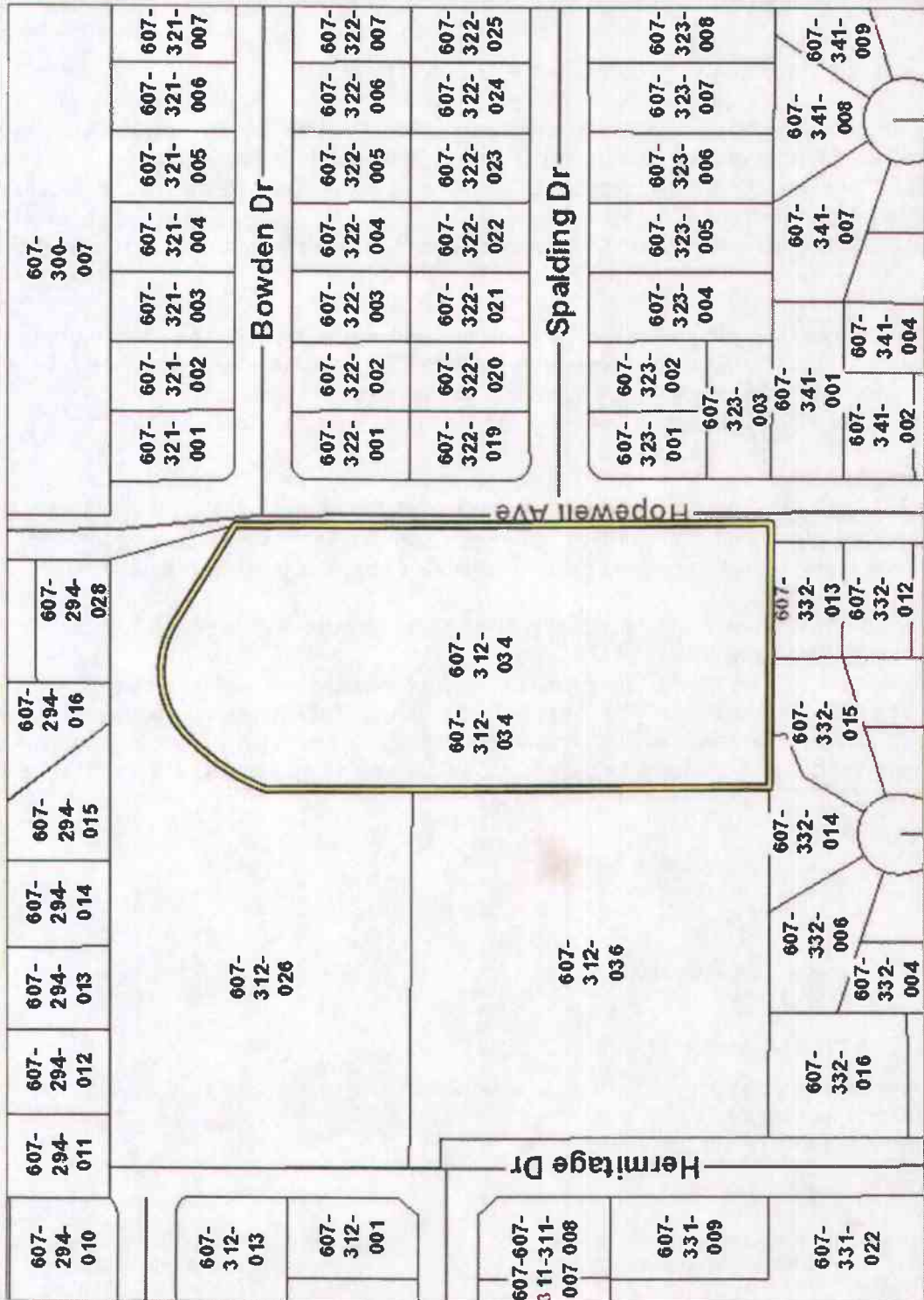
Desert Office • 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7040

# Map My County Map

TTM37735 Topo Map



- Legend**
- Parcel APNs
  - County Centerline Names
  - County Centerlines
  - Blueline Streams
  - ▨ City Areas



**Notes**

"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



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# Map My County Map

TTM37735 Aerial



## Legend

- Parcel APNs
- Parcels
- County Centerline Names
- County Centerlines
- Blue-line Streams
- City Areas

## Notes

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0 188

376 Feet

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# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

July 25, 2019

Mr. Jay Olivas, Project Planner  
Riverside County Planning Department – Desert Office  
77-588 El Duna Court, Suite H  
Palm Desert CA 92260

CHAIR  
Steve Manos  
Lake Elsinore

VICE CHAIR  
Russell Betts  
Desert Hot Springs

COMMISSIONERS

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Riverside

John Lyon  
Riverside

Steven Stewart  
Palm Springs

Richard Stewart  
Moreno Valley

Gary Youmans  
Temecula

STAFF

Director  
Simon A. Housman

John Guerin  
Paul Rull  
Barbara Santos

County Administrative Center  
4080 Lemon St., 14th Floor.  
Riverside, CA 92501  
(951) 955-6132

RE: **AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**  
File No.: ZAP1079BD19  
Related File No.: CZ1900007 (Change of Zone), TTM37735 (Tentative Tract Map)  
Compatibility Zone: Zone D  
APN: 607-312-034

Dear Mr. Olivas:

On June 13, 2019, the Riverside County Airport Land Use Commission (ALUC) found Riverside County Case No. CZ1900007 (Change of Zone), a proposal to change the zoning of 3.70 gross acres (3.31 net acres) (specifically, Assessor's Parcel Number 607-312-034) located along the westerly side of Hopewell Avenue, northerly of Port Royal Avenue, from Controlled Development Areas (W-2) to General Residential (R-3-6,000), **CONSISTENT** with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan.

On June 13, 2019, the Riverside County Airport Land Use Commission (ALUC) found Riverside County Case No. TTM37735 (Tentative Tract Map), a proposal to divide the above-referenced parcel into seventeen (17) single-family residential lots, with a detention basin lot, **CONDITIONALLY CONSISTENT** with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan, pending Federal Aviation Administration (FAA) review, which has now been completed, subject to the following conditions, as amended to incorporate the provisions of the FAA's Determination of No Hazard to Air Navigation letter issued on July 23, 2019 (new conditions, as added pursuant to FAA letter subsequent to hearing, shown in **bold type**).

**CONDITIONS:**

1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
  - (a) Any use or activity which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use or activity which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use or activity which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water

[www.rcaluc.org](http://www.rcaluc.org)

features, aquaculture, composting operations, production of cereal grains, sunflower, and row crops, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - (e) Highly noise-sensitive outdoor nonresidential uses.
3. The attached notice shall be given to all prospective purchasers of the proposed lots and tenants of the homes built thereon, and shall be recorded as a deed notice.
  4. Any ground-level or aboveground water detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.
  5. Noise attenuation measures shall be incorporated into the design of the single family residences, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.


**The following conditions were added subsequent to the June 13, 2019 ALUC hearing.**

6. **The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study No. 2019-AWP-4858-OE) and has determined that neither marking nor lighting of the structures is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 2 and shall be maintained in accordance therewith for the life of the project.**
7. **The proposed structures shall not exceed a height of 24 feet above ground level and a maximum elevation at top point of 129 feet above mean sea level.**
8. **The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.**
9. **Temporary construction equipment used during actual construction of the structures shall not exceed 24 feet in height and a maximum elevation of 129 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.**
10. **Within five (5) days after construction of the structures reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct any of the applicable structures.**



If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



---

Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity  
Aeronautical Study Number: 2019-AWP-4858-OE

cc: Dan Arthofer, La Paloma Homes, Inc. (applicant/property owner)  
Benjamin Egan, Egan Civil Inc. (representative)  
Ann Goodwyn, Manager, Bermuda Dunes Executive Airport  
ALUC Case File

Y:\AIRPORT CASE FILES\Bermuda Dunes\ZAP1079BD19\ZAP1079BD19.LTR.doc

# NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



# COACHELLA VALLEY WATER DISTRICT

*Established in 1918 as a public agency*

GENERAL MANAGER  
Jim Barrett

ASSISTANT GENERAL MANAGER  
Robert Cheng

May 8, 2019

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

Dear Mr. Olivas:

Subject: Change of Zone 1900007, Tentative Tract Map 37735,  
Subdivide 3.70 acres into 17 Residential Lots, APN 607-312-034

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.

This project is within the limits of the Bermuda Dunes Drainage Study area. The Bermuda Dunes Drainage Study established a requirement for new developments to retain 100 percent of the runoff for a 100-year event and was agreed upon by all of the participating agencies, including Riverside County and the Cities of Palm Desert, Indian Wells, La Quinta and Indio.

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 100 percent on-site retention of the incremental increase of runoff from the 100-year storm.

The project is located within the service area of Coachella Valley Water District (CVWD) for the provision of 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 sanitation systems. These facilities may include pipelines, 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.

Jay Olivas  
Riverside County Planning Department  
May 8, 2019  
Page 2

This notice of 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.

The project lies within the West 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  
Director of Engineering

Jay Olivas  
Riverside County Planning Department  
May 8, 2019  
Page 3

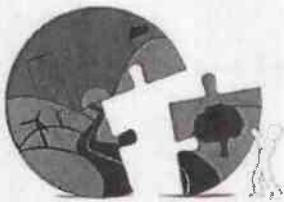
cc: Andrew Simmons  
Riverside County Department of Transportation  
77588 El Duna, Suite H  
Palm Desert, CA 92211

Russell Williams  
Riverside County Department of Transportation  
4080 Lemon Street, 8<sup>th</sup> 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

RM: ms\Eng\Dev Srvs\2019\May\DRZ PZ 19-9888 Change of Zone.doc  
File: 0163.1, 0721.1, 1150.06  
Geo. 050708-3  
PZ 19-9888





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.  
Assistant TLMA Director*

## APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

**Standard Change of Zone**

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: La Paloma Homes c/o: Dan Arthofer

Contact Person: Dan Arthofer E-Mail: lapalomahomes@dc.rr.com

Mailing Address: P.O. Box 10179  
Palm Desert, CA 92255 Street  
City State ZIP

Daytime Phone No: ( 760 ) 799-2696 Fax No: ( )

Engineer/Representative Name: Egan Civil, Inc

Contact Person: Benjamin Egan E-Mail: began@egancivil.com

Mailing Address: 42945 Madio Street Suite A  
Indio, CA 92201 Street  
City State ZIP

Daytime Phone No: ( 760 ) 404-7663 Fax No: ( )

Property Owner Name: La Paloma Homes c/o Dan Arthofer

Contact Person: Dan Arthofer E-Mail: lapalomahomes@dc.rr.com

Mailing Address: P.O. Box 10179  
Street

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

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

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR CHANGE OF ZONE**

Palm Desert, CA 92255

City

State

ZIP

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the property address and/or assessor's parcel number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

Dan Arthofer  
PRINTED NAME OF PROPERTY OWNER(S)

Dan Arthofer  
SIGNATURE OF PROPERTY OWNER(S)  
4/1/19

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)

\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER(S)

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 607-312-034

Approximate Gross Acreage: 3.7

General location (nearby or cross streets): North of Port Royal Ave, South of \_\_\_\_\_

**APPLICATION FOR CHANGE OF ZONE**

---

Country Club Drive \_\_\_\_\_, East of Hermitage Drive \_\_\_\_\_, West of Hopewell Avenue \_\_\_\_\_

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Change of Zone from "W-2" to "R-3(6000)" to make zoning compatible with adopted general plan land use designation of "MDR"

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Related cases filed in conjunction with this request:

Tract 37139

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**This completed application form, together with all of the listed requirements provided on the Change of Zone Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1071 CZ Condensed Application.docx  
Created: 07/06/2015 Revised: 07/30/2018





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> TENTATIVE TRACT MAP | <input type="checkbox"/> TENTATIVE PARCEL MAP   |
| <input type="checkbox"/> REVERSION TO ACREAGE           | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> AMENDMENT TO FINAL MAP         | <input type="checkbox"/> VESTING MAP            |

MINOR CHANGE      Original Case No. \_\_\_\_\_

REVISED MAP      Original Case No. \_\_\_\_\_

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: Dan Arthofer

Contact Person: Dan Arthofer      E-Mail: lapalomahomes@dc.rr.com

Mailing Address: PO Box 10179

<u>Palm Desert</u>	<u>CA</u>	<u>92255</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (760) 992-9758      Fax No: ( )

Engineer/Representative Name: Egan Civil, Inc.

Contact Person: Benjamin Egan      E-Mail: began@egancivil.com

Mailing Address: 42945 Madio Street Suite A

<u>Indio</u>	<u>CA</u>	<u>92201</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (760) 404-7663      Fax No: ( )

Property Owner Name: La Paloma Homes c/o Dan Arthofer

Contact Person: Dan Arthofer      E-Mail: lapaloma@dc.rr.com

Mailing Address: PO Box 10179 Palm Desert, CA 92255

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
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Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

*"Planning Our Future... Preserving Our Past"*

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

Palm Desert CA 92255  
*City State ZIP*

Daytime Phone No: (760) 404-7663 Fax No: ( )

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the subdivision type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

Dan Arthofer  
*PRINTED NAME OF PROPERTY OWNER(S)*

  
*SIGNATURE OF PROPERTY OWNER(S)*

*PRINTED NAME OF PROPERTY OWNER(S)*

4/1/19  
*SIGNATURE OF PROPERTY OWNER(S)*

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 607-312-034

Approximate Gross Acreage: 3.70 acres

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of Port Royal Avenue, South of Country Club Drive, East of Hermitage Drive, West of Hopewell Avenue.

**SUBDIVISION PROPOSAL:**

Map Schedule: \_\_\_\_\_ Minimum Developable Lot Size: 6,000 sqft  
Number of existing lots: 1 Number of proposed developable lots: 17  
Planned Unit Development (PUD): Yes  No  Vesting Map: Yes  No   
Number of proposed non-developable lots (excluding streets): 1 Subdivision Density: 5 dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes  No

If yes, provide Application No(s). \_\_\_\_\_  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) \_\_\_\_\_ EIR No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No

If yes, indicate the type of report(s) and provide signed copy(ies): \_\_\_\_\_

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

*If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)*

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

- Santa Ana River/San Jacinto Valley
- Santa Margarita River
- Whitewater River

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Dan Arthofer

Address: PO Box 10179 Palm Desert, CA 92255

Phone number: (760) 992-9758

Address of site (street name and number if available, and ZIP Code): 41701 Hopewell Avenue

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: APN 607-312-034

Specify any list pursuant to Section 65962.5 of the Government Code: None

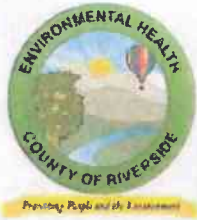
Regulatory Identification number: N/A

Date of list: N/A

Applicant:  Date 4/1/19

**This completed application form, together with all of the listed requirements provided on the Subdivision Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1011 Subdivision Condensed Application.docx  
Created: 04/08/15 Revised: 06/07/16



County of Riverside  
DEPARTMENT OF ENVIRONMENTAL HEALTH

TENTATIVE MAP PRELIMINARY CLEARANCE  
(SAN-53)

DATE: September 23, 2019 PARCELS/LOTS: 17  
TRACT/PARCEL MAP #: TTM 37735 ZONING: W-2 (existing) R-3 (proposed)  
APN: 607-312-034 MAP SCHEDULE: A

AT THIS TIME, DEH DOES NOT OBJECT TO THE CONSIDERATION OF THIS MAP. FURTHER INFORMATION MAY BE REQUIRED AT SPECIFIC MILESTONES.

1. DOMESTIC WATER:

- THE Myoma Dunes WATER DISTRICT HAS AGREED IN WRITING TO FURNISH DOMESTIC WATER TO EACH AND EVERY LOT WITHIN THIS SUBDIVISION AS PER LETTER DATED September 19, 2019.
- ACCEPTABLE WATER SUPPLY PERMIT APPLICATION IS ON FILE WITH THIS DEPARTMENT TO FORM THE \_\_\_\_\_ WATER COMPANY.
- NO WATER SYSTEM IS PROVIDED FOR THIS LAND DIVISION.  
(SCHEDULE C, D, E, F, G)
- INDIVIDUAL WELL(S) \_\_\_\_\_

2. DOMESTIC SEWAGE DISPOSAL:

- CONNECTION TO Coachella Valley Water District SEWER SYSTEM AS PER LETTER DATED May 8, 2019.
- ONSITE WASTE WATER TREATMENT SYSTEM REPORT PROJECT NO, \_\_\_\_\_ DATED \_\_\_\_\_ HAS BEEN SUBMITTED FOR REVIEW. THE REPORT SHOULD BE CONSISTENT WITH THE DEPARTMENTS TECHNICAL MANUAL. FURTHER INFORMATION AND OR TESTING MAY BE REQUIRED. PLEASE NOTE: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD CLEARANCE MAY BE REQUIRED.

ADDITIONAL COMMENTS: Submit revised exhibit which shows Coachella Valley Water District as sewer agency.

Mark Abbott MA Abbott  
ENVIRONMENTAL HEALTH SPECIALIST

Received by: email



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



**Juan C. Perez**  
Director of Transportation and Land Management Agency

Patricia Romo  
Transportation Director,  
Transportation Department

Charissa Leach, P.E.  
Assistant TLMA Director  
Planning Department

Mike Lara  
Building Official,  
Building & Safety Department

Hector Viray  
Code Enforcement Official,  
Code Enforcement Department

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**LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT**  
Agreement for Payment of Costs of Application Processing

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",  
and Dan Arthofer hereafter "Applicant" and La Paloma Homes "Property Owner".

Description of application/permit use:  
Proposed 17 Lot Subdivision

---

If your application is subject to Deposit-based Fee, the following applies

**Section 1. Deposit-based Fees**

**Purpose:** The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

**Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications**

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

**Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.**

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): 607-312-034

Property Location or Address:  
Hopewell Lane, Bermuda Dunes

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: La Paloma Homes c/o Dan Arthofer Phone No.: 760-799-2696  
 Firm Name: La Paloma Homes Email: lapalomahomes@dc.rr.com  
 Address: P.O. Box 10179  
Palm Desert, CA 92255

**3. APPLICANT INFORMATION:**

Applicant Name: Dan Arthofer Phone No.: 760-799-2696  
 Firm Name: La Paloma Homes Email: lapalomahomes@dc.rr.com  
 Address (if different from property owner)  
 \_\_\_\_\_  
 \_\_\_\_\_

**4. SIGNATURES:**

Signature of Applicant: *Dan Arthofer* Date: 4/1/19  
 Print Name and Title: Dan Arthofer

Signature of Property Owner: *Dan Arthofer* Date: 4/1/19  
 Print Name and Title: Dan Arthofer

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_  
 Print Name and Title: \_\_\_\_\_

<b>FOR COUNTY OF RIVERSIDE USE ONLY</b>	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E,  
Assistant TLMA Director

## INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Dan Arthofer 4/1/19  
Property Owner(s) Signature(s) and Date

Dan Arthofer  
Printed Name of Owner

*If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.*

*If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:*

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

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) 863-7040

*"Planning Our Future... Preserving Our Past"*



## **INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS**

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

*If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.*

*In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.*

*If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.*

**NOTICE OF PUBLIC HEARING  
and  
INTENT TO ADOPT A NEGATIVE DECLARATION**

**A PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **Riverside County PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

**CHANGE OF ZONE NO. 1900007 (CZ1900007), TENTATIVE TRACT MAP NO. 37735 (TTM37735), and PLOT PLAN NO. 210006 (PPT210006) – Intent to Adopt a Negative Declaration – CEQ190031 – Owner/Applicant:** Dan Arthofer – **Engineer:** Egan Civil, Inc. – **Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan:** Medium Density Residential (2-5 D.U./Ac.) – **Location:** Northerly of 42<sup>nd</sup> Avenue and Port Royal Avenue, southerly of Aerodrome Avenue, westerly of Hopewell Drive, and easterly of Hermitage Drive – **3.70 Gross Acres – Zoning:** Controlled Development Areas (W-2) – **REQUEST:** Change of Zone No.1900007 proposes to modify the existing Controlled Development Areas (W-2) Zone to the General Residential (R-3) Zone. Tentative Tract Map No. 37735 proposes to subdivide 3.70 acres into 18-detached single-family residential condominium units with common open space, retention basin, and desert landscaping. Plot Plan No. 210006 proposes approximately 13-single-story and approximately five (5) two-story detached single-family residential condominium units ranging in size from approximately 1,742 sq. ft. to 2,063 sq. ft. each. APN: 607-312-034.

<b>TIME OF HEARING:</b>	<b>9:00 a.m. or as soon as possible thereafter</b>
<b>DATE OF HEARING:</b>	<b>MAY 5, 2021</b>
<b>PLACE OF HEARING:</b>	<b>RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501</b>

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact Project Planner Jay Olivas at (760) 863-7050 or email at [jolivas@rivco.org](mailto:jolivas@rivco.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above ordinance amendments will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed ordinance amendments and the proposed negative declaration, at the public hearing. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed ordinance amendments may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed ordinance amendments. All correspondence received before and during the meeting will be distributed to the Planning Commission and retained for the official record.

If the proposed ordinance amendments are challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed ordinance amendments.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Jay Olivas  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIENGUYEN certify that on April 13, 2021,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers TTM37735 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

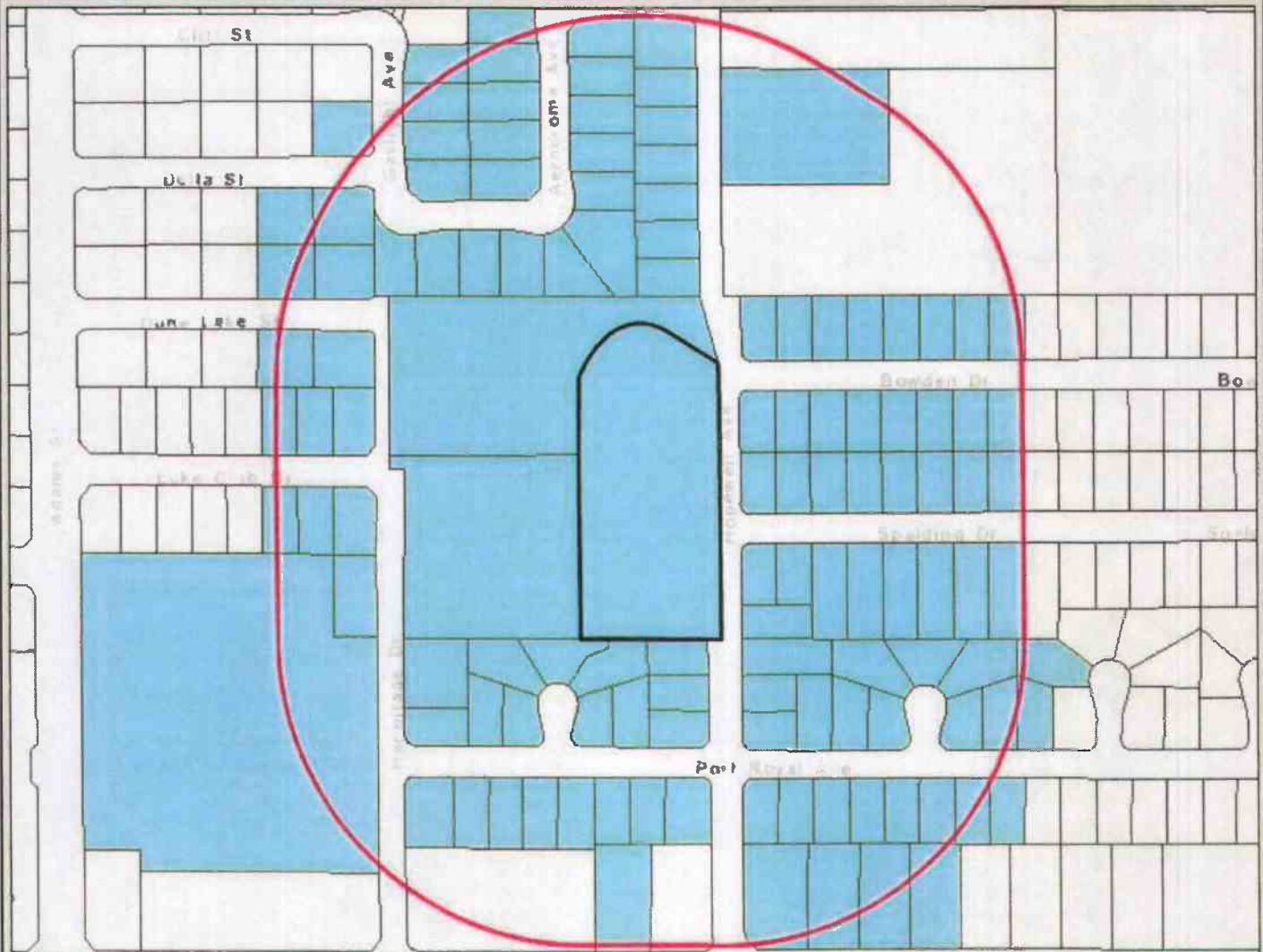
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502





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

# Riverside County GIS Mailing Labels

TTM37735 ( 600 feet buffer )



### Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

### Notes



0 376 752 Feet



**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 4/13/2021 11:56:59 AM

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607323009  
DOMINICK A. AFFATATI  
6018 24TH AVE  
BROOKLYN NY 11204

607332006  
KIMBERLY A. BASQUIN  
41610 SPARKEY WAY  
BERMUDA DUNES CA 92203

607333011  
LOUIS S. CAMPAGNA  
60661 JUNIPER LN  
LA QUINTA CA 92253

607333017  
SANTA FE WEST  
3323 CLUB DR  
LOS ANGELES CA 90064

607294005  
PASQUAL CHACON  
47090 PALERMO CT  
INDIO CA 92201

607294019  
RODOLFO M. DELGADILLO  
41326 AERODROME AVE  
INDIO CA 92203

607323002  
RISK FAMILY TRUST DATED 8/6/2019  
79261 SPALDING DR  
INDIO CA 92203

607323005  
PATRICIA J. FANKHANEL  
79281 SPALDING DR  
INDIO CA 92203

607323006  
BRUCE A. BOWER  
79291 SPALDING DR  
BERMUDA DUNES CA 92203

607323008  
KYLE THOMAS LATHROP  
79311 SPALDING DR  
INDIO CA 92203

607341006  
MATTHEW D. ALMS  
79290 PORT ROYAL AVE  
INDIO CA 92203

607342036  
MARK STANLEY  
79301 PORT ROYAL AVE  
INDIO CA 92203

607342050  
TRND  
19946 N 103RD ST  
SCOTTSDALE AZ 85255

607331009  
MYOMA DUNES MUTUAL WATER CO INC  
79050 AVENUE 42  
BERMUDA DUNES CA 92203

607332009  
GINO VALENZUELA  
79210 PORT ROYAL AVE  
BERMUDA DUNES CA 92203

607333016  
MICHELLE ERICA DANIELS  
39575 CALLE ZAVALA  
INDIO CA 92203

607341001  
DANIEL E. GIGOUX  
41760 HOPEWELL AVE  
BERMUDA DUNES CA 92203

607341002  
JAIME RAUL PEREZ  
523 W ACACIA CT  
SAN BERNARDINO CA 92407

607341007  
ARMANDO J. GARCIA  
1340 E ROUTE 66 STE 200  
GLEN DORA CA 91741

607341008  
LUIS M. BANUELOS  
82877 TYLER CT  
INDIO CA 92203

607341009  
WILLIAM L. VACHTER  
79304 ARUBA CT  
INDIO CA 92203

607294012  
MICHAEL E. MOTTINO  
41458 AERODROME AVE  
INDIO CA 92203

607294024  
SCOTT F. CARTER  
41353 HOPEWELL AVE  
INDIO CA 92203

607294028  
HERBERT COCHRANE  
41449 HOPEWELL AVE  
INDIO CA 92203

607311006  
TIMOTHY L. ELLENZ  
41650 YUCCA LN  
BERMUDA DUNES CA 92203

607312001  
MICHAEL T. MANDIC  
79124 LAKE CLUB DR  
BERMUDA DUNES CA 92203

607322003  
KENNETH L. LYONS  
79921 BOWDEN AVE  
BERMUDA DUNES CA 92203

607322020  
KEITH EDWARD IVY  
79260 SPALDING DR  
BERMUDA DUNES CA 92203

607322021  
KYLE MARTIN  
79270 SPALDING DR  
BERMUDA DUNES CA 92203

607322024  
ERIC H. ROMER  
79300 SPALDING DR  
BERMUDA DUNES CA 92203

607322026  
ROBERT ANDREW ROSTECK  
79320 SPALDING DR  
BERMUDA DUNES CA 92203

607332005  
WILLIAM RONALD WALDEN  
11013 OCEAN DR  
CULVER CITY CA 90230

607333010  
BRENDA EISENACHER  
79171 PORT ROYAL AVE  
BERMUDA DUNES CA 92203

607333012  
CASEY LEE HARRISON  
79191 PORT ROYAL AVE  
BERMUDA DUNES CA 92203

607333013  
ELIZABETH K. STEWART  
79201 PORT ROYAL AVE  
BERMUDA DUNES CA 92203

607341003  
RICARDO L. BIBANCO  
41800 HOPEWELL AVE  
INDIO CA 92203

607342033  
KATHRYN KNIGHT DEPINTOR  
79271 PORT ROYAL AVE  
BERMUDA DUNES CA 92203

607294009  
RICHARD MILLER  
79084 DUNE LAKE ST  
BERMUDA DUNES CA 92203

607294023  
LUCIANO ROCHA  
41329 HOPEWELL AVE  
INDIO CA 92203

607294026  
KEVIN N. MCCULLOUGH  
41401 HOPEWELL AVE  
INDIO CA 92203

607312013  
DANIEL R. FORREST  
79109 DUNE LAKE ST  
BERMUDA DUNES CA 92203

607312034  
LA PALOMA HOMES INC  
P O BOX 10179  
PALM DESERT CA 92255

607321003  
CHAD ENDRES  
79270 BOWDEN DR  
BERMUDA DUNES CA 92203

607321004  
MICHAEL PILTZ  
79280 BOWDEN DR  
INDIO CA 92203

607321007  
KEVIN D. YOST  
79310 BOWDEN DR  
BERMUDA DUNES CA 92203

607322002  
MICAH DANIEL COMBS  
79261 BOWDEN DR  
BERMUDA DUNES CA 92203

607331022  
STADIUM WAY PARTNERSHIP  
2566 OVERLAND AVE # 700  
LOS ANGELES CA 90064

607332010  
ROCKY N. YOUNG  
79220 PORT ROYAL AVE  
INDIO CA 92203

607332011  
KIMBERLY LEENEY  
41801 HOPEWELL AVE  
INDIO CA 92203

607332012  
MATTHEW EUGENE KREPS  
41781 HOPEWELL AVE  
INDIO CA 92203

607332013  
DEBBIE L. THOMPSON  
41761 HOPEWELL AVE  
BERMUDA DUNES CA 92203

607332015  
ENGEN LISA TRUST DTD 4/10/2019  
79202 LOCOVIA CT  
BERMUDA DUNES CA 92203

607341010  
MARILU ARANDA LANDA  
79441 PORT ROYAL AVE  
INDIO CA 92203

607342051  
ZDENEK SOUCEK  
43795 TELLURIDE ST  
INDIO CA 92201

607342063  
KIN CHOW CHAN  
818 E SANTA FE AVE NO D  
SAN GABRIEL CA 91776

607291015  
FELIPE J. GONZALEZ  
41315 AERODROME AVE  
INDIO CA 92203



607291016  
ELLIOTT OTTO STRANKMAN  
41291 AERODROME AVE  
INDIO CA 92203

607291017  
JOHN CHERAM  
41267 AERODROME AVE  
INDIO CA 92203

607294010  
A VOLMER  
79108 DUNE LAKE ST  
INDIO CA 92203

607294013  
ROCK FAMILY DECLARATION OF TRUST DATED  
41434 AERODROME AVE  
INDIO CA 92203

607300006  
MICHAEL WILLIAM MANGAN  
78940 MARTINIQUE  
BERMUDA DUNES CA 92203

607291009  
MARK FAESSEL  
41300 GASLIGHT AVE  
INDIO CA 92203

607291011  
MARVIN T. GALIGER  
850 E AVENUE  
CORONADO CA 92118

607291012  
CHRISTOPHER DAVID MCANALLEN  
41372 GASLIGHT AVE  
BERMUDA DUNES CA 92203

607312026  
DONALD J. GONSALVES  
41650 HERMITAGE DR  
INDIO CA 92201

607323004  
RYAN M. RISK  
79271 SPALDING DR  
INDIO CA 92203

607323007  
KEVIN L. THOMSON  
79301 SPALDING DR  
BERMUDA DUNES CA 92203

607294021  
JASON SCHNEIDER  
41278 AERODROME AVE  
INDIO CA 92203

607294022  
VINCENT T. STABILE  
P O BOX 843  
PALM DESERT CA 92211

607312012  
DEBORAH SIGMAN  
79085 DUNE LAKE ST  
INDIO CA 92203

607321001  
VICTOR GONZALEZ  
41550 HOREWELL AVE  
BERMUDA DUNES CA 92203

607321002  
WHALEY FAMILY TRUST DATED 4/1/2020  
78980 MARTINIQUE DR  
BERMUDA DUNES CA 92203

607321006  
RANDY B. CHAPA  
79300 BOWDEN DR  
INDIO CA 92203

607322004  
JACKSON DARWIN POYFAIR  
79281 BOWDEN DR  
INDIO CA 92203

607322005  
JASON ANDREW WILLIAMS  
79291 BOWDEN DR  
BERMUDA DUNES CA 92203

607322007  
REINA Z. BANUELOS  
79311 BOWDEN DR  
INDIO CA 92203

607322008  
THOMAS H. MERDZINSKI  
79321 BOWDEN DR  
INDIO CA 92203

607332003  
GARY H. VINCENT  
79170 PORT ROYAL  
BERMUDA DUNES CA 92203

607332014  
ESCOBAR DAVID LIVING TRUST UTD 8/22/2018  
79198 LOCOVIA CT  
INDIO CA 92203

607341005  
VENKATESH KARA  
770 AMALFI LOOP  
MILPITAS CA 95035

607342035  
WILLIAM D. STASHAK  
79291 PORT ROYAL AVE  
BERMUDA DUNES CA 92203

607342052  
CASTELLINI  
8811 RESEARCH DR NO 100  
IRVINE CA 92618

607291010  
BENJAMIN COLIN MARTINEZ  
41324 GASLIGHT AVE  
INDIO CA 92203

607291013  
BRIAN RISSMAN  
41363 AERODROME AVE  
BERMUDA DUNES CA 92203

607294004  
MATTHEW R. GAUSS  
79083 DELTA ST  
BERMUDA DUNES CA 92203

607294016  
CHRISTIAN JOHN LUZAR  
41386 AERODROME AVE  
BERMUDA DUNES CA 92203

607294017  
ANDY W. BOGUE  
41374 AERODROME AVE  
BERMUDA DUNES CA 92203

607294018  
BROOKE ZIMMER  
41350 AERODROME AVE  
BERMUDA DUNES CA 92203

607292010  
JUDITH D. COON  
26 GOLDEN EAGLE LN  
LITTLETON CO 80127

607294011  
MARK G. LARSON  
41482 AERODROME AVE  
INDIO CA 92203

607294020  
CODY ALAN SUM  
41302 AERODROME AVE  
INDIO CA 92203

607294025  
DAVID CHAVARRIA  
41377 HOPEWELL AVE  
INDIO CA 92203

607294027  
JASON PETTYJOHN  
41425 HOPEWELL AVE  
INDIO CA 92203

607312002  
RAFAEL M. NUNEZ  
1867 SKYLINE DR  
LEMON GRASS CA 91945

607322025  
CHARLES WILLIAM DELAET  
79310 SPALDING DR  
INDIO CA 92203

607323003  
CHRISTINE M. WICZEK  
44450 FOXTAIL CIR  
LA QUINTA CA 92253

607332004  
DIANA ESTER MELENDEZ  
79180 PORT ROYAL AVE  
INDIO CA 92203

607332016  
DAVID L. ADDINGTON  
41780 HERMITAGE DR  
INDIO CA 92203

607333009  
SUSANA DELAROSA  
79161 PORT ROYAL AVE  
INDIO CA 92203

607341004  
BERTIN A. ROJAS  
79270 PORT ROYAL AVE  
INDIO CA 92203

607341014  
MARITZA MAGANA  
43524 CAMPO PL  
INDIO CA 92203

607342034  
JAMES D. ANDERSON  
79281 PORT ROYAL AVE  
BERMUDA DUNES CA 92203

607294014  
KATHERINE ELIZABETH EVANS  
41410 AERODROME AVE  
INDIO CA 92203

607294015  
RENEE A. WULF  
1700 W MULBERRY ST  
LINCOLN NE 68522

607341012  
GABRIEL ESCOBAR  
79330 PORT ROYAL AVE  
BERMUDA DUNES CA 92203

607342031  
RUSSELL CLARKE  
75101 SEGO LN STE H  
PALM DESERT CA 92211

607291014  
LUIS G. NUNEZ  
41339 AERODROME AVE  
BERMUDA DUNES CA 92203

607311007  
JOHN R. CARMONA  
79103 LAKE CLUB DR  
BERMUDA DUNES CA 92203

607312003  
FELICITAS MEDINA NUNEZ  
79092 LAKE CLUB DR  
BERMUDA DUNES CA 92203

607312036  
JASON L. CLESTER  
41750 HERMITAGE DR  
BERMUDA DUNES CA 92203

607321005  
ERNESTO ZUNIGA  
79290 BOWDEN DR  
BERMUDA DUNES CA 92203

607321008  
STEVEN CARDONA  
79320 BOWDEN DR  
INDIO CA 92203

607322001  
KEELEY R. RHODES  
41650 HOPEWELL AVE  
BERMUDA DUNES CA 92203

607322006  
ROMAN GONZALEZ  
79301 BOWDEN DR  
INDIO CA 92203

607322019  
SHIRLEY A. HENSS  
79250 SPALDING DR  
BERMUDA DUNES CA 92203

607322022  
PAUL DROZINSKI  
79280 SPALDING DR  
INDIO CA 92203

607322023  
MARY E. HOFF SILVA  
79290 SPALDING DR  
INDIO CA 92203

607333014  
RONALD C. NAGATA  
41501 BALACLAVA DR  
BERMUDA DUNES CA 92203

607311008  
MARK BOYD VALENTINO  
79119 LAKE CLUB DR  
INDIO CA 92203

607323001  
ASHLEY GOODMAN  
79251 SPALDING DR  
INDIO CA 92203

607333015  
WILLIAM S. TYLER  
79221 PORT ROYAL AVE  
INDIO CA 92203

607341011  
ROBERT C. HOUGHTON  
79320 PORT ROYAL AVE  
BERMUDA DUNES CA 92203

607342032  
RAFAEL COTTO PADILLA  
78650 AVE 42ND APT 2201  
BERMUDA DUNES CA 92203

607342037  
KELLI HUGHES  
79311 PORT ROYAL AVE  
BERMUDA DUNES CA 92203

607342038  
ANNETTE RIVAS  
79321 PORT ROYAL AVE  
INDIO CA 92203

Kirkland West  
Habitat Defense Council  
PO Box 7821  
Laguna Niguel, Ca, 92607-7821

Richard Drury  
Komalpreet Toor  
Lozeau Drury, LLP  
1939 Harrison Street, Suite 150  
Oakland, CA 94612



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## NOTICE OF DECISION

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

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

77588 El Duna Ct Ste. H  
Palm Desert, California 92211

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

CZ1900007 / TTM37735 / PPT210006 / CEQ190031

*Project Title/Case Numbers*

Jay Olivas Project Planner  
*County Contact Person*

760-863-8271  
*Phone Number*

N/A

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

La Paloma Homes c/o Dan Arthofer  
*Project Applicant*

P.O. Box 10179 Palm Desert, CA 92255  
*Address*

North of Port Royal Avenue, South of Country Club Drive, East of Hermitage Drive, and West of Hopewell Avenue.  
*Project Location*

Change of Zone No.1900007 modifies the Controlled Development Areas (W-2) Zone to the General Residential (R-3) Zone, Tentative Tract Map No. 37735 subdivides 3.70 acres into 18 detached single-family residential condominium units, and Plot Plan No. 210006 for one and two-story condominium units.  
*Project Description*

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

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act and reflects the independent judgment of the Lead Agency (County of Riverside).
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted.
6. Findings were made pursuant to the provisions of CEQA.

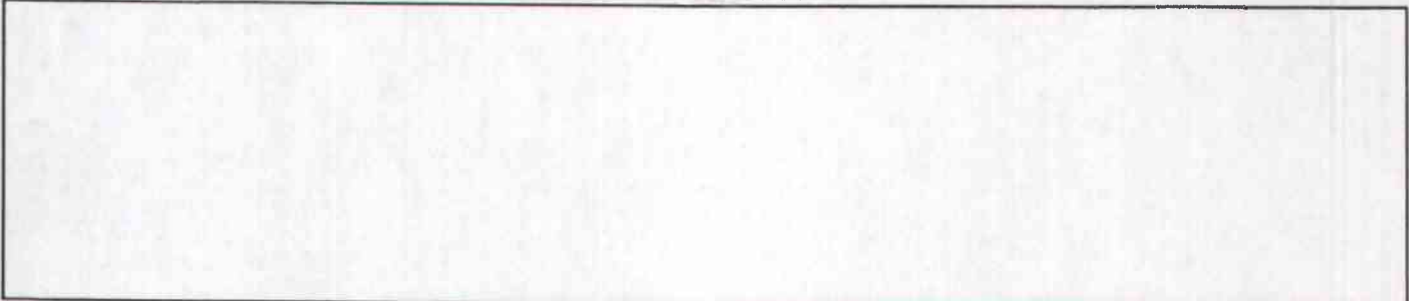
This is to certify that the Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 77588 El Duna Ct, Ste. H, Palm Desert, CA 92211

\_\_\_\_\_  
*Signature* Urban Regional Planner \_\_\_\_\_  
*Title* *Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Please charge deposit fee case#: ZCEQ190031 ZCFG/CFW190021

**FOR COUNTY CLERK'S USE ONLY**





**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
MAY 5, 2021**

**1.0 CONSENT CALENDAR**

**NONE**

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

**NONE**

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

**3.1 SPECIFIC PLAN NO. 343 AMENDMENT NO. 2, GENERAL PLAN AMENDMENT NO. 200005, CHANGE OF ZONE NO. 200025, PLOT PLAN NO. 200021, and TENTATIVE PARCEL MAP NO. 38040 – Intent to Consider an Addendum to Certified Environmental Impact Report – EIR470 – Applicant: SoCal Arena Company, LLC/Stephen Collins – Representative: Meridian Consultants, LLC/Tony Locacciato – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Business Park (CD-BP) – Mixed Use Area (CD-MUA) – Commercial Tourist (CD-CT) – Commercial Office (CD-CO) – Very High Density Residential (CD-VHDR) - Medium High Density Residential (CD-MHDR) - Open Space: Recreation (OS-R) – Zoning: Specific Plan Zone (North Star Ranch, Specific Plan No. 343) – Location: Northeasterly of Interstate 10 and Varner Road, easterly of Cook Street, westerly of Washington Street, northerly of 38<sup>th</sup> Avenue, and southerly of Chase School Road – 455.75 Acres (Entire Specific Plan) – **REQUEST:** The Specific Plan Amendment is a proposal to amend the existing Specific Plan by adding a Planning Area 11 for the purposes of accommodating a sports and events arena. Existing Planning Area 8 primarily will be reduced in size to accommodate Planning Area 11 and Planning Areas 4, 6B, and 7 would also have boundary changes to accommodate Planning Area 11. The Specific Plan Amendment also proposes to incorporate guidelines for signs specific to Planning Area 11, including guidelines for digital signage. The General Plan Amendment is a proposal to modify the land use designations of the General Plan to match those as proposed by the Specific Plan Amendment, in particular to designate the proposed Planning Area 11 area as Commercial Tourist, and to modify Western Coachella Valley Area Plan Policy 15.4 to allow for alternative standards for free standing signs within Specific Plans with the inclusion of the following provision “e. the provisions of this policy shall not apply to signs and development located in a Specific Plan where the Specific Plan has sign design guidelines or standards”. The Change of Zone is a proposal to modify the Specific Plan Zoning Ordinance text to accommodate the proposed Planning Area 11 and to define the Specific Plan Planning Area boundaries. The Plot Plan is a proposal to construct and operate a sports and events arena and hockey training facility totaling a maximum of 295,000 sq. ft. with a maximum height of 58 feet above ground level on 44.41 gross acres with 3,000 parking spaces. The Tentative Parcel Map is a proposal to subdivide a 101.58 gross acre area into four (4) parcels. APNs: 695-100-004 through 695-100-014. Continued from April 7, 2021 and April 27, 2021. Project Planner: Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org).**

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 5-0

**ADOPTED** Planning Commission Resolution No. 2021-003; and,

The Planning Commission Recommends that the Board of Supervisors take the following actions:

**CONSIDER** an Addendum to Environmental Impact Report No. 470; and,

**TENTATIVELY** Approve General Plan Amendment No. 200005; and,

**TENTATIVELY** Approve Amendment No. 2 to Specific Plan No. 343; and,

**TENTATIVELY** Approve Change of Zone No. 1800020; and,

**APPROVE** Tentative Tract Map No. 38040; and,

**APPROVE** Plot Plan No. 200021, subject to the conditions of approval as modified at hearing.

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

**4.1 CHANGE OF ZONE NO. 1900007 (CZ1900007), TENTATIVE TRACT MAP NO. 37735 (TTM37735), and PLOT PLAN NO. 210006 (PPT210006) – Intent to Adopt a Negative Declaration – CEQ190031 – Owner/Applicant: Dan Arthofer – Engineer: Egan Civil, Inc. – Fourth Supervisorial District – Bermuda Dunes Zoning**

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 5-0



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
MAY 5, 2021**

District – Western Coachella Valley Area Plan: Medium Density Residential (2-5 D.U./Ac.) – Location: Northerly of 42<sup>nd</sup> Avenue and Port Royal Avenue, southerly of Aerodrome Avenue, westerly of Hopewell Drive, and easterly of Hermitage Drive – 3.70 Gross Acres – Zoning: Controlled Development Areas (W-2) – **REQUEST:** Change of Zone No.1900007 proposes to modify the existing Controlled Development Areas (W-2) Zone to the General Residential (R-3) Zone. Tentative Tract Map No. 37735 proposes to subdivide 3.70 acres into 18-detached single-family residential condominium units with common open space, retention basin, and desert landscaping. Plot Plan No. 210006 proposes approximately 13-single-story and approximately five (5) two-story detached single-family residential condominium units ranging in size from approximately 1,742 sq. ft. to 2,063 sq. ft. each. APN: 607-312-034. Project Planner: Jay Olivas at (760) 863-7050 or email at [jolivas@rivco.org](mailto:jolivias@rivco.org).

The Planning Commission Recommends that the Board of Supervisors take the following actions:

**ADOPT** a Negative Declaration for Environmental Assessment No. 190031; and,

**TENTATIVELY** Approve Change of Zone No. 1900007; and,

**APPROVE** Tentative Tract Map No. 37735; and,

**APPROVE** Plot Plan No. 210006, subject to the conditions of approval.

- 4.2 **APPEAL of the PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 190032 – Intent to Adopt a Mitigated Negative Declaration** – CEQ190121 – Applicant: DP Harvill, LLC/Lou Monville – Engineer: SDH, Inc./Steve Sommers – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development; Business Park (CD-BP) – Location: Northerly of Rider Street, southerly of Cajalco Road, easterly of Patterson Avenue, and westerly of Harvill Avenue – 11.15 Gross Acres – Zoning: Manufacturing-Service Commercial (M-SC) – **REQUEST:** Appeal of March 22, 2021 Planning Director's decision to adopt a Mitigated Negative Declaration (CEQ190121) and approved Plot Plan No. 190032, which proposes the construction of a 53,275 sq. ft. warehousing and distribution truck terminal which includes 5,000 sq. ft. of office uses on a 11.15-acre site. The building will be constructed of concrete tilt-up panels and ranging in height from 33 feet to 39 feet. Parking for 159 truck trailers will be provided to the north and south of the proposed truck terminal building. Forty-five (45) standard parking spaces will be provided which will include three (3) accessible parking spaces and two (2) electric vehicle spaces. Four (4) water quality management basins are proposed along the northeastern and southeastern boundaries of the Property site. APN: 317-170-043. Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).

**Planning Commission Action:**

Public Comments: Closed

By a vote of 5-0

**DENY** the appeal of the Planning Director's decision on March 22, 2021, approving Plot Plan No. 190032; and,

**UPHOLD** the Planning Director's Adoption of the Mitigated Negative Declaration for Environmental Assessment No. CEQ190121; and,

**UPHOLD** the Planning Director's Approval of the Plot Plan No. 190032, subject to the conditions of approval.

- 4.3 **GENERAL PLAN AMENDMENT NO. 200003 – Exempt from the California Environmental Quality Act (CEQA)** – County of Riverside – All Supervisorial Districts – Countywide – **REQUEST:** General Plan Amendment No. 200003 (GPA200003) amends Chapter 3 of the General Plan (Land Use Element), specifically the "Areas Subject to Indian Jurisdiction" section, to include the addition of new text to ensure that development of Fee Lands is appropriately in coordination with the appropriate Tribal Government. Revisions to policy LU 37.5 requires all development of Fee Lands to be transmitted to the appropriate Tribal Government for review and comment as part of the County's development review process. Additionally, the revised policy also assigns Fee Lands that do not currently have a Foundation Component or Land Use Designation the Agriculture Foundation Component and Agriculture Land Use Designation. Project Planner: Paul Swancott at (951) 955-3103 or email at [Pswancott@rivco.org](mailto:Pswancott@rivco.org).

**Planning Commission Action:**

Public Comments: Closed

By a vote of 5-0

**ADOPTED** Planning Commission Resolution No. 2021-004; and,

The Planning Commission Recommends that the Board of Supervisors take the following actions:

**FIND** the project exempt from the California Environmental Quality Act (CEQA); and,

**TENTATIVELY** Approve General Plan Amendment No. 200003.





**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
MAY 5, 2021**

**4.4 CONDITIONAL USE PERMIT NO. 190045 and DEVELOPMENT AGREEMENT NO. 1900036 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15061(b)(3) (Common Sense Exemption) – CEQ190136 – Applicant: Cheapest Hydro, LLC – Second Supervisorial District – North Riverside Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Location: Northerly of Center Street, easterly of Stephens Avenue, southerly of Kluk Lane, and westerly of La Cadena Drive – 0.72 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Conditional Use Permit No. 190045 proposes to use an existing 13,559 sq. ft. building as a storefront for a retail cannabis business and distribution facility. The proposed Cannabis retail storefront will occupy 4,137 sq. ft. and the distribution facility will occupy the remaining 9,422 sq. ft. Development Agreement No. 1900036 would impose a lifespan on the proposed cannabis project and provide community benefit to the Highgrove area. APN: 246-123-024 and 246-123-025. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).**

**Planning Commission Action:**

Public Comments: Closed

By a vote of 5-0

The Planning Commission Recommends that the Board of Supervisors take the following actions:

**FIND** the project exempt from the California Environmental Quality Act (CEQA); and,

**TENTATIVELY** Approve Development Agreement No. 1900036; and,

**APPROVE** Conditional Use Permit No. 190045, subject to the conditions of approval as modified at hearing.

**5.0 WORKSHOP:**

**NONE**

**6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

**7.0 DIRECTOR'S REPORT**

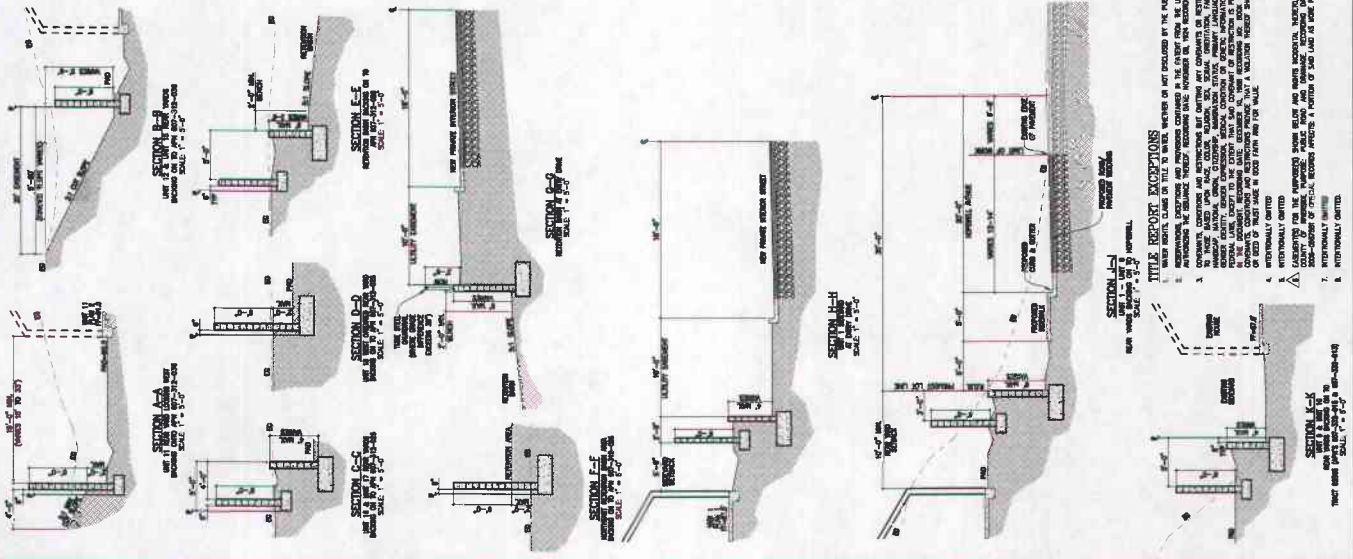
**8.0 COMMISSIONER'S COMMENTS**

# TENTATIVE TRACT MAP 37735 & PLOT PLAN 210006

FOR CONDOMINIUM PURPOSES (18 UNITS)  
A PROPOSED SUBDIVISION OF PARCELS 1, 2 OF LOT 16, ALBERTA STREET, IN THE UNINCORPORATED COUNTY OF CALIFORNIA, COUNTY OF SAN DIEGO, AS SHOWN ON THE RECORDS OF SAID COUNTY.



PROPOSED SITE PLAN  
SCALE: 1"=40'



**TITLE REPORT EXCEPTIONS**  
 1. INFORMATION CONTAINED HEREIN IS NOT GUARANTEED BY THE PUBLIC RECORDS.  
 2. INFORMATION CONTAINED HEREIN IS NOT GUARANTEED BY THE PUBLIC RECORDS.  
 3. INFORMATION CONTAINED HEREIN IS NOT GUARANTEED BY THE PUBLIC RECORDS.  
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 8. INFORMATION CONTAINED HEREIN IS NOT GUARANTEED BY THE PUBLIC RECORDS.  
 9. INFORMATION CONTAINED HEREIN IS NOT GUARANTEED BY THE PUBLIC RECORDS.  
 10. INFORMATION CONTAINED HEREIN IS NOT GUARANTEED BY THE PUBLIC RECORDS.

**LEGAL DISPOSITION:**  
 THIS TRACT MAP IS A TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES. IT IS SUBJECT TO THE RECORDS OF SAID COUNTY, SAN DIEGO COUNTY, CALIFORNIA, AND TO THE RECORDS OF SAID COUNTY, SAN DIEGO COUNTY, CALIFORNIA.

**GENERAL PLAN LAND USE:**  
 THE GENERAL PLAN LAND USE FOR THIS TRACT MAP IS RESIDENTIAL CONDOMINIUM DEVELOPMENT.

**PROPOSED LAND USE:**  
 THE PROPOSED LAND USE FOR THIS TRACT MAP IS RESIDENTIAL CONDOMINIUM DEVELOPMENT.

**RELATED CASE NUMBERS:**  
 THE RELATED CASE NUMBERS FOR THIS TRACT MAP ARE:

**PROJECT DESCRIPTION:**  
 THE PROJECT DESCRIPTION FOR THIS TRACT MAP IS:

**ASSessor'S PARCEL NO.:**  
 THE ASSessor'S PARCEL NO. FOR THIS TRACT MAP IS:

**OWNER/APPLICANT:**  
 THE OWNER/APPLICANT FOR THIS TRACT MAP IS:

**EXISTING ZONING:**  
 THE EXISTING ZONING FOR THIS TRACT MAP IS:

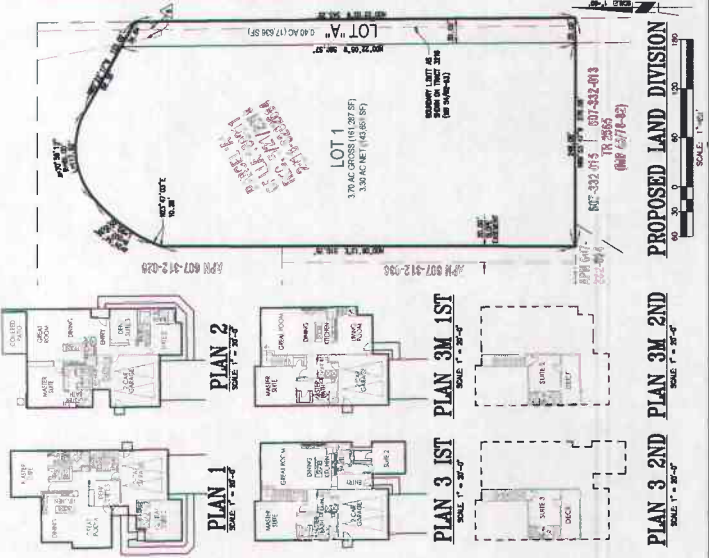
**PROPOSED ZONING:**  
 THE PROPOSED ZONING FOR THIS TRACT MAP IS:

**UTILITY COMPANIES:**  
 THE UTILITY COMPANIES FOR THIS TRACT MAP ARE:

**LOT AREA TABULATION:**  
 THE LOT AREA TABULATION FOR THIS TRACT MAP IS:

**DENSITY ANALYSIS:**  
 THE DENSITY ANALYSIS FOR THIS TRACT MAP IS:

**AL.L.U.C. COMPATIBILITY:**  
 THE AL.L.U.C. COMPATIBILITY FOR THIS TRACT MAP IS:



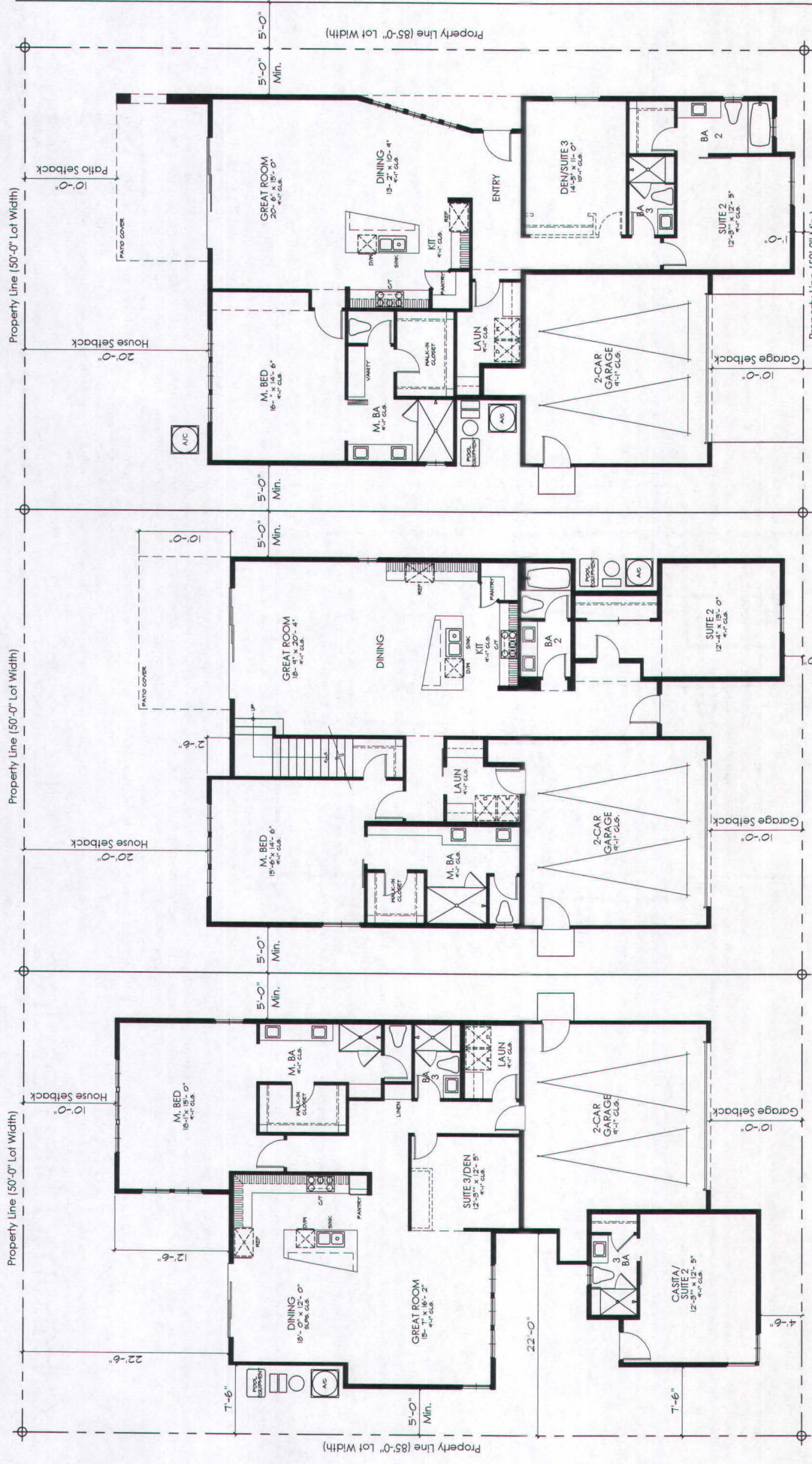
PLAN 1 SCALE: 1"=20'  
 PLAN 2 SCALE: 1"=20'  
 PLAN 3 1ST SCALE: 1"=20'  
 PLAN 3 2ND SCALE: 1"=20'  
 PLAN 3 3RD SCALE: 1"=20'

**EGAN CIVIL, INC.**  
 REGISTERED PROFESSIONAL ENGINEER  
 NO. 72070  
 15000 SAN DIEGO AVENUE, SUITE 200  
 SAN DIEGO, CALIFORNIA 92128  
 TEL: (619) 594-1111  
 FAX: (619) 594-1112  
 WWW.EGAN-CIVIL.COM

**TENTATIVE TRACT MAP 37735**  
**18 UNIT CONDOMINIUM PROJECT**  
 1800 ALBERTA STREET  
 SAN DIEGO, CALIFORNIA 92108  
 PROJECT NO. 210006  
 SHEET NO. 1 OF 1

**DATE:** FEBRUARY 15, 2021  
**PLOT DATE:** FEBRUARY 15, 2021





**PLAN 1** 1,742 S.F. **PLAN 2** 1,860 S.F. **PLAN 3** 2,058 S.F.

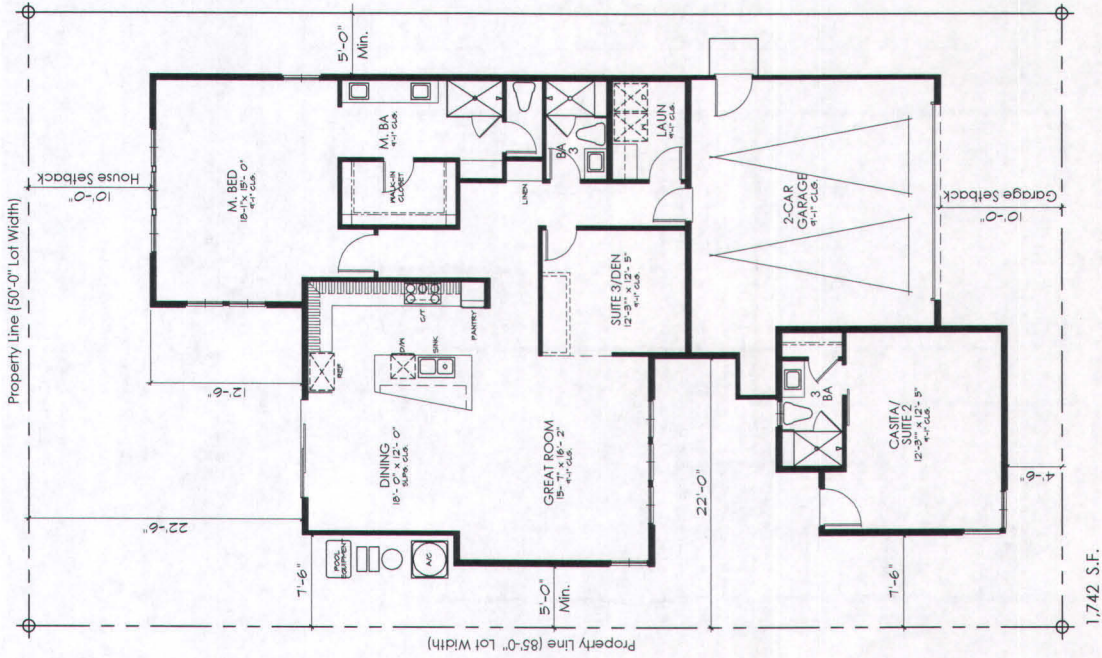
FLOOR PLANS  
SCALE 1/4" = 1'-0"

CURB



# La Paloma Homes, Inc. 18 LOTS

BERMUDA DUNES, CA



**PLAN 1**  
**FLOOR PLAN**  
 SCALE 1/4" = 1'-0"



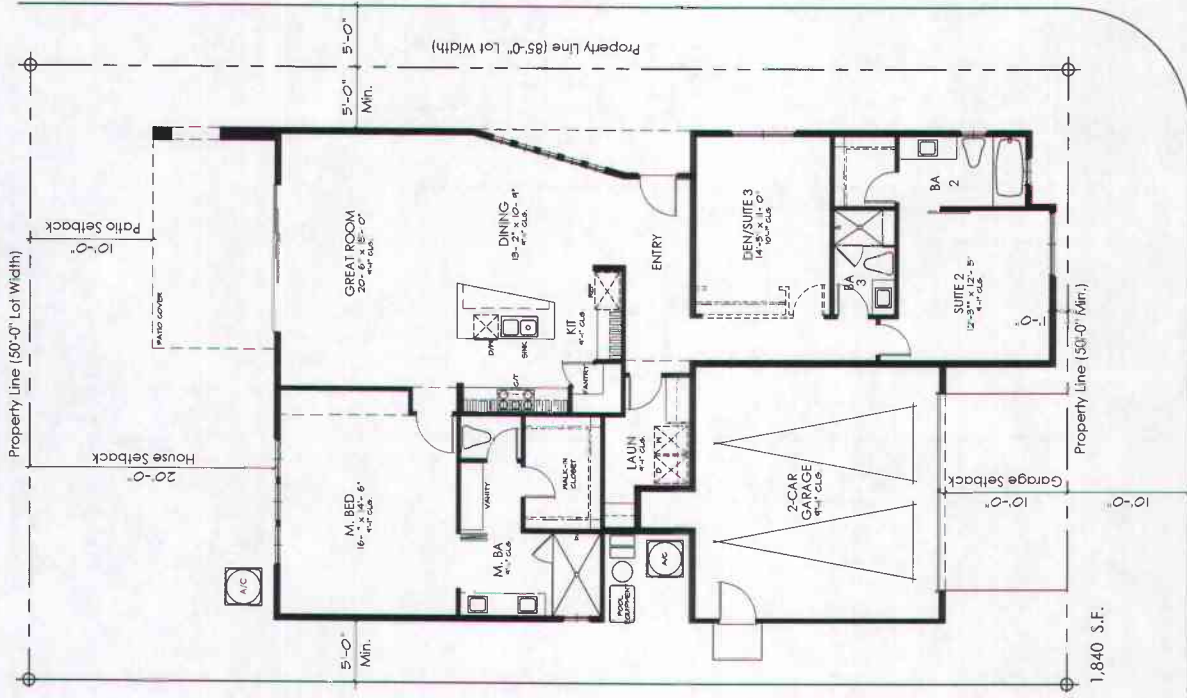
architecture • planning  
 interior design  
 31411 Calle Capistrano  
 Suite 300  
 San Juan Capistrano  
 CA 92675  
 (949) 467-2300

7-14-20

#20-11

La Paloma Homes, Inc. 18 LOTS

BERMUDA DUNES, CA



**PLAN 2**  
**FLOOR PLAN**  
 SCALE 1/4" = 1'-0"



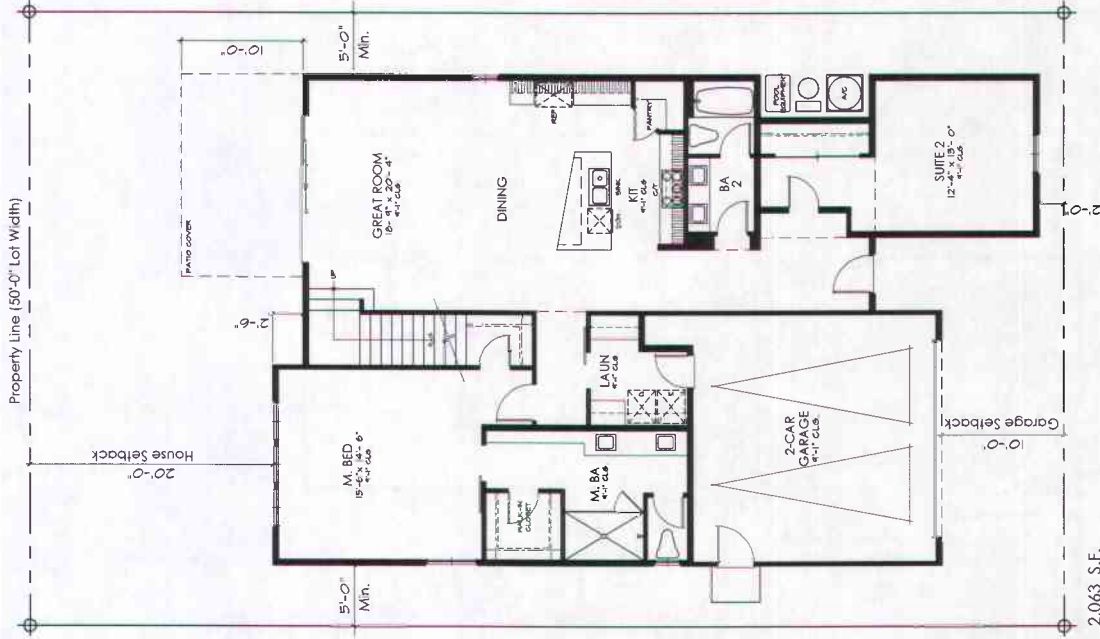
architecture • planning  
 31411 camino capitano  
 suite 300  
 san juan capistrano  
 california 92675  
 (949) 487-2320

architects, inc.

7-14-20

#20-11

**La Paloma Homes, Inc.**  
**18 LOTS**  
 BERMUDA DUNES, CA



# PLAN 3 FLOOR PLAN

SCALE 1/4" = 1'-0"



architecture • planning  
3141 Camino Capitano  
San Juan Capistrano  
CA 92675  
(949) 487-2320

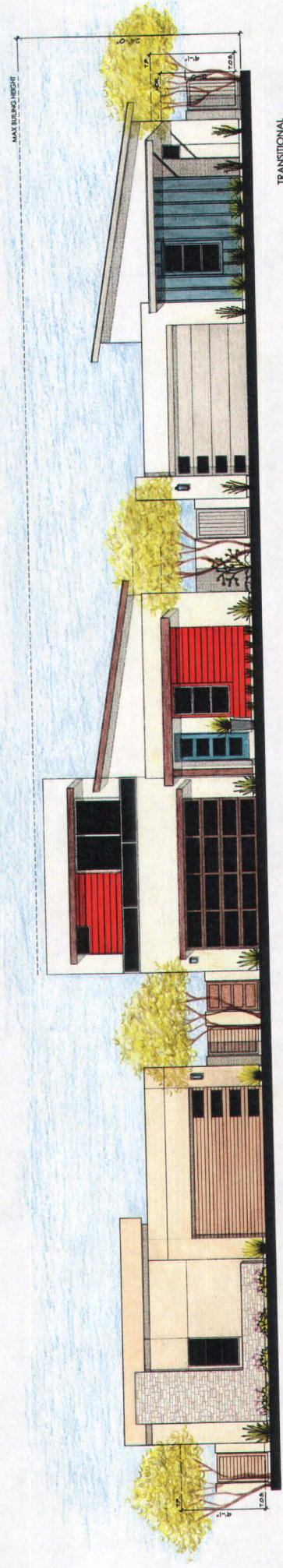
7-14-20

#20-11

## 18 LOTS

BERMUDA DUNES, CA

# La Paloma Homes, Inc.



DESERT MODERN

CONTEMPORARY

TRANSITIONAL

**STREET SCENE**

SCALE 1/4" = 1'-0"

**Exterior Materials**

1. Competition Tile/Flat Roof
2. Stucco
3. Wood Fascia
4. Stucco or Foam Trim
5. Hard Siding
6. Hard Trim
7. Custom Entry Doors
8. Decorative Garage Doors
9. Decorative Metal Side Gates
10. Stucco Eyebrow Cantilever
11. Glass Railing
12. Manufactured Stone Veneer
13. Decorative Metal Light Fixtures
14. Metal Support Brackets



architecture • planning  
3141 Camino Capitano  
San Juan Capistrano  
ca. 92675  
(949) 467-2320

architects, inc.

7-15-20

#20-11

**La Paloma Homes, Inc.**      **18 LOTS**      **BERMUDA DUNES, CA**



## Boydd, April

---

**From:** Ryan Gonzales <rydog1259@gmail.com>  
**Sent:** Friday, June 4, 2021 9:08 PM  
**To:** COB  
**Subject:** Opposition to hopewell condo project

To whom it may concern,

I would like to voice my opposition to a condo project on hopewell. Our community is very quite and full of invested and committed home owners. I think that a condo complex would not complement our neighborhood at at. Please do not allow a change of zoning to allow multi family units.

Ryan Gonzales  
79390 Bowden dr  
Bermuda Dunes CA 92203

Sent from my phone

## Boydd, April

---

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Ryan Gonzales  
79390 Bowden dr  
Bermuda Dunes CA 92203

Sent from my phone

## Boydd, April

---

**From:** cob@rivco.org  
**Sent:** Tuesday, June 15, 2021 1:22 PM  
**To:** COB; arredondo.trinidad@gmail.com  
**Subject:** Board comments web submission



**First Name:** Trinidad  
**Last Name:** Arredondo  
**Address (Street, City and Zip):** 50091 Kenmore street  
**Phone:** 7607717701  
**Email:** arredondo.trinidad@gmail.com  
**Agenda Date:** 06/15/2021  
**Agenda Item # or Public Comment:** Supervisor Perez Budget Request on Riverside county National Date Festival  
**State your position below:** Support  
**Comments:** Hello, my name is Trinidad Arredondo.

I am calling in today to support Supervisor Perez's budget request for the Riverside County National Date Festival. The one thing that everyone can remember about their childhood is attending the yearly event in the City of Indio. Over the decades, millions of residents from throughout Riverside County have attended the Date Festival. How do I now this? I have been volunteering as Rotary Club Member for the past 23 years dedicating hundreds of hours of community service at the festival parking cars. I've chatted with people driving from Perris, Murrieta, Riverside, Menifee and of course the Coachella Valley to see the art exhibits, animals, local dates, eat giant cinnamon rolls and other delicious food items, but who can forget the derby cars or the monster trucks? Year after year, attendance has been rising. The Fair needs to stay in Indio and we need to have it in February. Let's do this for all the children of Riverside County and beyond who look forward to it every year. Thank you.

**Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID #864 4411 6015 . Password is 20210615. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am am with the phone number you provided in the form so you can be identified during the meeting.**

## Boydd, April

---

**From:** cob@rivco.org  
**Sent:** Tuesday, June 15, 2021 1:33 PM  
**To:** COB; mnlarred7@aol.com  
**Subject:** Board comments web submission

**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.



First Name: Manuel  
Last Name: Arredondo  
Address (Street, City and Zip): 83277 Antigua Drive  
Phone: 7608358330  
Email: mnlarred7@aol.com  
Agenda Date: 06/15/2021  
Agenda Item # or Public: Support for the National Date Festival  
Comment:  
State your position below: Support  
Comments: The National Date Festival is a extremely important event for Riverside County. Financially it provides a source of income to the county to help pay for the upkeep of the Indio Fair grounds. The Coachella Valley businesses benefit from the thousands of visitors from throughout California and other states. The festival provides an important source of affordable entertainment and recreation for Riverzide County Residents. The Festival helps keep the focus on the importance of our Date multi-million dollar industry. Historically, it is part of our tradition of support for our Riverside County Ag multi-billion dollar Industry. Thank you for your kind consideration of this issue.

**Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID #864 4411 6015 . Password is 20210615. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am am with the phone number you provided in the form so you can be identified during the meeting.**

## Boydd, April

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**From:** cob@rivco.org  
**Sent:** Tuesday, June 15, 2021 1:48 PM  
**To:** COB; fred.wolf@usndcorps.org  
**Subject:** Board comments web submission

**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.



**First Name:** Fred  
**Last Name:** Wolf  
**Address (Street, City and Zip):** 31855 Date Palm Dr #3402, Cathedral City, CA, 92234  
**Phone:** 19517775452  
**Email:** fred.wolf@usndcorps.org  
**Agenda Date:** 06/15/2021  
**Agenda Item # or Public Comment:** Supervisor Perez's request for \$1M for the Date Festival to return  
**State your position below:** Support  
**Comments:** As a resident of the Greater Coachella Valley and someone who has volunteered at the Date Festival numerous times personally and through other non profit organizations, I would like to greatly support this action and request of Supervisor Perez.

**Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID #864 4411 6015 . Password is 20210615. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am am with the phone number you provided in the form so you can be identified during the meeting.**

**Riverside County Animal Services  
Blythe Shelter Possible Closure**



**Riverside County Animal Services  
Blythe Shelter Proposal**

Riverside County's Blythe Animal Shelter is the smallest shelter in the Riverside County Department of Animal Services (DAS) sheltering system. The Blythe Shelter is about one and a half hours away, or approximately 110 miles, from the Coachella Valley Animal Campus.

As part of our budget process for fiscal year 2021-2022, DAS had to submit a balanced budget. This budget included a decrease in revenue. We unfortunately had to submit the budget with some reductions, one of which was the closing of the Blythe shelter. DAS does not want to close the facility, but our funding does not allow us to keep the facility open. The County does not have any funds that would allow the facility to stay open. DAS and Riverside County looked at CARES and ARP funding, but the requirements tied to the funding do not allow the use of these funds for keeping the Blythe Animal Shelter open.

DAS will continue to provide field services to the unincorporated areas surrounding Blythe. To cover the animal control needs of the unincorporated areas surrounding Blythe, DAS proposes to continue funding two of the current four positions assigned to the Blythe Shelter to manage the unincorporated needs. Every time an animal from unincorporated areas is picked up the officer scans the animal for a microchip and returns the animal to the owner, when possible. Any animal not identified would be transported to the Coachella Valley Animal Campus (CVAC) in Thousand Palms. Transporting the animals to CVAC is not an unusual occurrence for Riverside County Animal Services. We currently transport all animals from Blythe to the CVAC facility once or twice a week after the animals' stray holding period ends, they are then placed up for adoption. We have been doing this for several years.

Last year, the San Jacinto Animal Campus was closed due to similar budget constraints. The region has been split and animals are transported to the CVAC animal campus and the Riverside Animal Shelter depending on the location at the time of the impoundment. This has not impacted reclaims.

If we were to close the Blythe shelter, Animal Services would not renew the City of Blythe sheltering contract and no longer would be responsible for sheltering animals for the City of Blythe. Blythe currently has their own Animal Control Officer so the field service needs for the city would not change. Since we would not want to leave the City of Blythe without any sheltering options, we would like to recommend a possible transfer of ownership of the Blythe Shelter facility from Riverside County Animal Services to the City of Blythe to run and operate. If the City is interested in this option, our real estate department can provide specific rate information to find a solution that works for both the City and the County. The current agreement ends on July 1, 2021.

If the city does not want to take on the responsibility of the Blythe shelter, we can work with the city to continue the sheltering contract and to ensure all animals are transported to the CVAC facility. This transport could be done by our Animal Control Officers on some pre-arranged schedule or the city could transport the animals to the CVAC facility as they desire. Transport, performed by DAS at a time where we were not already doing a transport, could be charged at the current Board of Supervisor (BOS) hourly rate for an Animal Control Officer (ACO) and would be based on the time to transfer animals to the Riverside County Animal Control vehicle, drive to the CVAC facility, unload and record information into the Chameleon database and drive back to the Blythe area.

All impounded animals have pictures placed online to help owners identify their lost pet. Riverside County Department of Animal Services (RCDAS) will work with an owner to have

their pet transported back to the city/county area for the resident's convenience if identified as a reclaim. This would coordinate with the time that our officers are already doing transport.

This proposal is intended to address the questions the City has posed through our extensive conversations on the topic. Some questions have been combined since similar information is needed to answer the topic of the questions.

**Funding & Data:** The City of Blythe would like to know what funding sources are used to support the Blythe Shelter. The City has requested data prior to the COVID pandemic. What are the budgeted positions and is this factored into the proposed savings?

As shown in Chart 1 below, funding for the Blythe Shelter comes from three different sources. The first source is revenue from the contract city, this revenue equates to covering an average of 14.92% of funding over the last six years. Other revenue sources such as licensing, adoptions and impound fees have averaged 4.08% over the last six years. Net County Cost (general fund appropriations) supports most of the sheltering and care costs and equates to an average of 81% of all funding for the Blythe Shelter.

**Chart one = Revenue Analysis**

Fiscal Year	Salary & Benefits	Supplies & Services	Other Charges	Total Expenditures	City Revenue	Other Revenues	Total County Expenses
14-15	118,868	174,695	0	293,563	50,735	11,819	231,009
15-16	128,525	171,676	0	300,201	50,071	13,206	236,924
16-17	127,700	167,132	79	294,911	50,071	15,415	229,425
17-18	127,483	159,443	262	287,188	50,071	11,531	225,586
18-19	145,442	170,592	537	316,571	41,036	12,666	262,869
19-20	146,382	213,052	1,184	360,618	34,519	10,977	315,122
Totals	794,400	1,056,590	2,062	1,853,052	276,503	75,614	1,500,935
Average	132,400	176,098	344	308,842	46,084	12,602	250,156

The second and third chart will show the number of impounded animals and the number of kenneling days from 2015 thru 2020.

Blythe currently has three positions filled. One is the Lt. of Field Services, One Animal Control Officer and one Sr. Animal Care Technician. The individual in our Lt. of field services position, which is dedicated to field services, not shelter services, and is paid for by DAS, not the City of Blythe, is currently on Workman's Compensation leave. The duties have been assigned to an animal control LT. from our Coachella Valley facility. Our one vacant position is an Animal Care Technician. Two positions have been factored into the proposed closure. Two field positions will be kept, and the other two positions will be removed.

As shown in chart 2 below, the number of animals impounded over the time frame averaged 71.04% for the City of Blythe, compared to 28.96% for the unincorporated areas, over the prior 6 years. As you can see, the trend for animal impounds for the city of Blythe has decreased.



### Chart 2 = Impounded Animals

Calendar Year	Impounds City of Blythe	Impounds Unincorporated Area	Total Impounds	Percentage of City Impounds	Percentage of Unincorporated Impounds
2015	534	185	719	0.7427	0.2573
2016	481	147	628	0.7659	0.2341
2017	411	155	566	0.7261	0.2739
2018	388	152	540	0.7185	0.2815
2019	394	138	532	0.7406	0.2594
2020	133	101	234	0.5684	0.4316
<b>Totals</b>	<b>2,341</b>	<b>878</b>	<b>3,219</b>	<b>4.2622</b>	<b>1.7378</b>
<b>Average</b>	<b>390.17</b>	<b>146.33</b>	<b>536.5</b>	<b>0.7104</b>	<b>0.2896</b>

Chart 3 below shows the average number of kenneling days over the time frame averaged 76.40% for the city of Blythe, to the unincorporated area averaging 23.60% of total kenneling days over the 6-year period. This also shows the downward trend not just in number of impounds, but the number of kenneling days for the City of Blythe.

### Chart 3 = Kenneling Days

Year	Kenneling Days City of Blythe	Kenneling Days Unincorporated Area	Total Kenneling Days	Percentage of City Kenneling Days	Percentage of Unincorporated Kenneling Days
2015	10,103	2,380	12,483	0.8093	0.1907
2016	7,969	2,657	10,626	0.7500	0.2500
2017	7,341	1,975	9,316	0.7880	0.2120
2018	7,759	2,088	9,847	0.7880	0.2120
2019	5,934	1,926	7,860	0.7550	0.2450
2020	1,400	618	2,018	0.6938	0.3062
<b>Totals</b>	<b>40,506</b>	<b>11,644</b>	<b>52,150</b>	<b>4.5841</b>	<b>1.4159</b>
<b>Average</b>	<b>6,751</b>	<b>1,940.67</b>	<b>8,691.67</b>	<b>0.7640</b>	<b>0.2360</b>

The County is heavily supporting the operations of the Blythe facility while the number of impounds and kenneling days are decreasing, this is shown through the data above.

**Reported Savings and Associated Expenditures:** The County has indicated the closure of the Blythe Shelter could save the DAS \$360,000. The City of Blythe has requested that Animal Services detail the list of expenses that will lead to these savings. Are the savings reflected in the budget for FY 2021-2022?

Chart 4 below shows the operating expenses for the sheltering and care of animals. We do have additional expenditures that will fall away or reduce in a year as liability and property insurance should reduce without the liability of the building and accidents associated with having the building and property. Additional savings with some of the internal service funds would be anticipated in the following year as these revenues are built into their current

budget and will remain for FY 2021-2022. The city may experience other expenses for software needs that are developed by your agency if the City chooses to take the shelter over. DAS uses an animal control database called Chameleon that is very useful to shelter operations.

Chart 4 below shows by account code the anticipated reductions in expenditures. DAS will save \$199,421 in Salary and Benefits and \$166,542 in services and supplies. Other expenditures will fall away in the next fiscal year as liability and property insurance should reduce without the liability of the building and accidents associated with having the building and property. Additional savings with some of our internal service funds would also be anticipated in the following year as these revenues are built into their current budget and will not go away for FY 2021-2022.

To address the question of fee increases and the Blythe closure, the proposed fee increase is for contracted services. In the budget proposed, the Blythe facility revenues and expenses for running the facility and taking care of the animals were not included as the proposal included the closure of the Blythe facility. If it were to stay open, we would need to add \$360,000 back to the budget, of which the contract city fee would cover an estimated \$10,581. This would require the county to fund through Net County Cost an additional \$349,419. Fee increases for FY 2021-2022 will not bring us the necessary funding for the Blythe Shelter, as Animal Services is on a multiyear increase that will bring us to full cost recovery. Each contract will pay their share of the costs and those revenues are used to support the shelter they contract with. As an example, the revenue from the city of Jurupa Valley is assigned to the Riverside Shelter to help offset the cost for that shelter.

As far as the fee increase itself, a fee study was done using FY 18-19 actual expenditures and was reflective of pre-COVID numbers. This fee study was approved by the BOS before the beginning of FY 20-21 and will create a full cost recovery model for contract cities in 3 years. We saw the first of three increases take place in FY 20-21. It is the intent of the department to increase fees, based on the fee study, for FY 21-22 and FY 22-23. With the FY 22-23 increase, we will be at the top of the rate structure that was developed with the rate study. All expenses for the department were included in the fee study. Updated contract city fees will be reworked in FY 22-23 with the intent to apply them in FY 23-24.

Unfortunately, revenue reductions from many sources have led to a reduced operating expense budget, even with the increased fees, by over 1 million dollars. We are required to make up the 1 million dollars by either finding additional revenue or cutting items from our budget. As previously stated this is one of the budget reductions we had to make to ensure the budget is balanced. We anticipate collecting approximately one million in additional revenue from all our contract cities, but this estimate does not include the city of Blythe. With the fee increases, the city of Blythe would only be estimated to generate an additional \$10,000 to \$20,000 in revenue, far short of the \$360,000 needed to operate the facility.

#### **Chart 4 = Blythe Shelter Expenses**

**SALARIES AND BENEFITS:**

510040 Regular Salaries	(125,958)	Two staff personnel
510420 Overtime	(6,260)	

510421	Overtime - Holiday	(750)	
510620	Shift Differential	(80)	Working hours outside of business hours
518080	Other Budgeted Benefits	(751)	12% of overtime costs for benefits paid
518100	Budgeted Benefits	(65,622)	
	<b>Total Salary &amp; Benefits</b>	<b>(199,421)</b>	

**SERVICES AND SUPPLIES:**

520020	Pest & Insect Control	(1,400)	Monthly Service
520105	Protective Gear	(400)	Gloves, masks Etc.....
520115	Uniforms/Replacement Clothing	(250)	Uniforms for ACT and Sr. ACT
520240	Communications Equipment	(300)	cell phone & tablet replacement/charging cords
520260	Computer Lines	(5,050)	Lines to allow internet service with the County
520320	Telephone Service	(2,097)	Desk phone lines
520360	ISF - Communication Radio System	(1,970)	PSEC radios
520710	Feed-Animals	(5,922)	Food for kenneled animals
520815	Cleaning & Custodial Supplies	(500)	Repairs done by Blythe staff personnel - parts cost
521400	Maintenance - Diesel Equip/Truck/Bus	(200)	Misc. repairs - Washer/dryer, ice machine
521560	Maintenance - Other	(1,500)	Alarm service
521700	Maintenance - Alarms	(924)	Repairs done to the building by DAS staff
522310	Maintenance - Buildings & Improv.	(20,000)	Grounds care by County FM - non labor cost
522325	ISF - Maintenance Grounds	(875)	Maintenance by County FM - non labor cost
522385	ISF - Maintenance Other	(1,931)	Medical Supplies - not pharmaceutical in nature
522860	Medical/Dental/Lab Supplies	(5,000)	Medical supplies- pharmaceutical in nature
522890	Pharmaceuticals	(20,000)	County required permit
523220	Licenses & Permits	(53)	Any audio or visual equipment - Cameras
523600	Audio/Visual Expense	(2,000)	Replacement of computer - as needed
523640	Computer Equip-Non-Fixed Asst (<\$5K)	(3,000)	Ink for printers/copiers
523660	Computer Supplies	(1,500)	Any office equipment under 5K - Replace as needed
523680	Office Equip-Non-Fixed Asset (<\$5K)	(6,000)	
523700	Office Supplies	(30)	
523750	Postage & Mailing	(254)	
523800	Printing & Binding	(250)	Flyers, citations, forms any hiring needs
525220	Pre-Employment Services	(1,500)	Waste Management - Refuse fees for dead animals
525440	Professional Services	(500)	
525520	Veterinary Services	(4,000)	
526910	Field Equipment - Non-Asset	(2,000)	Ketchall poles, leashes, Traps
526930	Flashlight/Batteries/Bulbs	(200)	any small tools/hardware needed
526960	Small Tools and Instruments	(2,000)	Cat litter, feral cat boxes, etc....
527180	Operational Supplies	(5,000)	
527280	Awards/Recognitions	(100)	
527840	Training Education/Tuition	(1,000)	Staff training
527970	ISF - Maintenance Contracts	(4,231)	Contracted services by FM
528030	ISF - Maintenance Labor	(24,704)	Maintenance Labor services by FM
528050	ISF - Maintenance Grounds Labor	(4,400)	Grounds Labor services by FM
529040	Private Mileage, Vehicle	(500)	Use of private vehicles on county busines
529540	Utilities	(35,000)	Water, electricity, gas, trash

**Transportation of animals:** It was reported two ACO's would be available to transport animals to and from the Coachella Valley Animal Campus. How often would they transport, where will the animal be held prior to transport and what is the cost of transporting animals including payroll, vehicle expense, etc.?

Two of our County ACO's will transport County animals as sheltering is needed for unincorporated animals. We can make arrangements to assist with City animals if we are already going to CVAC with other animals. We will be going back and forth when we pick up a county animal that needs housing only. City of Blythe officers can transport seven days a week as appropriate.

Our animal control cost to transport is based on the BOS hourly rate for an Animal Control Officer. This rate includes all expenses to make the transport. Currently, the hourly rate is \$83.00 per hour. The BOS approved an increase to \$102.33 per hour that will become effective on July 1, 2021.

If the City of Blythe decides to transport the animals, the City will determine their own transportation costs.

**Budgets:** The City of Blythe has requested copies of the FY 2020/2021 and the proposed FY 2021/2022 budget for County Animal Control Services.

The FY 2020/2021 budget was approved as follows:

Salaries and Benefits	\$15,764,047
Services and Supplies	\$ 9,164,267
Other Charges	\$ 14,950
Capital Assets	\$ 0
Intrafund Transfers	\$ (1,520,000)
<b>Total Expenses</b>	<b>\$ 23,423,264</b>
Licenses, Permits, & Franchises	\$ 1,371,181
Intergovernmental – Federal	\$ 0
Charges for Current Services	\$ 9,760,720
Miscellaneous Revenue	\$ 170,000
<b>Total Revenue</b>	<b>\$ 11,301,901</b>
Net County Cost Allocation	\$ 12,121,363
<b>Total Revenue Sources</b>	<b>\$ 23,423,264</b>

## FY 2021/2022 Proposed Budget

Salaries and Benefits	\$15,736,330
Services and Supplies	\$ 8,296,942
Other Charges	\$ 24,000
Capital Assets	\$ 0
Intrafund Transfers	\$ (1,520,000)
Total Expenses	\$ 22,537,272
Licenses, Permits, & Franchises	\$ 764,138
Intergovernmental – Federal	\$ 0
Charges for Current Services	\$ 7,214,102
Miscellaneous Revenue	\$ 43,737
Total Revenue	\$ 8,021,977
Net County Cost Allocation	\$ 14,515,295

Links to the County's proposed budget book for Fiscal year 2021-2022 are below:

- Main page: <https://rivco.org/about-county/budget-and-financial-information> (page 275)
- Volume 1: [https://rivco.com/sites/default/files/Riverside%20Budget%20Volume1\\_2021-06-01%20Revised.pdf](https://rivco.com/sites/default/files/Riverside%20Budget%20Volume1_2021-06-01%20Revised.pdf)
- Volume 2: [https://rivco.org/sites/default/files/About%20the%20County/Budget%20and%20Financial%20Information/Financial%20Information/FY-21-22/Riverside%20Budget%20State%20SchedulesVolume2\\_2021%20Final.pdf](https://rivco.org/sites/default/files/About%20the%20County/Budget%20and%20Financial%20Information/Financial%20Information/FY-21-22/Riverside%20Budget%20State%20SchedulesVolume2_2021%20Final.pdf)

**Volunteers:** Does the Blythe Animal Shelter have an active volunteer program?

Our department runs a robust volunteer program and any potential volunteers can sign up via Animal Services website. The Blythe shelter does not currently have anyone that volunteers, but we are always willing to take on volunteers that are willing to help staff complete the necessary work at the shelter. All forms and the volunteer introduction are done via our website. In the past we have had several high school students volunteer with the Blythe shelter, however, we have not been contacted for service hours in a while.

While we have many volunteers, who work with our agency, we must have full time qualified staff to run the shelter and maintain the standards DAS requires.

**Facility and Hours of Operation:** What are the hours of the Blythe facility? We understand it is open by appointment only and you cannot drop off animals at this location. Is the facility leased or owned by the County?

The Shelter is "open" to the public from 10am - 4pm. It is closed weekends and daily for lunch from noon to 1pm. If calls are missed when the shelter staff are cleaning the kennels

and building, any messages with a contact number will have the call returned. All our appointments are now available online, and people can access them at any time. We currently have same day appointments every day.

Our goal is to help pet owners be responsible and thereby decrease the number of animals needing to be impounded. DAS is currently working with the City and County residents, at no cost to the City, to assist pet owners with their animal needs. Depending on the circumstances. We have been providing limited medical care and food for qualifying animals. This may also be contributing to the decline in impounds and kenneling days.

Regardless of the number of animals at the shelter, DAS still does not currently have the budget to continue supporting the facility. The more animals impounded, the more the cost will be to the City.

The facility is owned by the County or Riverside and is approximately 10 years old.

### **Conclusion:**

The number of animals and days of impound/kenneling from the City and County have been decreasing the past six years. However, the County supports 81% of the costs of the Blythe Shelter. The budget submitted to the Board of Supervisors recommends the closure of the Blythe Shelter.

The DAS and Riverside County do not want to leave the City of Blythe without animal services available and we are willing to be helpful. The options available to the City of Blythe are:

- If the Blythe Shelter closes, the DAS and the City can coordinate transportation of animals from Blythe to the CAC at a cost detailed above.
- The City can transport animals to the CAC at a cost determined by the City.
- DAS can transfer ownership of the Blythe Shelter to the City as well as transfer the operations and expenses.
- The City can lease the Blythe Shelter from DAS and the City's Animal Control Officer can be based out of that facility.

These options are not exhaustive, and we are happy to discuss any other options that the City of Blythe may wish to pursue.

STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS

2021 JUL 13 AM 11:00

Receipt #: 21-269702

State Clearinghouse # (if applicable):

Lead Agency: CLERK OF THE BOARD OF SUPERVISORS

Date: 06/03/2021

County Agency of Filing: RIVERSIDE

Document No: E-202100541

Project Title: NOTICE OF PUBLIC HEARING: CHANGE OF ZONE NO. 1900007

Project Applicant Name: CLERK OF THE BOARD OF SUPERVISORS

Phone Number: (951) 955-1069

Project Applicant Address: 4080 LEMON STREET, 1ST FLOOR, ROOM 127, RIVERSIDE, CA 92501

Project Applicant: LOCAL PUBLIC AGENCY

CHECK APPLICABLE FEES:

Environmental Impact Report

Negative Declaration

Application Fee Water Diversion (State Water Resources Control Board Only)

Project Subject to Certified Regulatory Programs

County Administration Fee

Project that is exempt from fees (DFG No Effect Determination (Form Attached))

Project that is exempt from fees (Notice of Exemption)

Total Received \$0.00

Signature and title of person receiving payment:

James B. Zimmerman Deputy

Notes:



Lead Agency: CLERK OF THE BOARD OF SUPERVISORS  
ATTN: Jay Olivas  
Address: 4080 Lemon Street, 1st Floor, Room 127  
Riverside, CA. 92501

FILED / POSTED

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-202100541  
06/03/2021 05:00 PM Fee: \$ 0.00  
Page 1 of 2

Removed By Deputy  


(SPACE FOR CLERK'S USE)

### Project Title

NOTICE OF PUBLIC HEARING: CHANGE OF ZONE NO. 1900007

### Filing Type

- Environmental Impact Report
- Mitigated/Negative Declaration
- Notice of Exemption
- Other: NOTICE OF PUBLIC HEARING

### Notes



**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON PROPOSED CHANGE OF ZONE, TENTATIVE TRACT MAP AND PLOT PLAN IN THE WESTERN COACHELLA VALLEY AREA PLAN, BERMUDA DUNES ZONING DISTRICT, FOURTH SUPERVISORIAL DISTRICT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, June 15, 2021 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommended approval on **Change of Zone No. 1900007** and adoption of **Ordinance No. 348.4961**, which changes the existing zone classification of Controlled Development Areas (W-2) Zone to the General Residential (R-3) Zone, recommended approval of **Tentative Tract Map No. 37735**, a Schedule A division proposing to subdivide 3.70 acres into 18-detached single-family residential condominium units with common open space, retention basin, and desert landscaping, and recommended approval of **Plot Plan No. 210006** proposing approximately 13-single-story and five (5) two-story detached single-family residential condominium units ranging in size from approximately 1,742 square feet to 2,063 feet each. This project is North of 42nd Avenue and Port Royal Avenue, South of Aerodrome Avenue, West of Hopewell Drive, East of Hermitage Drive in the Fourth Supervisorial District.

The Riverside County Planning Commission recommends that the Board of Supervisors Adopt the Negative Declaration (CEQ190031), approve **Change of Zone No. 1900007**, and consider **Adopting Ordinance No. 348.4961**, approve **Tentative Tract Map No. 37735**, and approve **Plot Plan No. 210006**.

The Planning Department's report package for the project may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JAY OLIVAS, URBAN REGIONAL PLANNER IV, AT (951) 955-6863 OR EMAIL [JOLIVAS@RIVCO.ORG](mailto:JOLIVAS@RIVCO.ORG).

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

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, and Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: June 2, 2021

Kecia R. Harper, Clerk of the Board  
By: Priscilla Rasso, Board Assistant